New Albany Planning Commission Meeting Agenda
Monday, November 16, 2026, 7:00 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes: October 19, 2026

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

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

VI. Cases:

VAR-26-0002 7515 Bullock Lane Garage Projection Variance
Request for a variance from the Nottingham Trace zoning text section (4)(a)(iii) to allow for a 9-foot garage projection at 7515 Bullock Lane (PID: 222-005404).
Applicant: City of New Albany

Motion of Acceptance of staff reports and related documents into the record for VAR-26-0002.

Motion of approval for application VAR-26-0002 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-26-0002 Food Pantry Roof Material FDP Modification
Request to modify the final development plan to allow a change in roof material for the Healthy New Albany Food Pantry on 2.82+/- acres at 4295 Harlem Road (PID: 222-005641).
Applicant: F5 Design c/o Todd Parker

Motion of Acceptance of staff reports and related documents into the record for FDM-26-0002.

Motion of approval for application FDM-26-0002 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-26-0003 Dutch Bros Coffee FDP Modification
Request to modify the final development plan to allow halo-lit wall signs for Dutch Bros Coffee on 0.70+/- acres at 9930 Johnstown Road (PID: 222-005166).
Applicant: Kessler Sign Company c/o Jadae Sanders

Motion of Acceptance of staff reports and related documents into the record for FDM-26-0003.

Motion of approval for application FDM-26-0003 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-26-0002 Huntington Bank Drive-Through Conditional Use
Request for the conditional use of three drive-throughs for a Huntington National Bank financial institution on 1.092+/- acres generally located at the intersection of Johnstown Road and Woodcrest Way (PID: 222-005260-00).
Applicant: Allegro Engineers c/o Carter Sandstrom

Motion of Acceptance of staff reports and related documents into the record for CU-26-0002.

Motion of approval for application CU-26-0002 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

1. **Zoning Code Change: C.O. 1153 – Public Fleet Facility**
2. **Babbitt Road Strategic Plan Addendum Adoption**

VIII. Poll members for comment

IX. Adjournment

New Albany Planning Commission
Monday, October 19, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, October 19, 2026 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:01 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 Wiltrout	present

Staff members present: Law Director Ben Albrecht, City Attorney Ian Bigalk, Planner I Kylie Blackburn, Planning Manager Chris Christian, Planner II Chelsea Nichols, Planner II Sierra Saumenig, Deputy Clerk Christina Madriguera.

III. Action on minutes: August 17, 2026

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

Commission Member Larsen stated that on page three, the applicant's name was misspelled in paragraphs one and three. Deputy Clerk Madriguera thanked Commission Member Larsen and noted the correction.

Hearing no further corrections, Commission Member Briggs moved to approve the August 17, 2026 meeting minutes as corrected. Chair Kirby seconded the motion.

Upon roll call: Ms. Briggs yes, Mr. Kirby yes, Dr. Saigal yes, Mr. Larsen yes, Mr. Wallace yes. Having five yes votes the motion passed and the August 17, 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 II Saumenig answered none from staff.

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

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

Chair Kirby asked whether there were any visitors present who wished to address the commission for an item not on the agenda.

Hearing none, Chair Kirby introduced the first and only case on the agenda and asked to hear the staff report.

VI. Cases:

ZC-26-0001 Lucille Lynd Rezoning
Request to rezone 0.3+/- acres from Agriculture (AG) to Limited General Employment (L-GE) with a zoning text to be known as "Beech Interchange Southeast Expansion Too" at 0 Lucille Lynd Road (PID: 093-107136-01.000).
Applicant: MBJ Holdings c/o Aaron Underhill

Planner I Blackburn delivered the staff report.

Applicant Tom Rubey, Director of Development for the New Albany Company, spoke in support of the application. He stated that this sliver of land was not annexed with the larger parcel. And now it is being annexed. He explained that per ordinance newly annexed land is annexed with the agricultural classification. The applicants are requesting to rezone the property so it will conform to the adjacent property zoning.

Commission Member Larsen asked for the reason this was not added to the existing parcel.

Applicant Aaron Underhill, Attorney for the project, explained that he thought it would be more difficult to rezone 20 acres rather than 3. He further stated that he expected that council will likely consider this rezoning ordinance as an emergency; he clarified that most of it is right of way.

Commissioner Larsen asked whether Lucille Lynd Road was included in this application or whether it is separate.

Mr. Underhill explained that it is separate, and further that the commission will consider a plat application for all of Lucille Lynd Rd, not just the new portion of the road.

Commission Member Larsen noted that in item 6 F, language requiring the utilities to be underground was missing.

Mr. Underhill responded that it will be added back in.

Dr. Saigal asked whether there are future plans to merge all of the development.

Mr. Rubey and Mr. Underhill replied yes. They explained that common ownership will remove the boundaries of the parcels.

Dr. Saigal confirmed that the 20% data center limitation language is for the combined parcels.

Mr. Rubey agreed and clarified that this user has no data center component.

Hearing no further questions, Chair Kirby moved to accept the staff reports and related documents into the record for ZC-26-0001. 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, Mr. Larsen yes, Mr. Wallace yes, Ms. Briggs yes. Having five yes votes, the motion passed and the documents were admitted to the record.

Commission Member Larsen moved for approval of ZC-26-0001 based on the findings in the staff report and the following conditions:

1. That the engineering comments be addressed.
2. That the conditions imposed upon the larger parcel apply to this parcel.
3. That language in item 6 F requiring the utilities to be underground be added.

Commission Member Briggs 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. Larsen yes, Ms. Briggs yes, Mr. Wallace yes, Dr. Saigal yes, Mr. Kirby yes. Having five yes votes the motion passed and the zoning code change was favorably recommended to the city council.

Chair Kirby wished the applicants good luck.

VII. Other business

1. Board and Commission Training

Law Director Albrecht delivered the training.

2. Community Update

Planning Manager Christian and Planner II Nichols delivered the update.

3. Zoning Code Change: C.O. 1153 - Public and Institutional Fleet Facility

Planner II Saumenig delivered the staff report.

Chair Kirby recommended adding language permitting ev charging. He further noted the language stating that no sound shall be objectionable and asked whether there is a noise standard in 1153.07(a).

Commission Member Wallace asked whether there a definition of public or institutional use, because if the city is going to add a use in the code, it should be defined.

Planner II Saumenig stated the definition of institutional use.

There was discussion of institutional use.

Law Director Albrecht stated that institutional use includes churches and non-profits. He continued that as a general matter, broader definitions are better.

Commission Member Wallace remarked that he is concerned about extending this and would feel more comfortable if it was a conditional use.

Planner II Saumenig responded that the language could be amended to remove institutional with the result being that the language would permit public fleet facilities.

Commission Member Wallace stated that he would be more comfortable with that.

Dr. Saigal discussed the 25 acres maximum and that it could be insufficient. She further asked about the hours of operation and the lighting.

Planning Manager Christian responded that the 25-acre maximum could be increased. He further explained that this is for school buses. The expectation was that this would operate under the same rules as other businesses in the business park. Staff has researched other areas in which to locate school bus parking and this seems to be the least objectionable.

Planner II Saumenig agreed to revise the language, to remove institutional and to include ev charging, and to bring this back before the commission on November 16, 2026.

Chair Kirby and the commission thanked staff.

VIII. Poll members for comment

Chair Kirby polled the members for comment.

IX. Adjournment

Hearing non comment and having completed the agenda, Chair Kirby adjourned the October 19, 2026 meeting of the New Albany Planning Commission without objection at 8:38 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix
ZC-26-0001
Staff Report
Record of Action – to be added
Parks Update
Staff Report
Zoning Code Change
Staff Report

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
October 19, 2026 Meeting

BEECH INTERCHANGE SOUTHEAST EXPANSION TOO ZONING DISTRICT ZONING AMENDMENT

LOCATION:	0.3 +/- acres located at a portion of 0 Lucille Lynd Road (PIDs: portion of 093-107136-01.000).
APPLICANT:	MBJ Holdings LLC c/o Aaron L Underhill, Esq
REQUEST:	Zoning Change
ZONING:	Agriculture (AG) to Limited General Employment (L-GE)
STRATEGIC PLAN:	Retail and Employment Center
APPLICATION:	ZC-01-2026

Review based on: Application materials received on September 24, 2026

Staff report completed by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone approximately 0.3 +/- acres. The request proposes to create a new zoning district to be known as the "Beech Interchange Southeast Expansion Too Zoning District" by zoning the area to Limited General Employment (L-GE) from Agriculture (AG).

The portion of the lot was left out of the previous rezoning for the area heard in May (ZC-33-2026), the applicant is coming back to the board to complete the rezoning of this parcel. The proposed zoning would be L-GE, which is the base district for the I-PUD the rest of the lot is currently zoned; since this portion does not have frontage along US 161, there was no need to make this an I-PUD.

The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Interchange Southeast Expansion, 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 mix of industrial, office, and business uses throughout the Zoning District.

II. SITE DESCRIPTION & USE

The overall site consists of a portion of one parcel 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 undeveloped.

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:

(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 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 northern zoning district:
    a. Lucille Lynd: There shall be a minimum pavement and building setback of 50 feet from the existing centerline of Lucille Lynd Road.
    b. 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.

B. Access, Loading, Parking

1. Vehicular access to and from this Zoning District shall be permitted along 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. 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 zoning districts that permit commercial, such as Beech Interchange Southwest Expansion 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 75%, which is the same requirement as existing L-GE districts, such as Business Park East Zoning District to the south.
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. A street tree row shall be established along any private roads and shall contain one (1) tree for every thirty (30) feet of street frontage. Minimum street tree size at installation shall be three (3) caliper inches.
4. 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. These are the same comments that were made about the previous rezoning for the rest of the parcel. 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 Southeast Expansion Zoning District, which is located on the rest of the parcel to the north. 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-01-2026:

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

Move to approve application ZC-01-2026, based on the findings in the staff report, with the following conditions:

1. That the engineering comments be addressed.

Approximate site Location:



Source: NearMap

KITZMILLER PARK

DESIGN UPDATE

MKSK

September 15 - 2026

EXISTING CONDITIONS



MKSK

EXISTING CONDITIONS



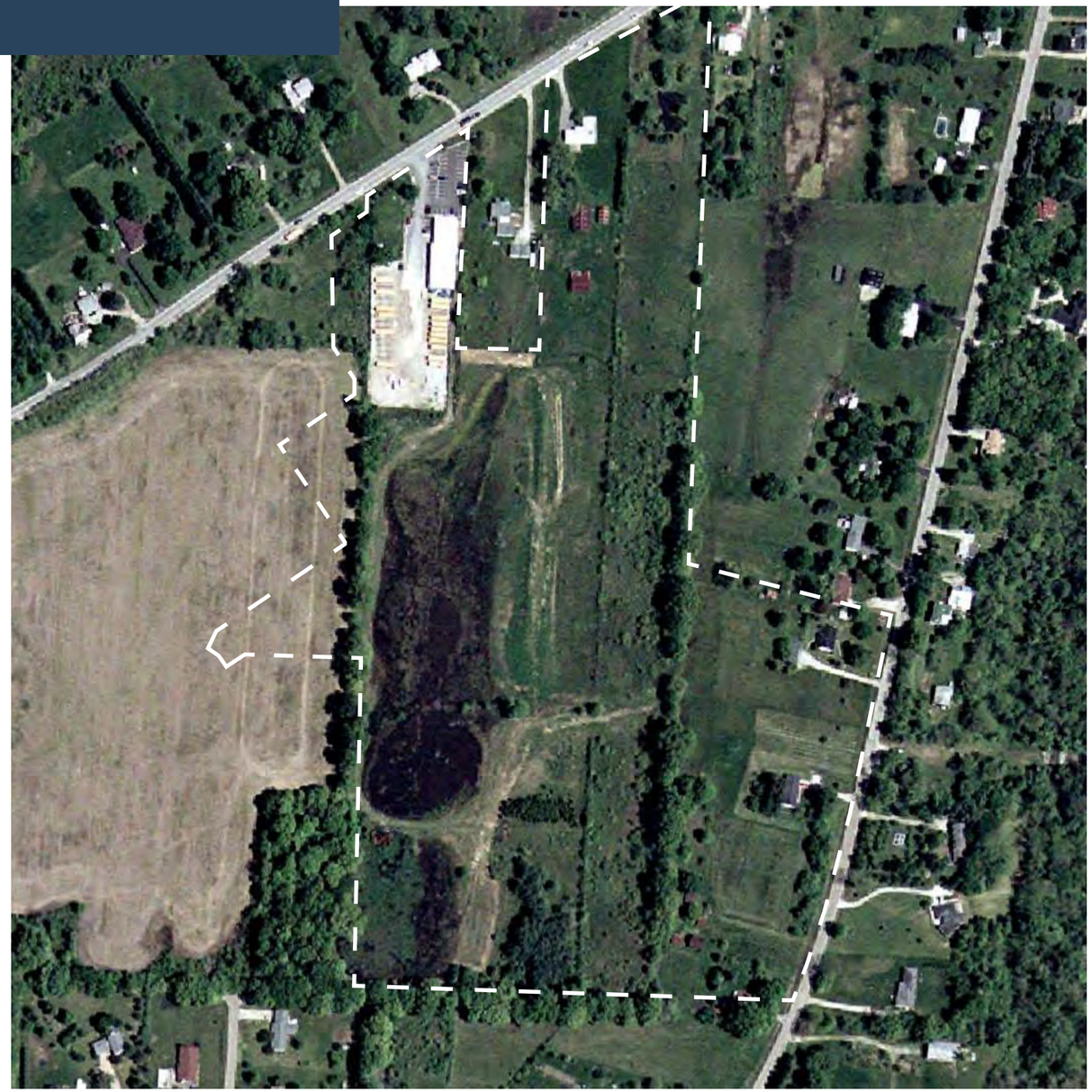
KEY CONSIDERATIONS

1. ECOLOGICAL HEALTH REQUIRES REMEDIATION DUE TO INVASIVE PLANT DOMINANCE

HISTORICAL SATELLITE



1995



2002

MKSK

September - 2026

ECOLOGICAL ASSESSMENT

Rank	Condition	Description
A	Excellent	Existed for decades, no non-native species, no human intervention
B	Good	Adverse human intervention, minimal non-native species, lower diversity
C	Fair	Significant human intervention, non-native species are common, noticeably lower diversity
D	Poor	Dramatically altered by human intervention, one or more vegetation layer is dominated by non-native species, very low diversity

WILD CONDITION (NOT IN OHIO)

HIGHLY URBAN AND DEGRADED

KEY CONSIDERATIONS

1. ECOLOGICAL HEALTH REQUIRES REMEDIATION DUE TO INVASIVE PLANT DOMINANCE

2. COMMUNITY FEEDBACK STRONGLY FAVORS PASSIVE PROGRAMMING AND NATURAL SPACES.

PASSIVE PLACEMAKING



MKSK

September - 2026

>HAMMOCK GROVE





>READING ROOM





>PORCH SWINGS





>COMMUNAL TABLES





>BOARDWALKS





>WATER INTERACTION





>PLATFORMS





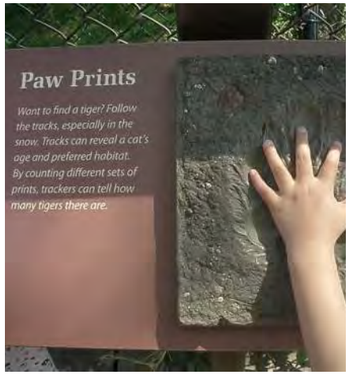
>PLAY FEATURES





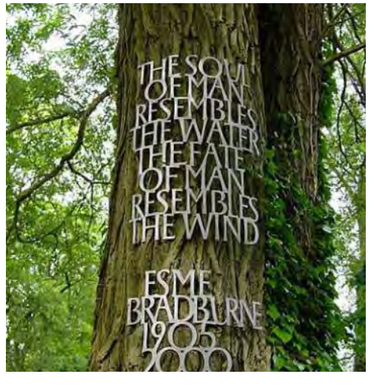
>INTERACTIVE ELEMENTS





>POETRY WALK





>SCULPTURES





>VERTICAL ELEMENTS





>PLACES OF REST





>EDUCATION





SENIOR CONNECTIONS AND CITY COUNCIL - FEEDBACK

Kitzmiller Park passive placemaking — Senior Connections preference tally

Ten sheets returned. Everyone circled or boxed what they liked; nobody ranked or rejected anything. Sorted by total support.

Circled as a personal favorite · Circled · Covered by a "like it all" note · No mark

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	Yes
Porch swings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	10
Education	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	10
Hammock grove	✓	·	✓	✓	✓	✓	✓	✓	·	✓	8
Water interaction	✓	✓	✓	·	✓	✓	✓	✓	·	✓	8
Sculptures	✓	✓	✓	·	✓	✓	✓	✓	·	✓	8
Places of rest	✓	✓	✓	✓	✓	✓	✓	✓	·	·	8
Reading room	✓	·	✓	·	✓	✓	✓	✓	·	·	6
Interactive elements	·	✓	✓	✓	✓	✓	·	✓	·	·	6
Boardwalks	·	✓	·	·	·	✓	·	✓	·	✓	5
Platforms	·	✓	·	·	✓	✓	·	✓	·	✓	5
Play features	·	·	·	·	✓	✓	·	✓	✓	✓	5
Poetry walk	✓	✓	·	·	✓	✓	·	✓	·	·	5
Communal tables	✓	·	·	·	·	✓	·	✓	✓	·	4
Vertical elements	·	·	·	·	✓	✓	·	✓	·	·	3

Sheets: all ten circled or boxed their favorites; none ranked and none rejected anything. #6 wrote "All!" and circled porch swings, poetry walk, and vertical elements as standouts. #8 wrote "I like it all!" and drew a loop around the entire board. #1 signed off with "Thanks."
Reading a cell: a blank means no mark, which is no opinion recorded, not a no.

Kitzmiller Park passive placemaking — council preference tally

Eight sheets returned from the August 4, 2026 council work session. Sorted by total support.

In their personal top 5 · Supported · Unsure · Rejected · No mark

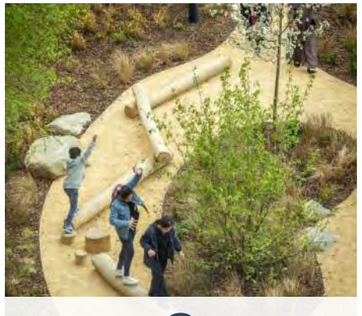
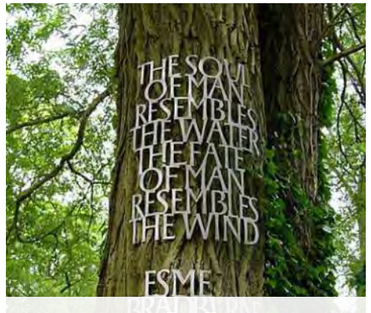
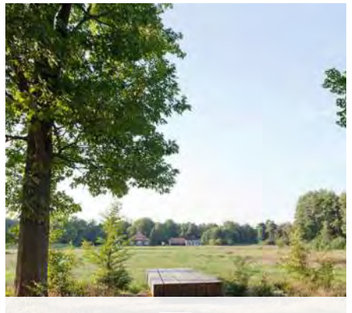
	Sloan	Matt	Member #3	Member #4	Member #5	Member #6	Member #7	Member #8	Yes
Porch swings	6	**5**	9	✓	✓	✓	✓	✓	8
Water interaction	**3**	**2**	6	✓	✓	?	✓	✓	7
Play features	✗	**4**	**5**	✓	✓	✓	✓	✓	7
Vertical elements	**1**	**3**	14	✓	✓	✗	✓	✓	7
Boardwalks	8	**1B**	**1**	·	✓	✓	✓	✓	7
Communal tables	7	✗	11	·	✓	✓	✓	✓	6
Platforms	✓	6	12	·	✗	✓	✓	·	5
Sculptures	**5**	✗	13	·	~	✗	✓	✓	4
Hammock grove	**2**	9	10	·	✗	?	·	✓	4
Places of rest	10	10	**3**	·	✗	?	·	✓	4
Education	9	✗	**2**	·	~	✓	·	✓	4
Poetry walk	**4**	✗	**4**	·	✗	✗	·	✓	3
Reading room	✗	✗	7	·	✗	✓	·	✓	3
Interactive elements	✗	✗	8	·	·	✓	·	✓	3

Sheets: Sloan and Matt ranked 1–10 · Member #3 ranked 1–14 · #4 circled four only · #5 wrote yes / not so much · #6 used circles, x and ? · #7 starred favorites · #8 starred nearly all
Reading a cell: a number is that member's own rank, so a low number placed high for them.

Written in by hand, not on the board

Frisbee golf — Matt's #1A · Splash pad — two sheets · Playground area · Dog park

>HAMMOCK GROVE	>READING ROOM	>PORCH SWINGS	>COMMUNAL TABLES	>BOARDWALKS	>WATER INTERACTION	>PLATFORMS
						
						
4	12	1	11	6	2	9

>PLAY FEATURES	>INTERACTIVE ELEM.	>POETRY WALK	>SCULPTURES	>VERTICAL ELEMENTS	>PLACES OF REST	>EDUCATION
						
						
8	13	14	5	10	7	3

DESIGN

MKSK

September 15 - 2026

CONCEPT DEVELOPMENT

3 Concepts



MEANDER



AXIS



ROOM

Illustrative Plan



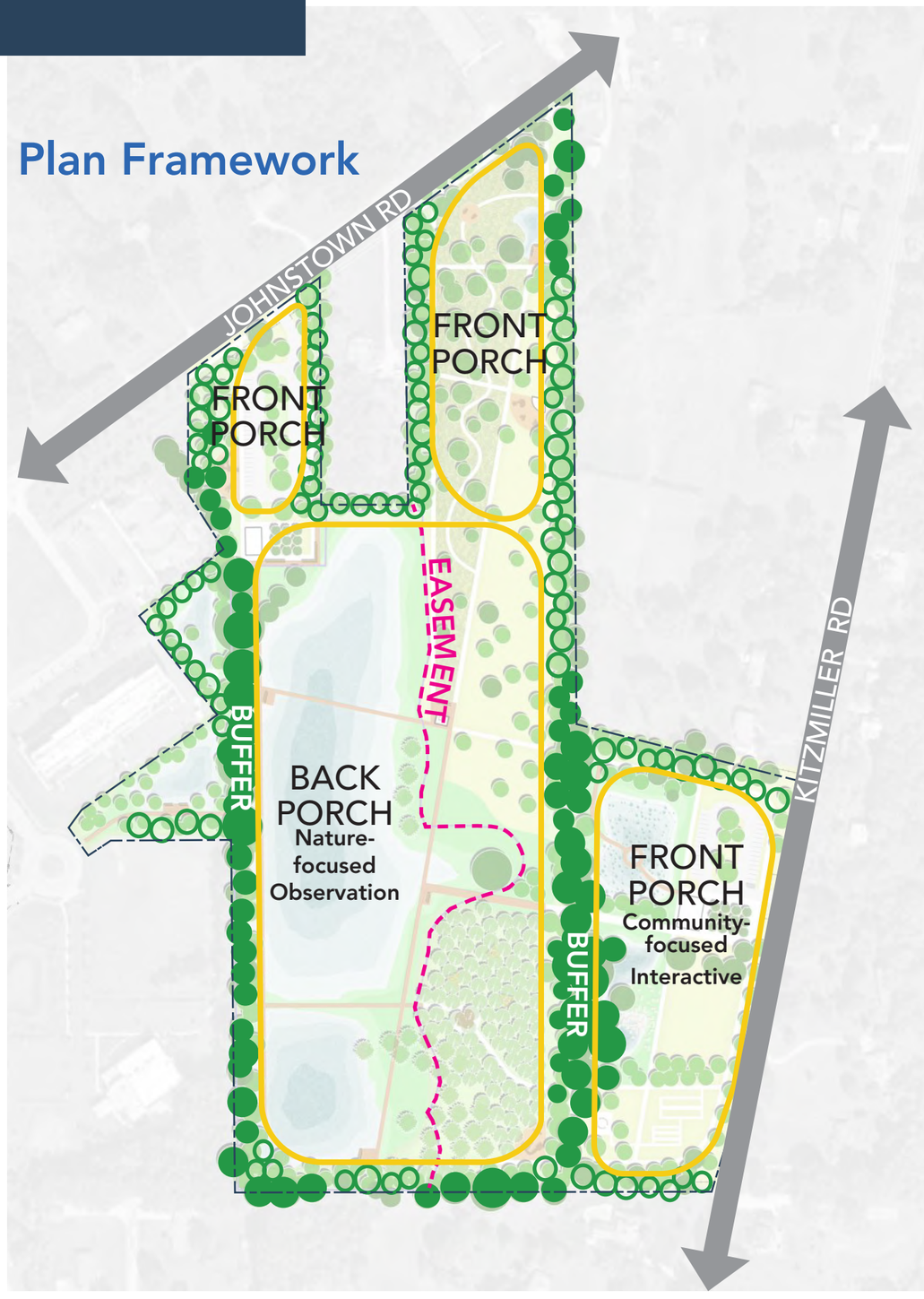
MKSK

GUIDING PRINCIPLES

Eco-Rooms



Plan Framework



MKSK

PLACEMAKING



Map Key **38.4 ac**

1. Reading Grove
2. Bocce Courts
3. Horseshoe Pits
4. Play Node
5. Restrooms and Storage
6. Disc Golf (9 Holes)
7. Book Share
8. Lotus Dock
9. Forest Pavilion
10. Music Room
11. Water Access
12. Birdwatching Tower
13. Swing Node
14. Boardwalk
15. Parking (50 Spaces)
16. Parking (30 Spaces)
17. Walking Path (2mi Total)

MKSK

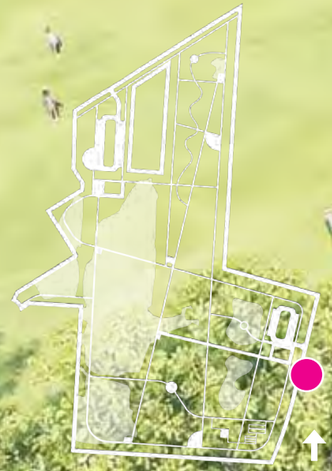

JOHNSTOWN RD
KITZMILLER RD

SANDSTONE STEPPING STONES

BOOK LOFT

LOTUS DOCK

PORCH SWINGS



Front Porch

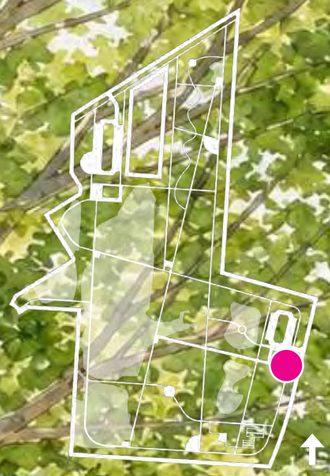


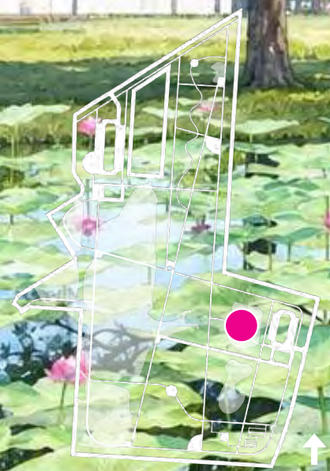
Water Access



Book Share

Porch Swings





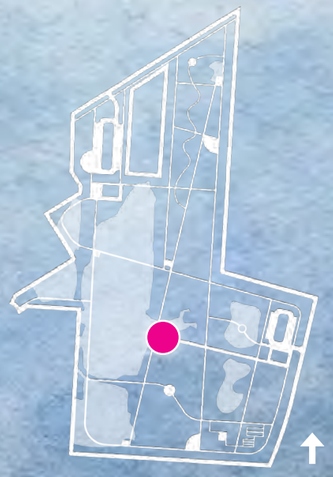
Lotus Dock

August 04 - 2026

SWING NODE

RESTROOM

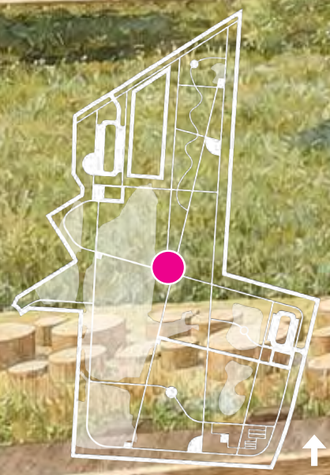
BIRDWATCHING TOWER



Back Porch



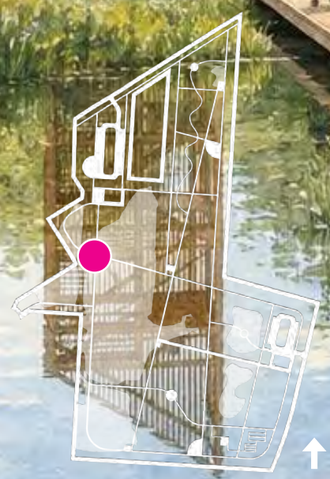
Birdwatching Tower



View from Tower

BIRDWATCHING TOWER

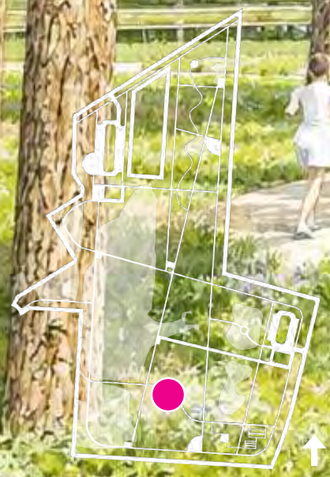
BOOK LOFT



Boardwalk

HAMMOCK GROVE

BIRDWATCHING TOWER

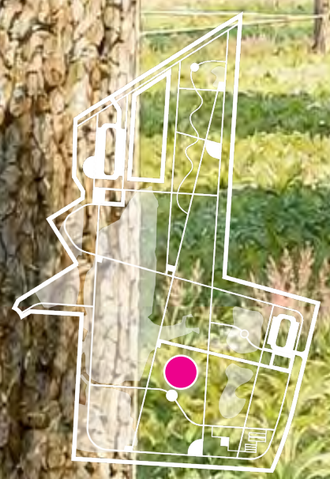


Forest Pavilion

BIRDWATCHING TOWER

RESTROOM

SWING NODE

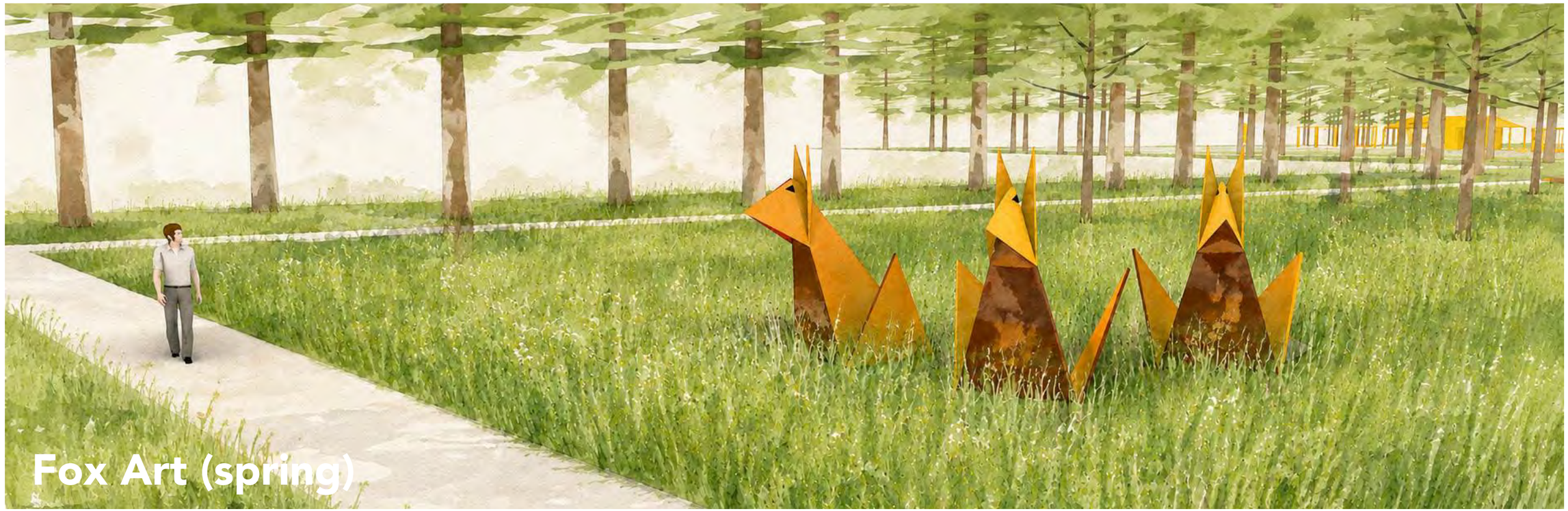


Forest Hammocks

RESTROOM



Wetland Overlook


Fox Art (spring)


Fox Art (summer)

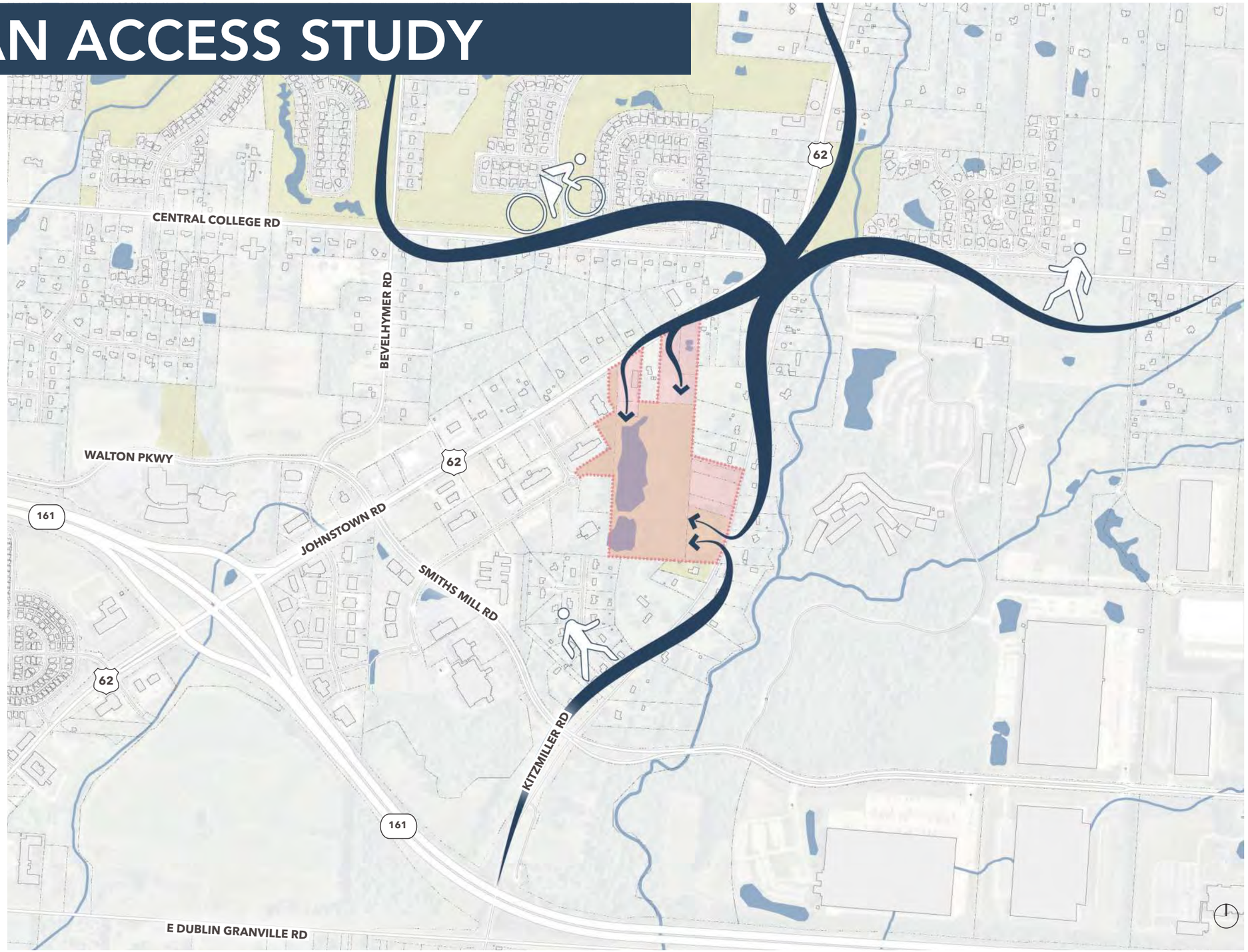
KEY CONSIDERATIONS

1. ECOLOGICAL HEALTH REQUIRES REMEDIATION DUE TO INVASIVE PLANT DOMINANCE

2. COMMUNITY FEEDBACK STRONGLY FAVORS PASSIVE PROGRAMMING AND NATURAL SPACES.

3. LEISURE TRAIL AND SIDEWALK CONNECTIONS ARE IMPORTANT FOR NEIGHBORHOOD CONNECTIONS.

PEDESTRIAN ACCESS STUDY



MKSK

September 15 - 2026

KITZMILLER PARK



Map Key **38.4 ac**

1. Reading Grove
2. Bocce Courts
3. Horseshoe Pits
4. Play Node
5. Restrooms and Storage
6. Disc Golf (9 Holes)
7. Book Share
8. Lotus Dock
9. Forest Pavilion
10. Music Room
11. Water Access
12. Birdwatching Tower
13. Swing Node
14. Boardwalk
15. Parking (50 Spaces)
16. Parking (30 Spaces)
17. Walking Path (2mi Total)

MKSK

September 15 - 2026

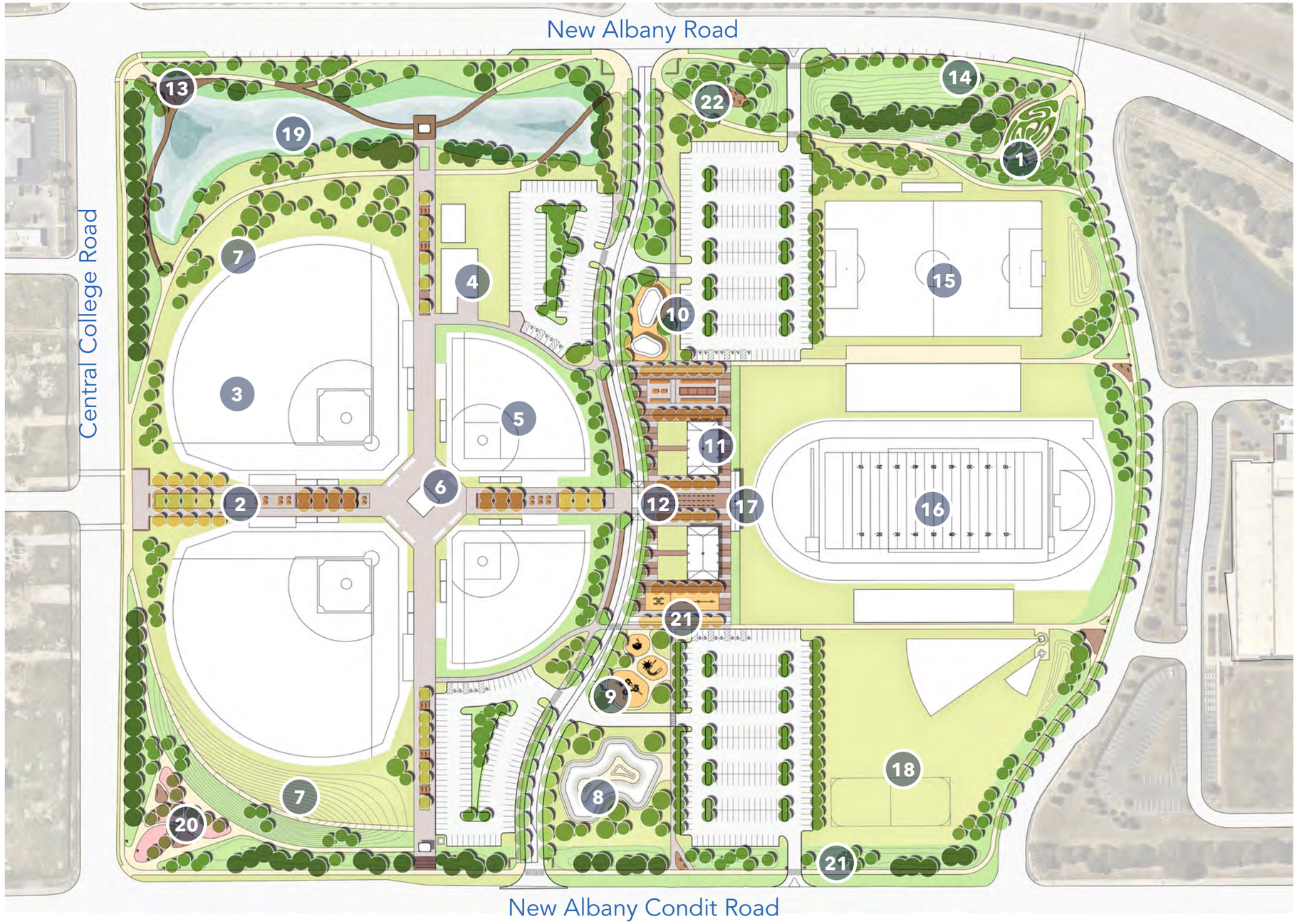
NEW ALBANY
COMMUNITY CONNECTS US

ATHLETICS CAMPUS

MKSK

September 15 - 2026

SCHEMATIC SITE PLAN



Map Key

1. Secret Garden
2. Pedestrian Promenade
3. Baseball Fields
4. Batting Facility
5. Softball Fields
6. Concessions
7. Viewing Mound
8. Skate Park
9. Playground
10. Climbing Wall
11. Pavilions
12. Central Plaza
13. Entry Boardwalk Deck
14. Perimeter Loop Path
15. Multipurpose Field
16. Stadium
17. Ticket Office
18. Future Recreation Opportunity TBD
19. Wetland Pond
20. Butterfly Garden
21. Kid Swings
22. Picnic Glade

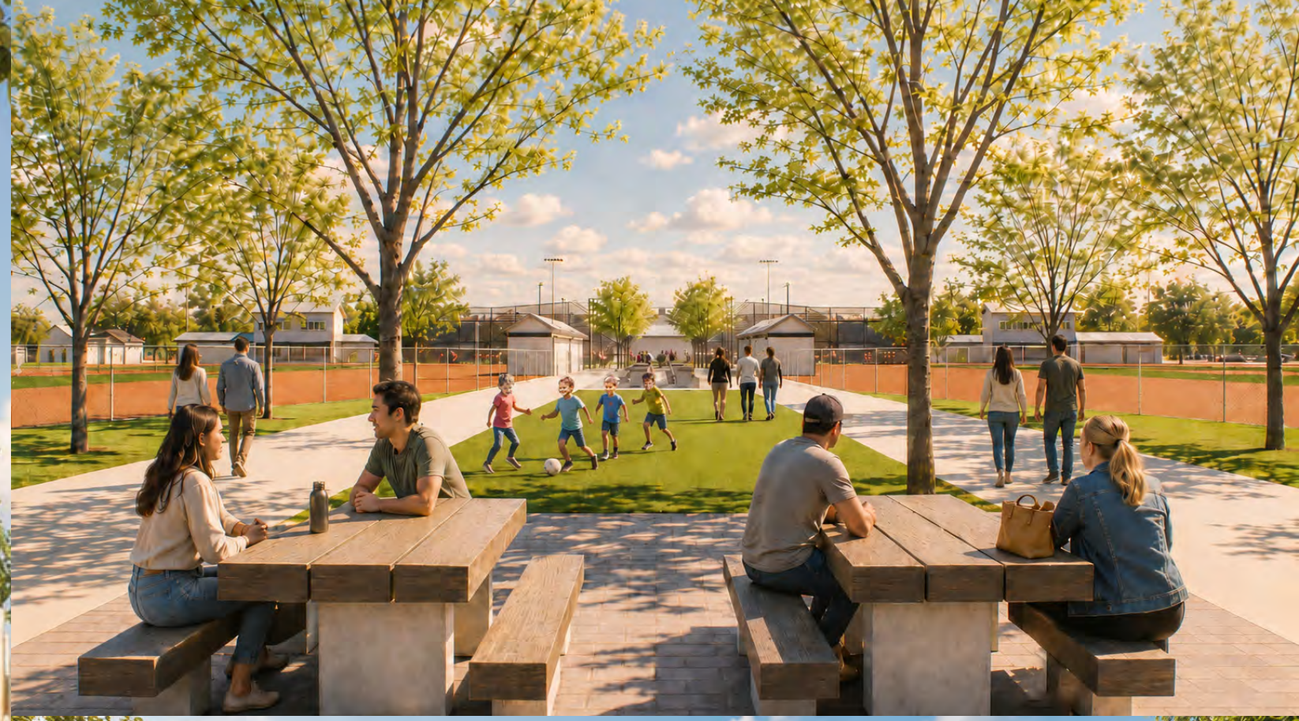
MKSK













NEW ALBANY
COMMUNITY CONNECTS US

To: Planning Commission

From: City Staff

Re: Public and institutional fleet facility as a permitted use to the Codified Ordinances

Date: October 19, 2026

Requested Action
Staff requests that the Planning Commission make a recommendation of the proposed code amendment to City Council.

Background
Enclosed are the proposed codified ordinance modifications to chapter 1153.02 "Permitted and Conditional Activities" and chapter 1153.03 "Activity Categories for Industrial and General Employment Districts." Staff is requesting to add "public and institutional fleet facilities" as a permitted use within the Limited Industrial and General Employment zoning districts. This use would permit the parking and storage of buses, maintenance vehicles, and other service vehicles that provide services directly serving and benefiting a public or institutional use. Buildings and other structures associated with, and necessary to support, the fleet facility would also be permitted.

The reasoning for this text amendment is that the city's strategic plan does not establish a defined land use category for governmental or public institutional uses, nor does it provide development standards to guide the location of such facilities. As such, these uses are intended to be integrated into the community. Fleet facilities typically require characteristics consistent with industrial and employment-oriented districts, including outdoor storage and vehicle staging areas, maintenance bays, fueling infrastructure, and access suited to larger vehicles. The Limited Industrial and General Employment districts already accommodate uses with similar operational characteristics (e.g., vehicle service, warehousing, and light fleet operations), making them functionally compatible locations for a public institutional fleet facility.

Recommendation
Below is the language recommended to be included in the Codified Ordinances:

1153.02 PERMITTED AND CONDITIONAL ACTIVITIES.

Permitted and conditional activities in each district are as shown on the following table. Descriptions and characteristics of activity categories listed are contained in Section 1153.03.

• Off-Premises Signs	P	P
• Sexually Oriented Businesses	N	P
• Religious exercise facilities and related uses	P	P
• Car fleet and truck fleet parking	C	C
• Public and institutional fleet facility	P	P
• Park-and-Ride Facility	P	P
• Limited Educational Institutions	N	C
P = Permitted Activity		
C = Conditional Activity		
N = Not Permitted or Conditional		

1153.03 ACTIVITY CATEGORIES FOR INDUSTRIAL AND GENERAL EMPLOYMENT DISTRICTS.

(6) Public and institutional fleet facility. Shall only be used to park buses, maintenance vehicles, or service vehicles (institutional fleet parking) providing services directly to and for the benefit of a public or institutional use, as set forth herein. Buildings and other structures associated with and necessary to support the permitted public or institutional fleet facility are also permitted, provided such buildings and structures are used solely in connection with the public or institutional use and comply with all applicable zoning and development standards.

A. Characteristics. Institutional fleet parking is permitted only when used in conjunction with a public or institutional use. "Public or institutional use" means a public school district facility, public agency facility, or other tax-exempt governmental or institutional use. Unlike fleet parking under Subsection (5), institutional fleet parking need not be located on a parcel contiguous to the public or institutional use it serves. Buildings and structures associated with the institutional fleet facility may include, but are not limited to, buildings used for fleet operations, administrative functions, storage, and routine maintenance of the institution's own fleet. The institutional fleet parking parcel cannot be used as a junkyard, salvage yard, impound lot, or similar facility, or for vehicle repair or service beyond routine maintenance (e.g., fueling, washing, minor upkeep) of the institution's own fleet.

B. Location. Institutional fleet parking is not required to be located on a parcel contiguous to the parcel containing the public or institutional use it serves, provided all other requirements of this section are met. The maximum lot acreage shall be no more than 25 acres.

C. Eligibility. An applicant for institutional fleet parking shall demonstrate to the Zoning Administrator, as part of zoning certificate review, that:

1. The use qualifies as a public or institutional use under Subsection A above; and

2. The fleet parking serves only vehicles owned or operated by that public or institutional use in direct furtherance of its public service function.

D. Setbacks. Institutional fleet parking shall be set back from the public right-of-way at least forty (40) feet, and at least twenty-five feet from other boundaries.

E. Landscaping**.** Landscaping shall be provided in accordance with the standards set forth in Subsection E.2 (Truck fleet parking) of this section, subject to the approval of the City Landscape Architect or designee.

Conclusion

Adding public and institutional fleet facilities as a permitted use in the Limited Industrial and General Employment districts addresses a gap in the current code. These facilities have operational characteristics that are consistent with the existing development patterns and comparable uses within these districts. The proposed standards limit the use to vehicles serving a public or institutional function, establish a maximum lot size of 25 acres, require a 40-foot setback, apply applicable truck fleet landscaping requirements, and prohibit junkyards, salvage, impound, and non-routine repair activities. Collectively, these standards provide appropriate safeguards for surrounding properties while establishing a clear path for public and institutional users to locate and operate fleet facilities.

Please contact city staff if you have any questions.

CHAPTER 1153 LI LIMITED INDUSTRIAL AND GE GENERAL EMPLOYMENT DISTRICTS[1]

1153.01 PURPOSE.

(a) These regulations are established to provide for a range of industrial and other employment-generating activity, while protecting the health, safety and welfare of the users of the district and residents of the City. Two (2) separate industrial districts are established.

(1) LI - Limited Industrial District. This district provides areas where most industrial and industrial related activities may locate. Retail activities are limited and residential uses are prohibited. The district is intended for areas which are primarily undeveloped, having larger lots and irregular block patterns.

(2) GE - General Employment District. This district provides areas for a wider range of employment opportunities. The district allows for a more restricted range of industrial activities, but a wider range of office, business and retail uses. As with the LI District, this district is intended for areas which are primarily undeveloped.

(b) Nothing in this Chapter shall limit the authority of City Council to also adopt a limited overlay district in the LI - Limited Industrial or GE - General Employment District as provided in Chapter 1160.

(Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-07-2015. Passed 3-3-15; Ord. O-37-2025. Passed 9-16-25.)

1153.02 PERMITTED AND CONDITIONAL ACTIVITIES.

Permitted and conditional activities in each district are as shown on the following table. Descriptions and characteristics of activity categories listed are contained in Section 1153.03.

Activity	**District**	
	LI	**GE**
Industrial Categories		
• Industrial Product Sales	P	C
• Industrial Service	P	C
• Industrial Manufacturing and Assembly	C	C
• Manufacturing and Production	P	P
• Warehouse and Distribution	P	P
• Research and Production	P	P
• General Office Activities & Data Centers	C	P
• Personal Service	C	P
• Retail Product Sales and Service	C	P
• Vehicle Service	P	P
Other Activities		
• Radio/Television Broadcast Facility	P	C

[1]Cross reference(s)—Districts established - see P. & Z. Ch. 1125;
Noxious or offensive odors - see GEN. OFF. 521.09

• Off-Premises Signs	P	P
• Sexually Oriented Businesses	N	P
• Religious exercise facilities and related uses	P	P
• Car fleet and truck fleet parking	C	C
• Public and institutional fleet facility	P	P
• Park-and-Ride Facility	P	P
• Limited Educational Institutions	N	C
P = Permitted Activity		
C = Conditional Activity		
N = Not Permitted or Conditional		

(Ord. 36-2003. Passed 1-13-04; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-15-2013. Passed 6-4-13; Ord. O-07-2015. Passed 3-3-15; Ord. O-16-2021. Passed 4-20-21; Ord. O-03-2022. Passed 3-1-22.)

1153.03 ACTIVITY CATEGORIES FOR INDUSTRIAL AND GENERAL EMPLOYMENT DISTRICTS.

(a) Industrial and General Employment Categories.

(1) Industrial product sales.

A. Characteristics. Firms are involved in the sale, rent or lease of products generally intended for industrial or commercial users. Sales may be wholesale or retail. Emphasis is on on-site sales or order taking and may include display areas. Products may be delivered to the customer.

B. Accessory activities. Accessory activities may include administrative offices, product repair, and warehouses.

C. Examples. Industrial product sales activities may include: sale of machinery, and equipment, special trade tools, electrical supplies, janitorial supplies, restaurant equipment, office furniture, and store fixtures. Industrial product sales also include industrial equipment and vehicle rentals.

D. Exceptions. Firms that primarily engage in retail sales to the general public are classified as retail product, sales and service.

(2) Industrial service.

A. Characteristics. Firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment or products. Few customers especially the general public, come to the site.

B. Accessory activities. Accessory activities may include administrative offices.

C. Examples. Industrial service activities may include welding shops; machine shops; tool and appliance repair; electric motor repair, truck and large equipment repair, storage and salvage; headquarters for building, heating, plumbing, or electrical contractors; printing, publishing and blueprinting; janitorial and building maintenance services; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.

(3) Industrial manufacturing and assembly.

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

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

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

(4) Manufacturing and production.

A. Characteristics. Firms are involved in the manufacturing, processing, packaging, or assembly of goods or materials using clean or advanced automated or semi-automated technology. Raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site. Relatively few customers come to the manufacturing site.

B. Accessory activities. Accessory activities may include administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, caretaker's quarters, scientific research facilities, and medical and dental laboratories. Retail outlet as an accessory to manufacturing plants shall be treated as retail product sales and service.

C. Exceptions. Manufacturing of goods to be sold primarily on-site and to the general public are classified in the retail product sales and service category. Manufacturing of products related to research activities under Section 1153.03(a)(5).

(5) Warehouse and distribution.

A. Characteristics. Firms are involved in the movement, storage and/or sales of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer. The category includes wholesale sales which are not open to the general public and where on-site sales are low.

B. Accessory activities. Accessory activities may include administrative offices, truck fleet parking and maintenance areas, repackaging of goods, and showrooms or display areas, but generally not for direct sale.

C. Examples. Warehouse and distribution firms may include warehouse used by retail stores such as furniture and appliance stores; food and hardware distributors; household moving and general freight storage; distribution of industrial items; building materials, plumbing and electrical distributors; truck terminals; parcel services; major post offices; mail order houses; and public mini-warehouses.

(6) Research and production.

A. Characteristics. Firms engaged in research, synthesis, analysis, development and testing laboratories, including the fabrication, assembly, mixing and preparation of equipment, materials (raw and processed) and components incidental or convenient or necessary to the conduct of such activities. The category also includes production facilities that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. Such production facilities may produce commercial quantities of products intended for wholesale sales and distribution. An allowed use in this district shall operate entirely within an enclosed structure, emitting no vibrations, dust, smoke, noxious gas, odor or toxic fumes. Noise shall not be emitted past the property limits, if such sound levels exceed typical traffic background noise.

B. Accessory activities. Accessory activities may include administrative and executive offices for personnel engaged in general administrative, supervisory, purchasing, accounting and other functions related to office operations.

C. Examples. Firms engaged in pharmaceutical, food science, life science, medical, research, production, development, clinical testing facilities, synthesis, analysis, development, pharmaceutical compounding and testing laboratories; technology and biotechnology firms.

D. HVAC equipment, emergency power systems and similar operating equipment shall be screened from public rights-of-way and residential districts in accordance with Chapter 1171 of these Codified Ordinances.

(b) Sales and Service Categories.

(1) General office activities and data centers.

A. Characteristics. Firms where activities are conducted in an office setting and generally focus on business or personal services. If the office activity is part of a larger firm, it does not need to be on the same site as the primary activity. Most people coming to the site are employees.

B. Accessory activities. Accessory uses may include: cafeterias, health facilities, or other amenities primarily for the use of employees in the firm or building.

C. Examples. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as brokerage houses, lenders, or realtors; data-processing; sales offices; industrial or commercial company headquarters when not adjacent with other portions of the firm; and government offices.

(2) Personal service.

A. Characteristics. These establishments provide on-site personal services or entertainment to the general public or business person.

B. Accessory activities. Accessory uses may include administrative offices, product sales and laboratories.

C. Examples. Examples include barbers, hair salons and personal care services; banks, savings and loans, and credit unions; continuous entertainment activities such as arcades, bowling alleys, ice rinks libraries, and museums; cafes, restaurants, bars, and taverns, day care facilities; laundromats; business and trade schools; dance and martial arts schools; health clubs, gyms, racquet centers, membership clubs, and lodges; medical related offices such as doctors, dentists, optometrist and veterinarians; public service agencies such as employment offices, social service agencies, and permit issuing offices.

(3) Retail product sales and service.

A. Characteristics. Firms are involved in the sale, lease or rent of used products or goods to the general public and/or provide on-site product repair or services for consumer and business goods. Goods are displayed and sold on-site, and use or consumption is primarily off-site. Goods are generally taken off-site by the customer at the time of sale or may be delivered by the firm. For items being serviced, customers generally deliver and pick up the items and spend little time at the site.

B. Accessory activities. Accessory uses may include: offices, storage and display of goods.

C. Examples. Examples include stores selling apparel, housewares, furniture, hardware, auto parts, flowers, personal care items, sporting goods, office products and machines, and computers; food, produce or meat markets; delicatessens and caterers; tool rental and household moving centers; sales of cars, motorcycles, boats, and recreational vehicles; repair of TVs, appliances, shoes, precision instruments, and business machines; laundry or dry cleaning drop-off; on-site launderer;

photo drop-off; quick printing or reproducing; tailors; locksmiths; upholsterers; and furniture refinishing.

D. Exceptions.

1. Lumber yards and similar building material sales which sell primarily to contractors and do not have a retail orientation are classified in the industrial product sales category.

2. Repair and service of consumer vehicles is classified in the vehicle service category. Repair of motor vehicles in conjunction with vehicle sale is classified in the vehicle service category.

3. Repair and service of industrial vehicles and equipment is classified in the industrial service category.

(4) Vehicle services.

A. Characteristics. Firms servicing automobiles, light trucks and other consumer vehicles such as motorcycles, boats and recreational vehicles.

B. Accessory activities. Accessory uses may include offices and sales of parts.

C. Examples. Examples may include gas stations, vehicle repair, auto body shop, alignment shop, auto upholstery shop, tire sales and mounting, towing and vehicle storage; and surface or garage fee parking.

(c) Other Activity Categories.

(1) Radio or television broadcast facility. Characteristics. Any and all devices, equipment, machinery, structures or supporting elements necessary to produce nonionizing, electromagnetic radiation within the range of frequencies from one hundred (100) KHz to three hundred (300) GHz and operating as a discrete unit to produce a signal or message.

(2) Off-premises signs. Subject to regulations of Section 1169.08.

(3) Sexually oriented businesses as defined, regulated and licensed by Chapter 743 entitled "Sexually Oriented Business Establishments" provided the proposed location of such use is more than seven hundred fifty (750) feet (as measured from property line to property line) from all of the following uses:

A. Any other place licensed to operate a sexually oriented business.

B. Any elementary school, middle school or high school.

C. Any child day-care center or nursery school.

D. Any park, playground, playfield or community center publicly owned or operated.

E. Any residential use or residential zoning district.

F. Any place licensed for the sale of beer or intoxicating liquor for consumption on the premises.

G. Any place of worship.

H. Any public library.

(4) Religious exercise facilities and related uses.

(5) Fleet parking. Shall only be used to park car fleets and truck fleets (fleet parking) providing services directly to and for the benefit of a primary business located on a contiguous real estate parcel as set forth herein. In addition to meeting all of the requirements of this chapter, fleet parking shall also require conditional use approval pursuant to Chapter 1115 of this Zoning Code.

A. Characteristics. Fleet parking is permitted only as a conditional use and only when used in conjunction with a contiguous parcel containing the primary business served by the fleet parking (primary business parcel). For the purposes of this chapter, contiguous shall mean that the

proposed fleet parking parcel shares a contiguous boundary with the primary business parcel for a continuous length of at least fifteen percent (15%) of the perimeter of the property upon which fleet parking is proposed. The fleet parking parcel cannot be used as a junkyard, salvage yard, impound lot, or similar facility, or for car or truck vehicle repair or service, even if the permitted business use would allow such activities on the primary business parcel.

B. Location. Fleet parking shall be located on a parcel which is contiguous with the parcel that contains a permitted primary business associated with the parking area;

C. Justification. In addition to the conditional use provisions set forth in Chapter 1115 of this Zoning Code, an applicant for fleet parking must also demonstrate to the Planning Commission that sufficient space for fleet parking does not exist on the primary business parcel, and that it is not practicable to combine the proposed fleet parking parcel with the primary business parcel;

D. Setbacks. Fleet parking shall be set back from the public right-of-way at least forty (40) feet; and

E. Landscaping. Landscaping shall be provided as follows, subject to the approval of the City Landscape Architect or designee:

1. Car fleet parking:

a) A minimum three (3) foot tall mound but no greater than five (5) feet tall, shall be provided between the public right-of-way and parking area. The mound shall have a slope no steeper than 4:1 on that part of the slope that abuts the parking area. The mound shall have a slope no steeper than 9:1 that part of the slope that abuts the public right-of-way. If necessary due to site constraints and upon a showing of extenuating circumstances, the Planning Commission may approve a steeper slope as part of the conditional use approval for only that part of the slope that abuts the abuts the public right-of-way. In no instance, however, shall the Planning Commission approve a slope steeper than 6:1 for that part of the slope.

b) The mound shall be planted with deciduous shade trees at the rate of ten (10) trees per one hundred (100) linear feet. Some evergreen trees may be used as appropriate in the context of the location and to the design intent of the site, subject to City Landscape Architect approval. Trees shall be planted with random spacing (naturalized) within tree groupings approximately eight (8) to fifteen (15) feet on center.

c) Trees planted on the mound facing public right-of-way shall be located as follows: Trees shall be planted in naturalized massings. Massings shall include no less than three (3) trees and no more than twenty-five (25) trees. No more than ten percent (10%) of massings shall include three (3) trees and no less than fifty percent (50%) of massings shall include less than eight (8) trees. Massings shall be separated by varying distances, from twenty (20) feet to fifty (50) feet. Massings shall be planted on upper ½ of mound, but staggered along contours to avoid the impression that trees are planted in a line.

d) Tree species shall be native to central Ohio and varied to promote diversity as follows: no given species shall account for more than twenty percent (20%) of the overall quantity of trees. At least five (5) different species shall be used. Tree plant lists must be submitted for review.

2. Truck fleet parking:

a) A minimum nine (9) foot mound but no greater than fifteen (15) foot tall shall be provided between the public right-of-way and parking area. The mound shall have a slope no steeper than 4:1 on that part of the slope that abuts the parking area. The mound shall have a slope no steeper than 9:1 that part of the slope that

abuts the public right-of-way. If necessary due to site constraints and upon a showing of extenuating circumstances, the Planning Commission may approve a steeper slope as part of the conditional use approval for only that part of the slope that abuts the public right-of-way. In no instance, however, shall the Planning Commission approve a slope steeper than 6:1 for that part of the slope.

b) The mound shall be planted with deciduous shade trees at the rate of twelve (12) trees per one hundred (100) linear feet. Some evergreen trees may be used as appropriate in the context of the location and to the design intent of the site, subject to City Landscape Architect approval. Trees shall be planted with random spacing within tree groupings approximately eight (8) to fifteen (15) feet on center.

c) Trees planted on the mound facing public right-of-way shall be located as follows: Trees shall be planted in naturalized massings. Massings shall include no less than three (3) trees and no more than twenty-five (25) trees. No more than ten percent (10%) of massings shall include three (3) trees and no less than fifty percent (50%) of massings shall include less than eight (8) trees. Massings shall be separated by varying distances, from twenty (20) feet to fifty (50) feet. Massings shall be planted on upper ½ of mound, but staggered along contours to avoid the impression that trees are planted in a line.

d) Tree species shall be native to central Ohio and varied to promote diversity as follows: no given species shall account for more than twenty percent (20%) of the overall quantity of trees. At least five (5) different species shall be used. Tree plant lists must be submitted for review.

(6) Public and institutional fleet facility. Shall only be used to park buses, maintenance vehicles, or service vehicles (institutional fleet parking) providing services directly to and for the benefit of a public or institutional use, as set forth herein. Buildings and other structures associated with and necessary to support the permitted public or institutional fleet facility are also permitted, provided such buildings and structures are used solely in connection with the public or institutional use and comply with all applicable zoning and development standards.

A. Characteristics**.** Institutional fleet parking is permitted only when used in conjunction with a public or institutional use. "Public or institutional use" means a public school district facility, public agency facility, or other tax-exempt governmental or institutional use. Unlike fleet parking under Subsection (5), institutional fleet parking need not be located on a parcel contiguous to the public or institutional use it serves. Buildings and structures associated with the institutional fleet facility may include, but are not limited to, buildings used for fleet operations, administrative functions, storage, and routine maintenance of the institution's own fleet. The institutional fleet parking parcel cannot be used as a junkyard, salvage yard, impound lot, or similar facility, or for vehicle repair or service beyond routine maintenance (e.g., fueling, washing, minor upkeep) of the institution's own fleet.

B. Location. Institutional fleet parking is not required to be located on a parcel contiguous to the parcel containing the public or institutional use it serves, provided all other requirements of this section are met. The maximum lot acreage shall be no more than 25 acres.

C. Eligibility. An applicant for institutional fleet parking shall demonstrate to the Zoning Administrator, as part of zoning certificate review, that:

1. The use qualifies as a public or institutional use under Subsection A above; and
2. The fleet parking serves only vehicles owned or operated by that public or institutional use in direct furtherance of its public service function.

D. Setbacks. Institutional fleet parking and buildings shall be set back from the public right-of-way at least forty (40) feet, and at least twenty-five feet from other boundaries.

E. Landscaping**.** Landscaping shall be provided in accordance with the standards set forth in Subsection E.2 (Truck fleet parking) of this section, subject to the approval of the City Landscape Architect or designee.

~~(6)~~(7) Park-and-ride facility. A facility providing daily parking as the principle use which may include accessory shelters for mass transit passengers or carpooling that typically includes parking lots and associated structures located along or near public transit routes.

~~(7)~~(8) Limited educational institutions.

A. Characteristics. Facilities offering educational courses and having no rooms regularly used for housing or sleeping of students, including:

1. Secondary schools.

2. Higher education institutions including junior colleges, community colleges, colleges, and universities.

B. Accessory activities. Ancillary uses typical of that found on a school campus including, but not limited to, parking lots, signs, gymnasiums, auditoriums, cafeterias, administrative offices, and indoor or outdoor recreational facilities.

(Ord. 36-2003. Passed 1-13-04; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-15-2013. Passed 6-4-13; Ord. O-07-2015. Passed 3-3-15; Ord. O-16-2021. Passed 4-20-21; Ord. O-03-2022. Passed 3-1-22.)

1153.04 LOT AND YARD REQUIREMENTS.

(a) Minimum Lot Area. No minimum lot area is required in the LI or GE Districts; however, lot area shall be sufficient to provide for all yards and distances as required by this Zoning Code.

(b) Lot Width. All lots shall abut a public or private street and have adequate lot width to provide for yards and distances as required by this Zoning Code.

(c) Side Yards. For any structure or service area within the LI or GE Districts, the required side yard shall be not less than twenty-five (25) feet from any interior lot line.

(d) Rear Yards. For any structure or service area within the LI or GE Districts, the required rear yard shall not be less than twenty-five (25) feet from any interior lot line.

(e) Maximum Lot Coverage. For structures and paved areas within the LI or GE Districts the maximum lot coverage shall be seventy-five percent (75%). The remainder of the site shall be landscaped in natural vegetation.

(f) Distance From Residential Districts. In no case shall any structure, service area, or parking area in any LI District be located less than fifty (50) feet from any district where residences are a permitted use. In no case shall any structure, service area or parking area in any GE District be located less than fifty (50) feet from any district where residences are a permitted use.

(g) Elimination of Setbacks. In the event that a parcel zoned GE or LI District and an adjacent parcel zoned GE or LI District (a) come under common ownership or control, and (b) are zoned to allow compatible non-residential uses, but (c) cannot be combined into a single parcel due to the parcels being situated within separate Ohio counties, then any minimum building, pavement, or landscaping setbacks set forth in this chapter shall no longer apply where these parcels' lot lines abut on Ohio county boundaries.

(Ord. 08-2006. Passed 9-5-06; Ord. 07-2006. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-07-2015. Passed 3-3-15; Ord. O-14-2018. Passed 6-19-18.)

1153.05 ARCHITECTURE.

(a) Except as otherwise expressly provided in this Chapter, this section shall apply in the Limited Industrial (LI) and General Employment (GE) Districts in addition to the provisions of the Architectural Review Overlay District in Chapter 1157, including the New Albany Design Guidelines and Requirements (DGRs) as provided in Section 1157.01.

(1) Building Design.

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

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

C. 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.

D. 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.

E. 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.

F. 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.

G. 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.

H. Service areas and loading docks shall be screened to limit visibility from off-site.

I. When a building is designed for retail use, commercial storefront design shall employ the use of traditional features, including a bulkhead, display window, and transom.

J. Office buildings shall be designed to have an equal degree of design and finish on all sides/elevations. Building additions, whether attached or detached, shall be complementary in design.

K. Warehouse/distribution buildings shall be designed to be harmonious in character with other warehouse/distribution buildings on the campus. Façade colors and materials shall be coordinated to complement each other.

L. Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building.

(2) Building Form.

A. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

B. 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.

(3) Materials.

A. 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, along with 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. The use of reflective or mirrored glass shall be prohibited.

B. Generally, the quantity of materials selected for a building shall be minimized. A single material selection for the independent building components of roof, wall, and accents is permitted (i.e., Architectural Grade shingle roof with Brick Masonry wall and EIFS Cornice and Accents).

C. 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.

D. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four (4) 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 offsite view and to buffer sound generated by such equipment. Solar energy systems shall be excluded from the requirements of this section.

E. Building color palettes shall be simple and unobtrusive. Buildings shall avoid overly bright and jarring colors.

(4) Regulations for Advanced Fabric Structures: A site with a development proposal on a single parcel or multiple contiguous parcels containing at least three hundred (300) acres shall be permitted to include Advanced Fabric Structures as primary or accessory buildings. "Advanced Fabric Structures" shall be defined to mean "a clear-span building with a durable, tensioned fabric used as the primary exterior finish material for its roof, all or some of its exterior facades, or both." When installed, such structures shall comply with the following:

A. Utilize tensioned fabric that is certified by its manufacturer as having a useful life of at least twenty (20) years and being able to withstand wind speeds of at least one hundred (100) miles per hour.

B. Have a building substructure that consists of aluminum, steel, or some other metallic materials to ensure durability and longevity for the building.

C. Have a climate-controlled interior.

D. Not exceed sixty-five (65) feet in height at the highest point of the roof.

E. Not be required to include windows if the lack of windows is needed for security reasons and/or for temperature control.

F. Must adhere to the building and pavement setback requirements of this zoning district, or any limitation text that applies to the property on which they are located, whichever is more restrictive.

(b) The provisions of the New Albany Design Guidelines and Requirements (DGRs), provided in Section 1157.01, shall not apply to warehousing, distribution, manufacturing, industrial, research and production facilities, and data centers in the Limited Industrial (LI) District and General Employment (GE) District.

(Ord. O-37-2025. Passed 9-16-25.)

1153.06 EXTERIOR DEVELOPMENT.

(a) Exterior Operations. Exterior operations include: outdoor processing, assembly or fabrication of goods; movement of bulk goods not in containers or pipelines; maintenance, repair and salvage of equipment. Exterior operations shall not be permitted in the GE District.

(b) Exterior Storage. Exterior storage includes the outdoor storage of: raw or finished goods (packaged or bulk) including gases, chemicals, gravel, building materials; packing materials; salvage goods; machinery; equipment; damaged vehicles, etc. Exterior storage shall be permitted in the LI District but not permitted in the GE District, unless an acceptable plan for screening such storage is submitted to and approved by the Planning Commission.

(c) Exterior Display. Exterior display includes the display of products, vehicles, equipment and machinery for sale or lease. Display items are intended to be viewed by customers and are not just being stored or parked. Exterior display does not include damaged vehicles, vehicles or equipment being serviced, bulk goods and materials, or other such products. Exterior display shall not be permitted in the LI District but shall be permitted in the GE District.

(Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-07-2015. Passed 3-3-15; Ord. O-37-2025. Passed 9-16-25.)

1153.07 OFF-SITE IMPACTS.

No land or structure in the LI or GE Districts shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. Such impacts may result from noise, vibration, odor, smoke or dust, or glare. Statements in writing that such uses comply or will comply with such uses may be required by the Planning Commission from the owner. In cases of doubt, the Municipality shall select and arrange for an independent survey by a professional engineer qualified in the particular field and the costs for such service shall be paid by the owner.

(a) Noise. The sound pressure level of any operation on a lot within the LI or GE Districts shall not exceed the average intensity of street traffic noise in the nearest residential districts, and no sound shall be objectionable due to intermittence, best frequency or shrillness.

(b) Vibration. No vibrations which are perceptible without the aid of instruments shall be permitted, as measured on the lot within the non-industrial district.

(c) Odor. No emission of odorous matter in any quantities so as to produce a public nuisance shall be permitted, as measured on the lot within the non-industrial district.

(d) Dust and Smoke. The emission of smoke, soot, fly ash, fumes, dust or other types of pollutants borne by the wind shall be controlled so that the rate of emission and quantity deposited do not create a public nuisance, as measured on the lot within the non-industrial district.

(e) Glare. Exterior lighting shall be used in a manner that produces no glare on public highways or non-industrial zoned land.

(Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-07-2015. Passed 3-3-15; Ord. O-37-2025. Passed 9-16-25.)

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
November 16, 2026 Meeting

7515 BULLOCK LN GARAGE PROJECTION VARIANCE

LOCATION:	7515 Bullock Ln (PID: 222-005404)
APPLICANT:	City of New Albany
REQUEST:	Variance to the Nottingham Trace zoning text section (4)(a)(iii) to allow for a 9-foot garage projection.
ZONING:	New Albany North Zoning District I-PUD
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-26-0002

Review based on application materials received October 23, 2026.

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant requests approval of a variance from the Nottingham Trace zoning text section (4)(a)(iii) to allow for a 9-foot garage projection where the text allows for a maximum of a 6-foot projection.

The existing home was constructed with a 9-foot garage projection due to an error during the permitting process. The new home application was entered on May 13, 2026, and was assigned to building and zoning for review. On May 14, 2026, a zoning review was completed and marked as denied due to the garage projection. Building entered their review on May 20, 2026, as approved due to not having any issues with the submittal. The permit was processed on May 21, 2026; however, a plan review letter was not generated to document the zoning denial. As a result, the zoning denial was not reflected in the permit review process, and the permit was inadvertently issued. When a zoning inspection was called in on October 23, 2026, the city realized the error. The home has since received temporary occupancy certificate on October 29, 2026.

The property otherwise complies with all applicable zoning regulations, and the garage projection does not encroach into any required setback areas. Because the discrepancy resulted from an administrative permitting error, the city is serving as the applicant for this case.

II. SITE DESCRIPTION & USE

The 0.14-acre property is located in the Nottingham Trace subdivision west of New Albany Condit Rd (605) and south of E Walnut Street. The site contains a single-family residential home and is surrounded by single-family residential homes also within the Nottingham Trace subdivision.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03 and is considered complete. The property owners within 200 feet of the property in question have been notified.

The standard for granting an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine these factors when deciding

whether to grant a landowner an area variance, as well as the criteria established in C.O. Section 1113.06.

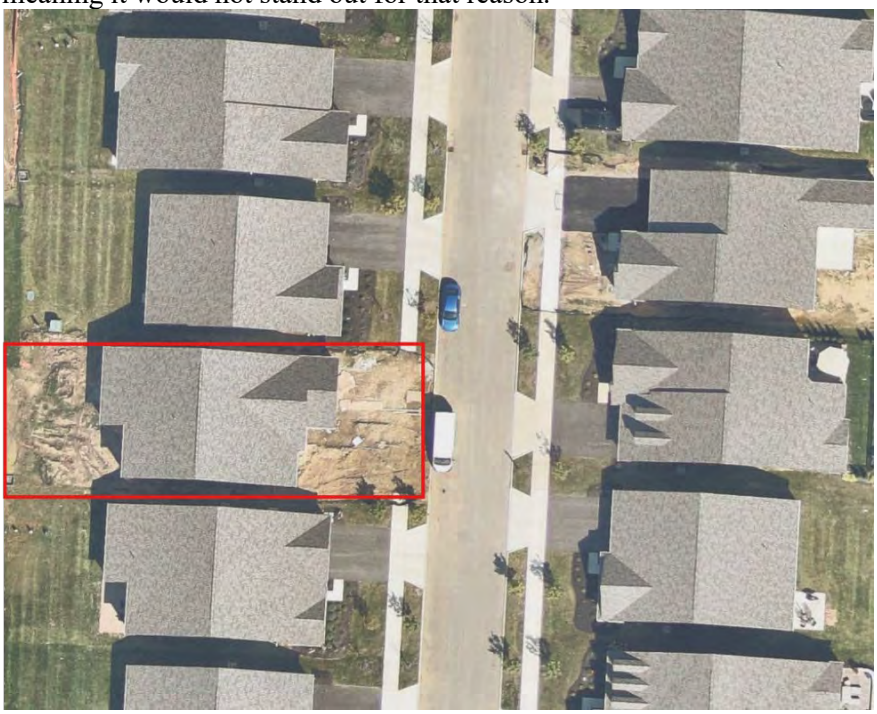
All of the factors should be considered, and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

The applicant requests the following variance:

(A) Variance from the Nottingham Trace zoning text section (4)(a)(iii) to allow for a 9-foot garage projection where the text allows for a maximum of a 6-foot projection.

The following should be considered in the Board's decision:

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
    - There can be beneficial use of the property without the variance; however, the requested 9-foot projection was permitted due to a staff error during the review and permitting process.
2. *Whether the variance is substantial.*
    - The requested projection is minor in nature. The projection is no further into the front yard than other homes. As a result, the projection does not create a visually distinguishing or out-of-character feature, as illustrated below. The projection is still meeting the 20-foot front yard setback requirement that all Nottingham Trace properties must meet.
    - The zoning text for this neighborhood allows for homes to have garages project 6 feet in front of the home; this is not the only home with a garage projection, meaning it would not stand out for that reason.



3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
    - As mentioned in the previous point, the projection is not causing the home to be closer to the street than others in the neighborhood. The overall essential character of the neighborhood would not be substantially altered, nor would adjoining properties suffer a substantial detriment.
4. *Whether the variance would adversely affect the delivery of government services.*

- The variance would not adversely affect the delivery of government services.

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
    - The property owner relied on the plans and permits approved by the city during the development process. The 9-foot projection was permitted as a result of a staff error, and there is no indication that the property owner knowingly proceeded in violation of the applicable zoning restriction. As such, the owner reasonably relied on the city's approval when constructing the home.
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
    - Because the noncompliance resulted from a city permitting error, rather than an action by the homeowner, requiring the homeowner to undertake corrective construction would be inequitable. Granting the variance is therefore the most reasonable means of addressing the issue and to avoid any potential claim against the City for liability.
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*
    - The requested variance would preserve the spirit and intent of the zoning requirement. The 9-foot garage projection does not encroach into any required setback areas, and the home otherwise complies with all applicable zoning regulations. Granting the variance would allow the existing home to remain as constructed without creating an adverse impact on surrounding properties or the character of the neighborhood.
    - Substantial justice would be served by granting the variance because the issue resulted from a city permitting error. The builder and homeowner relied on the building permit that was issued, completed construction, and have now taken ownership of the home. Requiring the homeowner to make changes now would place an unfair burden on them for an error they did not cause.
8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
    - Special conditions and circumstances exist because the home was constructed with a 9-foot garage projection based on plans approved through the city's building-permit process. Although zoning staff identified the garage projection as noncompliant during the original review, a building permit was later issued showing the same projection. The builder reasonably relied on the issued permit and completed construction of the home as approved.
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
    - The literal interpretation of the provision would not deprive the applicant of rights commonly enjoyed by other properties within the same zoning district
10. *That the special conditions and circumstances do not result from the action of the applicant.*
    - The special conditions and circumstances did not result from any action by the builder or homeowner. They resulted from an error in the city's permitting process. The builder and homeowner followed the required permitting process and completed construction based on the building permit issued by the city.
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
    - Granting the variance would not provide the homeowner with a special privilege that is unavailable to other properties in the zoning district. The request is limited to allowing the existing 9-foot garage projection to remain as constructed under a building permit issued by the city.

- The variance is being requested due to a unique permitting error, not to provide the homeowner with an additional development right or to allow construction beyond what is generally permitted. Denial of the applicant's variance request may result in a claim for legal liability against the city due to the permitting error.

12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*
    - Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the home.

IV. SUMMARY

The applicant requests approval of a variance to allow an existing 9-foot garage projection where a maximum 6-foot projection is permitted. The home is in the Nottingham Trace subdivision and was built with the 9-foot projection after the city issued a building permit showing the projection. The garage meets the required 20-foot front yard setback and does not extend closer to the street than other homes in the neighborhood. The home otherwise meets all zoning requirements, and the projection will not affect nearby properties. Due to the permitting error discussed above, legal counsel for the City advises that the variance should be approved by the Commission in order to minimize, or avoid, the expense, time and risk of potential liability associated with any legal action filed against the City due to its error.

V. ACTION

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

Move to approve application VAR-26-0002 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Planning Application

Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.

Project Information

Site Address 7815 Bullock Ln

Parcel Numbers 222-005404

Acres 0.14 # of lots created

Choose Application Type

- ☐ Appeal
- ☐ Certificate of Appropriateness
- ☐ Conditional Use
- ☐ Development Plan
- ☐ Plat
- ☐ Lot Changes
- ☐ Minor Commercial Subdivision
- ☐ Zoning Amendment (Rezoning)
- ☐ Zoning Text Modification
- ☐ Extension Request
- ■ Variance
- ☐ Vacation

Description of Request:

Variance to allow a 9 foot garage projection when the Nottingham Trace zoning text allows for a maximum of 6 foot garage projections.

Contacts

Applicant Information	
Name	City of New Albany
Address	7815 Walton Parkway
City, State, Zip	New Albany, OH 43054
Phone Number	614-939-2254
Email	planning@newalbanyohio.org

Property Owner Information	
Name	Terrance Collins and Tasha M
Address	[redacted]
City, State, Zip	
Phone Number	
Email	

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner Terrance Collins Date 11/09/2026

Signature of Applicant Kylie Blackburn Date 11/09/2026

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







NEW ALBANY
COMMUNITY CONNECTS US

To: Architectural Review Board

From: City Staff

Re: FDM-26-0002 – Healthy New Albany Food Pantry Final Development Plan Modification

Date: November 9, 2026

REQUEST

The New Albany Design Guidelines and Requirements (DGRs) Section 8(III)(1) requires civic and institutional projects to submit a development plan for review by the Architectural Review Board. The Healthy New Albany Food Pantry final development plan (FDP-88-2025) was recommended for approval with conditions by the Architectural Review Board on March 9, 2026, and approved with conditions by the Planning Commission on March 16, 2026. The approximately 2.82-acre site is located in the New Albany Presbyterian Church I-PUD zoning district at 4295 Harlem Road (PID 222-005641), adjacent to the Rose Run Presbyterian Church.

The applicant is requesting a change to the approved development plan. As the city code is silent on major versus minor final development plan modifications, any change is required to be re-reviewed and approved; additionally, the city code identifies changes in both material and appearance as a major environmental change. In addition to review by the Architectural Review Board, the New Albany Planning Commission is scheduled to evaluate this application at its hearing on November 16, 2026.

The applicant is requesting to change the material of the roof from standing-seam metal to asphalt shingle. The applicant specifically proposes the use of GAF Timberline UHDZ shingles in the Charcoal color. This roof type and color have been used extensively around the city.

Charcoal-colored asphalt shingles are permitted for roofs in the city. The New Albany Design Guidelines and Requirements Section 1(I)(A) establishes "Color [as] an important aspect of design in New Albany," and "historic color palettes…should be used for guidance." Shades of gray and black generally align with historic Georgian roof palettes; additionally, shingles are an appropriate and widely used roof material for both primary and accessory structures. The Rose Run Presbyterian Church, to which the food pantry serves as an accessory use, uses asphalt shingles in the color Slate.

No other changes to the approved development plan are being proposed at this time. The Architectural Review Board shall review the appropriateness of the proposed roof, including its palette of design elements (materials, colors, and ornamentation) and whether it is appropriate to the context, location, and function of the building (DGR 8(III)(1-2)).



Previously approved metal roof



Proposed shingle roof

ACTION
Should the Architectural Review Board find that the application has sufficient basis for approval, the following motion is appropriate (conditions of approval may be added):

Move to approve final development plan modification FDM-26-0002.

Approximate site location:



Source: NearMap

NEW ALBANY

Community Development Planning Application

Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.

Project Information

Site Address: 5220 Johnstown Road

Parcel Numbers: 222-004475

Acres: 3.23 # of lots created:

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	COA for the new structure to to change the roof from
■ Certificate of Appropriateness	☐ Variance	Standing Seam Metal to Asphalt Shingle at the Healthy New ALbany
☐ Conditional Use	☐ Vacation	Food Pantry on Harlem Road.
☐ Development Plan		
☐ Plat		
☐ Lot Changes		
☐ Minor Commercial Subdivision		
☐ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information	
Name	Todd Parker
Address	[redacted]
City, State, Zip	[redacted]
Phone Number	[redacted]
Email	[redacted]

Property Owner Information	
Name	Rose Run Presbyterian Church Inc
Address	[redacted]
City, State, Zip	[redacted]
Phone Number	[redacted]
Email	[redacted]

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner: Todd Parker — Digitally signed by Todd Parker Date: 2025.10.10 17:50:46 -04'00' — Date: 16 Oct. 2026

Signature of Applicant: Robert G Armstrong MDiv MA LPCC — Digitally signed by Robert G Armstrong MDiv MA LPCC Date: 2025.10.22 11:44:29 -04'00' — Date: 16 Oct 2026



East View - With Asphalt Shingle Roof

GAF Timberline UHDZ®

Ultra High Definition® Shingles



Millions of families have found shelter under a beautiful, durable, Timberline® roof. Timberline UHDZ® shingles offer a combination of beauty and benefits that goes beyond any other Timberline® shingles.

GAF

We protect what matters most™



Your roof is a promise, an investment, and beyond

Choosing a roof for your home means making a promise of shelter and an investment in security. It means setting high expectations for beauty and durability.

Once you've set your expectations, choosing a Timberline UHDZ® roof is a great way to go beyond.

And that's just the beginning.

Breathtaking beauty that lasts

The beauty of an ultra-premium shingle adds curb appeal to your home for years. Timberline UHDZ® delivers long-lasting beauty, thanks to two features: Dual Shadow Line and UltraMat™ Technology.

Our patented Dual Shadow Line, only available on Timberline UHDZ® shingles, makes that magical sunset moment last all day, giving your shingles a truly unique aesthetic.

Helping the beauty of Timberline® shingles last is GAF time-release algae-fighting technology. Specially engineered capsules are infused with thousands of copper microsites that release copper steadily over time, for long-lasting algae-fighting power. Timberline UHDZ® shingles feature 10% more of those capsules than even our best-selling Timberline HDZ® shingles, for protection so strong it allows GAF to offer a 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration.[1]



[1] 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus PRO™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.



It’s a shingle that helps your roofer do their best work

LayerLock® Technology strengthens the bond between layers of your Timberline UHDZ® shingles to help your roofer do the best possible job when installing and help you rest easy when the wind is howling.

Here’s how it works:

LayerLock® Technology allows GAF to create the StrikeZone® nailing area — the industry’s widest nail zone — which has delivered 99.9% nailing accuracy in our test.[1]

LayerLock® Technology also powers the industry’s first wind warranty with no maximum wind speed limitation. Timberline UHDZ® shingles are eligible for the WindProven™ Limited Wind Warranty when installed with the required combination of four qualifying GAF accessories.[2]

GAF LAYERLOCK® TECHNOLOGY

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® shingles to Timberline HDZ® shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven™ Limited Wind Warranty on Timberline UHDZ® shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *WindProven™ Limited Wind Warranty,* see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

A shingle that has been enhanced at its core

Timberline UHDZ® is the culmination of several technological enhancements that help this shingle go beyond. UltraMat™ is one of those improvements. It helps make this shingle an excellent choice when considering the effects of impacts.

UltraMat™ high-performance fiberglass mat technology enhances the shingle at its core and achieves UL2218 Class 4 impact-resistance rating.[1]

gaf.com/uhdz4

GAF
ULTRAMAT™
HIGH-PERFORMANCE MAT

[1] UL 2218 Class 4 Impact-Resistance Test performed under controlled laboratory conditions. GAF makes no express or implied warranty about the impact performance of this product against hail. Hail damage is not covered under the limited warranty.

* Only Timberline UHDZ® shingles manufactured in select plants, sold in packages bearing the Ultramat™ high-performance mat logo and UL2218 Class 4 Classification statement are rated for Class 4 impact resistance. Visit gaf.com/UHDZ4 for information.



Charcoal

Charcoal is the most neutral of shades and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

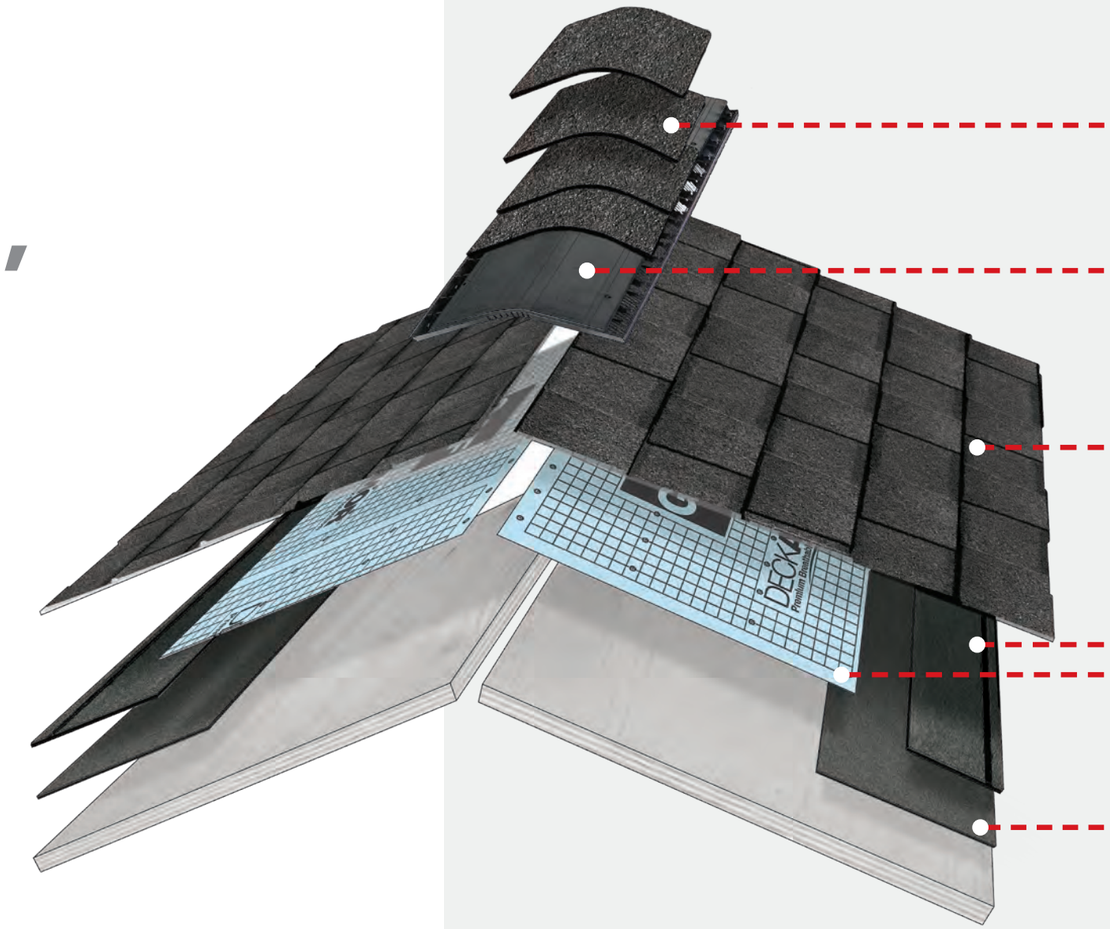


It's a system, built to protect

A Timberline UHDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline UHDZ® shingles eligible for the WindProven™ Limited Wind Warranty.[1]

Visit **gaf.com/LRS** for qualifying GAF products.



The GAF Lifetime† Roofing System

6 — **Ridge Cap Shingles**
Helps defend against leaks at the hips and ridges

5 — **Attic Ventilation**
Helps reduce attic moisture and heat

4 — **Lifetime Shingles†**
Helps beautify and protect for years to come

3 — **Starter Strip Shingles**
Helps guard against shingle blow-offs

2 — **Roof Deck Protection**
Helps shield the roof deck from moisture infiltration

1 — **Leak Barrier**
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime† shingle and at least 3 qualifying GAF accessories and get a Lifetime† Limited Warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF certified contractor[2] about enhanced GAF warranties.

GAF LIFETIME† LIMITED WARRANTY TERM

[1] 15-year WindProven™ Limited Wind Warranty on Timberline UHDZ® shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *WindProven™ Limited Wind Warranty,* see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty,* see the *GAF Shingle & Accessory Limited Warranty.* Visit gaf.com/LRS for qualifying GAF products.

[2] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use.* Visit gaf.com/gaf-contractor-terms-of-use for details.

GAF Timberline UHDZ®
Ultra High Definition® Shingles

A beauty and a beast



©2024 GAF • RESUHD1OF 04-1-24

How tough is Timberline UHDZ®? It achieves UL 2218 Class 4 impact resistance — the highest rating — thanks to UltraMat™ fiberglass reinforced mat technology that enhances the shingle at its core.[1] And with that toughness comes the beauty of our patented Dual Shadow Line and long-term benefit of our time-release algae-fighting technology.

Learn more at gaf.com/uhdz4

A standard INDUSTRIES COMPANY

We protect what matters most™

GAF

[1] Timberline UHDZ® shingles are not warranted to withstand hail damage. UltraMat™ is only available in select Timberline UHDZ® shingles.

NEW ALBANY
COMMUNITY CONNECTS US

To: Planning Commission

From: City Staff

Re: FDM-26-0003 – Dutch Bros Signage Final Development Plan Modification

Date: November 16, 2026

REQUEST

As the city code is silent on major versus minor final development plan modifications, any change to a previously approved final development plan is required to be reviewed by the Planning Commission. The Dutch Bros Coffee shop final development plan (FDP-83-2025) was approved with conditions by the Planning Commission on November 17, 2025. The approximately 0.70-acre site is located in section 8a of the Canini Trust Corp zoning district at 9930 Johnstown Road (PID 222-005166).

In addition to the final development plan application, the applicant requested multiple variances (VAR-85-2025), which were considered by the Planning Commission at the same hearing on November 17, 2025. The Planning Commission denied three of the five requests, including a request to allow internally illuminated signage, finding that no hardship had been demonstrated to justify the variance and that approval could establish an undesirable precedent. In response to the Planning Commission's action, the applicant revised the plans to reduce the number of wall signs from three to two; to provide a monument sign consistent with the Canini Trust Corp Signage Plan; and to eliminate the use of internal illumination for wall signs.

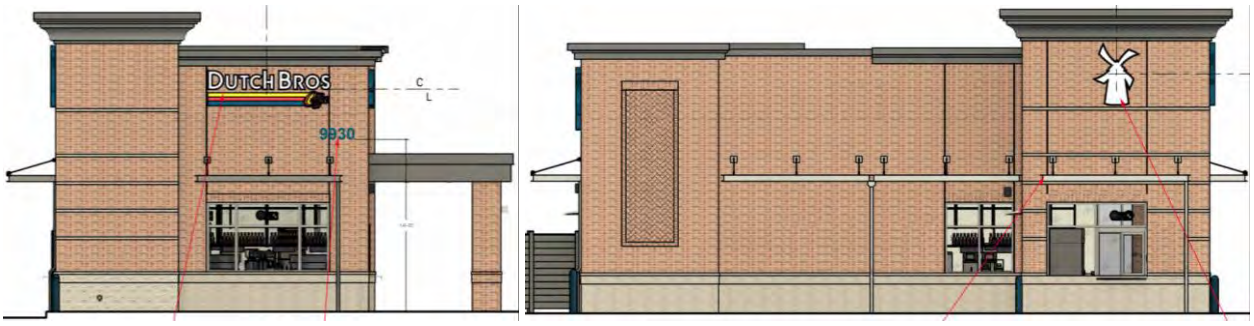
The current request is limited to the use of halo-lit wall signs for the approved Dutch Bros Coffee shop. While it prohibits internal illumination of wall signs, section 8a.06(3) of the PUD text permits backlighting of individual letters on wall-mounted signage subject to Planning Commission approval. The PUD text further provides that such backlighting should be used only when consistent with the architectural character of the building and the overall design theme.

Because backlit letters may be permitted through Planning Commission review, this request is not a variance that requires a hardship or other site-specific constraints; rather, it is a proposed modification to the final development plan for the Planning Commission's consideration of whether halo illumination is appropriate for the approved wall signs.

EVALUATION

Halo illumination appears to be consistent with the architectural character of the building and the overall design theme. Halo lighting is often allowed where internally illuminated faces are not because it provides nighttime identification with less brightness, glare, and visual dominance. The halo illumination preserves the appearance of individually mounted letters and keeps the sign reading as part of the building architecture rather than as a glowing graphic panel.

Sign illumination is appropriate given the retail- and automobile-oriented nature of the Canini Trust Corp. Backlighting is consistent with the sign character of the area while avoiding visual dominance or competition with other developments' signage. Other developments in the zoning district have been permitted to use backlighting for their wall signs, including Hampton Inn & Suites, Dunkin' Donuts, and the multi-tenant building at the corner of Smith's Mill Road and Forest Drive (Graeter's, NovaCare, etc.). Other developments use external illumination for wall signs, such as Dairy Queen, Valvoline, and Turkey Hill. Additionally, halo illumination of wall signage is allowed to be permitted with only staff review in other subareas of the zoning district and in other portions of the city.



Images: Front elevation (right) and east side elevation (left).



Images: Proposed 32.24-square-foot wall sign (right) and 18.4-square-foot wall sign (left).

ACTION

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

Move to approve final development plan modification FDM-26-0003 with the following condition:

1. Backlighting shall be white or soft white.

Docusign Envelope ID: 6D7DBC00-8EB4-848C-8268-AA443AD587E9

NEW ALBANY

Community Development Planning Application

Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.

Project Information

Site Address 9930 Johnstown Rd.

Parcel Numbers 222-005166-00

Acres _____ # of lots created _____

Choose Application Type

- ☐ Appeal
- ☐ Certificate of Appropriateness
- ☐ Conditional Use
- ☒ Development Plan
- ☐ Plat
- ☐ Lot Changes
- ☐ Minor Commercial Subdivision
- ☐ Zoning Amendment (Rezoning)
- ☐ Zoning Text Modification
- ☐ Extension Request
- ☐ Variance
- ☐ Vacation

Description of Request:

We are asking to install (2) channel letter signs that are black it, however the code does not allow this.

Contacts

Applicant Information		Property Owner Information	
Name	Jadae Sanders	Name	MG Smiths Mill II LLC
Address	2609 National Rd.	Address	475 Metro Pl.
City, State, Zip	[redacted]	City, State, Zip	[redacted]
Phone Number		Phone Number	
Email		Email	.com

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signed by: [signature] 1A87D479EE2784D6...

Signature of Owner _____ Date: October 21, 2026

Signature of Applicant Jadae Sanders Date: 10.19.26

Narrative Statement

The property is at 993 Johnstown Rd. New Albany, Ohio 43054. Is asking for allowance of (2) backlit channel letters. The code does not allow letters to be internally illuminated. With this new coffee shop, we need to let people know about this new establishment to be successful. With other restaurants having channel letters backlit we feel that this new establishment should fairly have them as well. Also, with these being lit it will help people see the building and get to the building, helping with public safety. Without the letters being lit Dutch Bros Coffee will not get enough customers to succeed.

Site ID
OH0604

Site Address
9930 Johnstown Rd
New Albany, Ohio, 43054

Date
09-03-2026

Revision
05

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

_____
Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

_____
Print Name

_____
Date

2160 LAKESIDE CENTRE WAY #105, KNOXVILLE, TN 37922 | 865.692.4058

CODE RESEARCH FORM

Property ID: OH0604

A.) Project Name: **Dutch Bros** Date Completed:

B.) Street Address: **9920 Johnstown Rd** Typical Sign Package allowed? Yes / No

G.) City/Town of: **New Albany** State: **OH** Zip: **43054** Budget:

H.) Zoning/Category: **IPUD (Master Sign Plan attached for Ground Signs) & follows code for Outside the Village Center Area Retail District for remaining signs / City of New Albany, OH**

WALL SIGNS

Typical Sign Package allowed? Yes / No

1.) Formula for square ft (Max.Sq. Ft- Main ID & Secondary signs): **1 sq ft per linear ft. of building frontage, NTE 50 sq ft / ONLY 3 SIGN TYPES ARE ALLOWED TO BE INCLUDED IN SIGN PACKAGE**

2.) Sq Ft for sides/rear: **Building Frontage only (faces the principal street or contains the primary entrance)**

3.) Transferrable allowances? **NO**

4.) # allowed: **1 per business frontage**

5.) Calculation Method: **Sign area shall include the face of all the display areas of the sign not including bracing, framing and structural supports of the sign, unless such support members are made part of the message or face of the sign or are determined by the Village Administrator's designee to be intended solely to make the sign more visible rather than serving any aesthetic or structural purpose.**
For a sign that has 2 display faces and is perpendicular to a public easement, right-of-way or lot line, the total area of the sign shall be determined by the total area of both sign faces unless otherwise specified. For spherical signs, the sphere shall be bisected by an imaginary line through the center of the sphere, and the surface area of 2 half spheres shall be counted as the sign face.
The area of the letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such letters, numbers or emblems with an imaginary rectangle around the letters, numbers or emblems, and determining the area.

6.) Max. Overall Height: **Max lettering height 24"** Illumination: **External, Internal, Halo permitted**

7.) Special Wall sign codes-this property: **Single plane sign boxes must be installed so that the sign face is flush with the building facade.**
Max 18" projection from building
Min 1" sign relief
(Sign relief means a measured dimension created by the materials used for a sign or the thickness of lettering applied to a building face or

8.) Other: **sign board.)**

FREESTANDING SIGNS

Typical Sign Package allowed? Yes / No

1) Formula for square ft (Max.Sq. Ft- Main ID & Secondary signs): **8' x 10" length / 6" width - Dual Post Monument (from MSP)**

2.) # allowed: **ONLY 3 SIGN TYPES ARE ALLOWED TO BE INCLUDED IN SIGN PACKAGE** Illumination **Internal & External**

3.) Height Max: **8"** Grade-to-sign Clearance: **Not Stipulated**

4.) Set-back: **out of ROW**

SIGNS SHALL BE INSTALLED PARALLEL TO US62

DIRECTIONAL SIGNS

Typical Sign Package allowed? Yes / No

1.) # Allowed: **1 per lot access**

2.) Max. SqFt: **4 sq ft** Max. Height: **4'**

3.) Permit required?: **Yes** Set-back: **Not stipulated**

External and Internal Illuminaton permitted

MENU SIGNS

Typical Sign Package allowed? Yes / No

1.) # Allowed: **1 menu sign**

2.) Max. SqFt: **single face only at 32 sq ft** Max. Height: **Not stipulated in code**

3.) Permit required?: **Yes** Other: **The sign is located on the property to which it refers**
The sign is not visible from the public ROW
The sign is not placed in front of the building setback line.

WINDOW SIGNS

Typical Sign Package allowed? Yes / No

1.) # Allowance (or Formula for square ft): **1 per window, up to 3 windows 15% of window area**

2.) Max. SqFt: **not regulated per code** Max. Height: **not regulated per code**

3.) Permit required?: **Yes** Other: **Only permitted on first floor windows and storefronts.**
Vinyl lettering is permitted.
External illumination permitted

A-FRAME SIGNS

1.) # Allowed: **1 per business**

2.) Permit required?: **Yes - Temporary permit required** Other: **Max area - 8 sq ft max per side**
Located within 10' of an entrance
Must be a durable weatherproof material such as painted wood, metal or plastic.
A-frame or hanging signs allowed, spinning or spring-mounted signs are prohibited.
May be located within the right-of-way with approval of the Community Development Department but must not obstruct pedestrian movement along public or private walkways.
Must be removed after business hours.
Content may change only on chalkboard, whiteboard, or applied vinyl lettering signs.

Miscellaneous Notes

The following signs or similar devices are prohibited:
trailer signs
search lights
laser lights
pennants
streamers
spinners
balloons
bench signs
portable signs (except for sidewalk signs)
roof signs
billboards
changeable copy (except for gasoline station price signs)
flashing signs
projected images and animated signs
signs with moving or moveable parts
electronic signs (except for drive-through menu board signs)
and any look-alike version of any of these prohibited sign types.
Signs on vending machines, trash bins, or other devices serving any premises, shall be fully screened from view of any public right-of-way and adjoining property.
Homemade lettered signs shall also be prohibited with the exception of sidewalk signs as long as they meet the requirements of Section 1169.10(i).

PRE-PERMIT SIGN INFO - Notes, continued

Property ID: OH0604

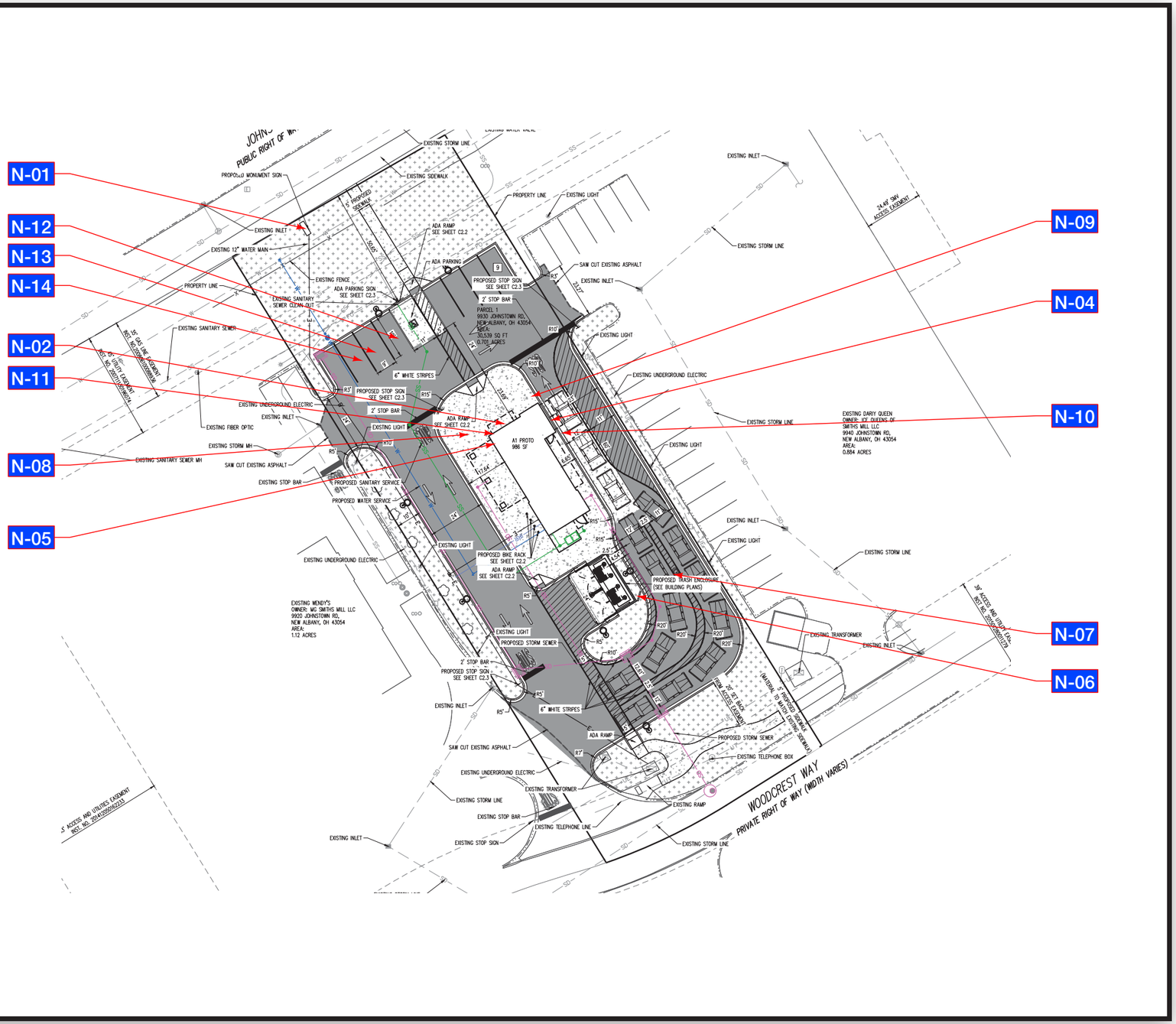
Permit requirements

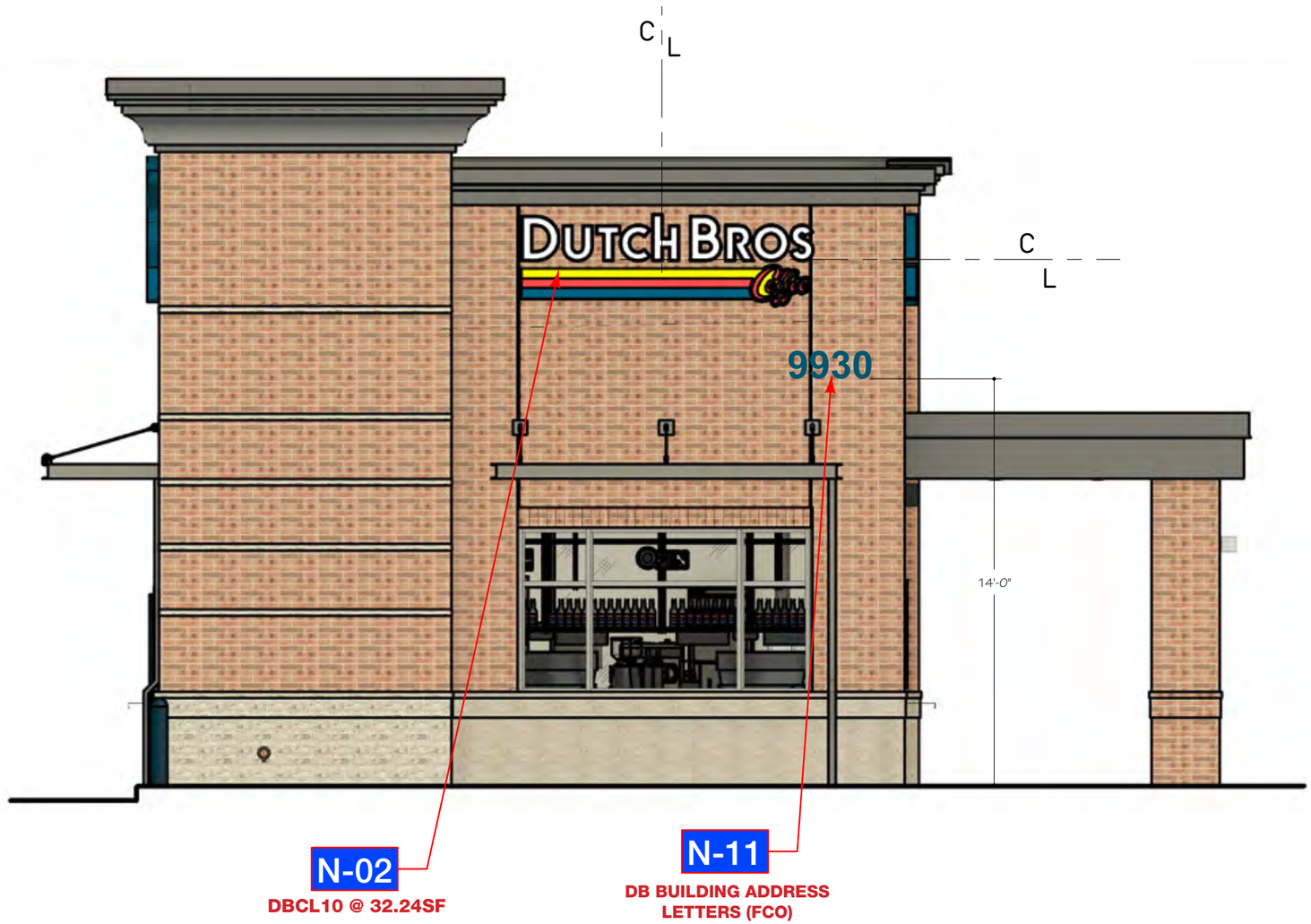
Application for a sign permit shall be made by the owner of the property upon which the sign is proposed, or his agent, on forms provided by the Community Development Department. The Department shall regulate and enforce the requirements of this chapter, and approve or disapprove all requests for sign permits. An application for a sign permit shall include the following information:
(1) Name, address, and telephone number of the applicant and property owner if different from the applicant.
(2) Scaled drawings, showing at a minimum:
A. The width of the building face or faces.
B. The design and layout of the proposed sign to scale, including the total area of the sign and the size, height, character, material specifications and color of letters, lines, and symbols.
C. Details of illumination, if applicable.
D. A scaled site plan of the proposed ground sign location showing the distance from the public right-of-way and relationship to access drives, parking areas and buildings or a face elevation of proposed signs on buildings showing the height and proportions of the signs.
E. The landscape plan for ground signs, if required.
(3) Details and specifications for the construction and attachment of the sign.
(4) Name, address and telephone number of the sign contractor or company.
(5) Other information as may be required by the Community Development Department to ensure compliance with the provisions of this chapter.
(6) Any required application fee.

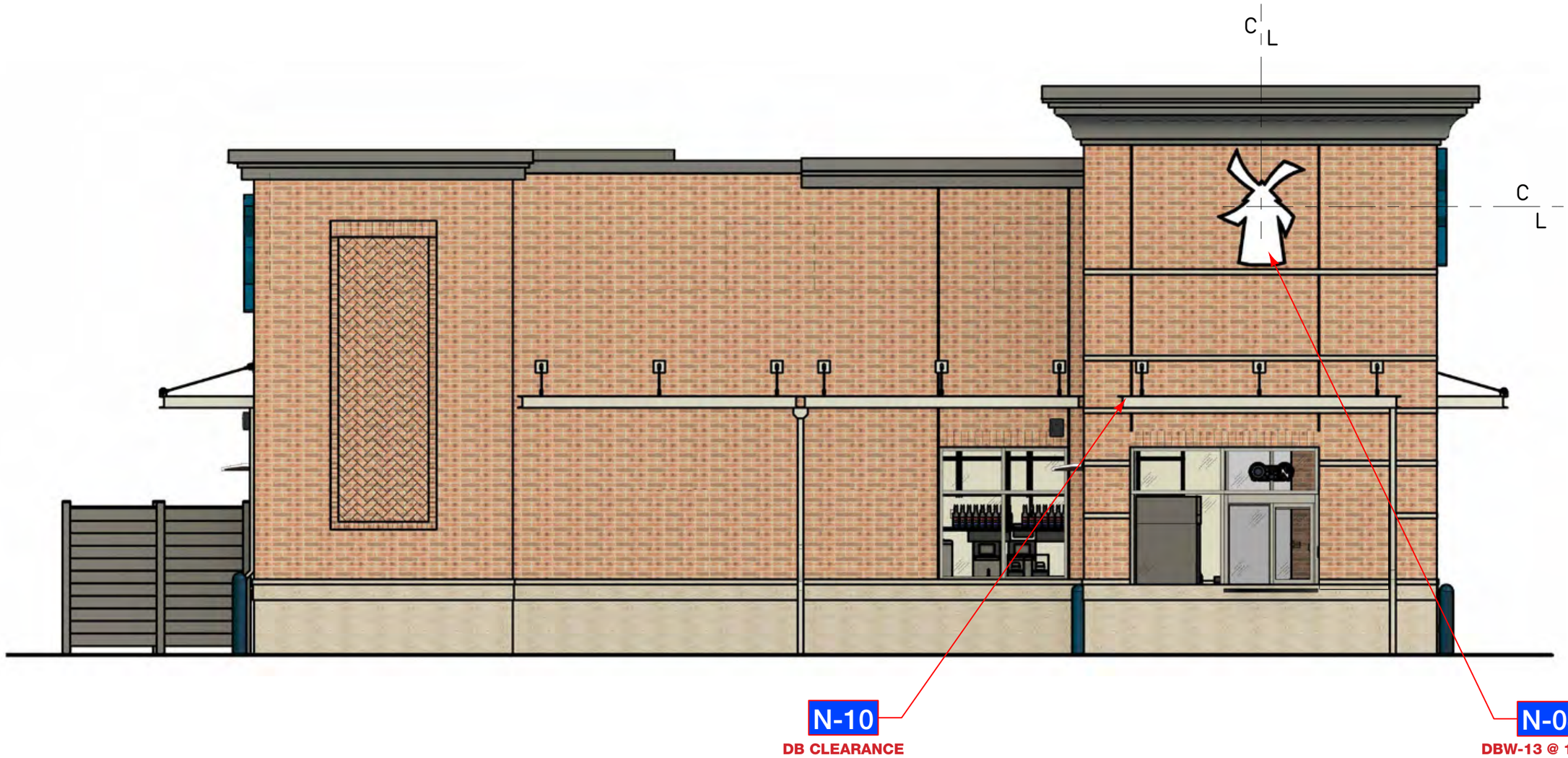
SIGN GUIDE

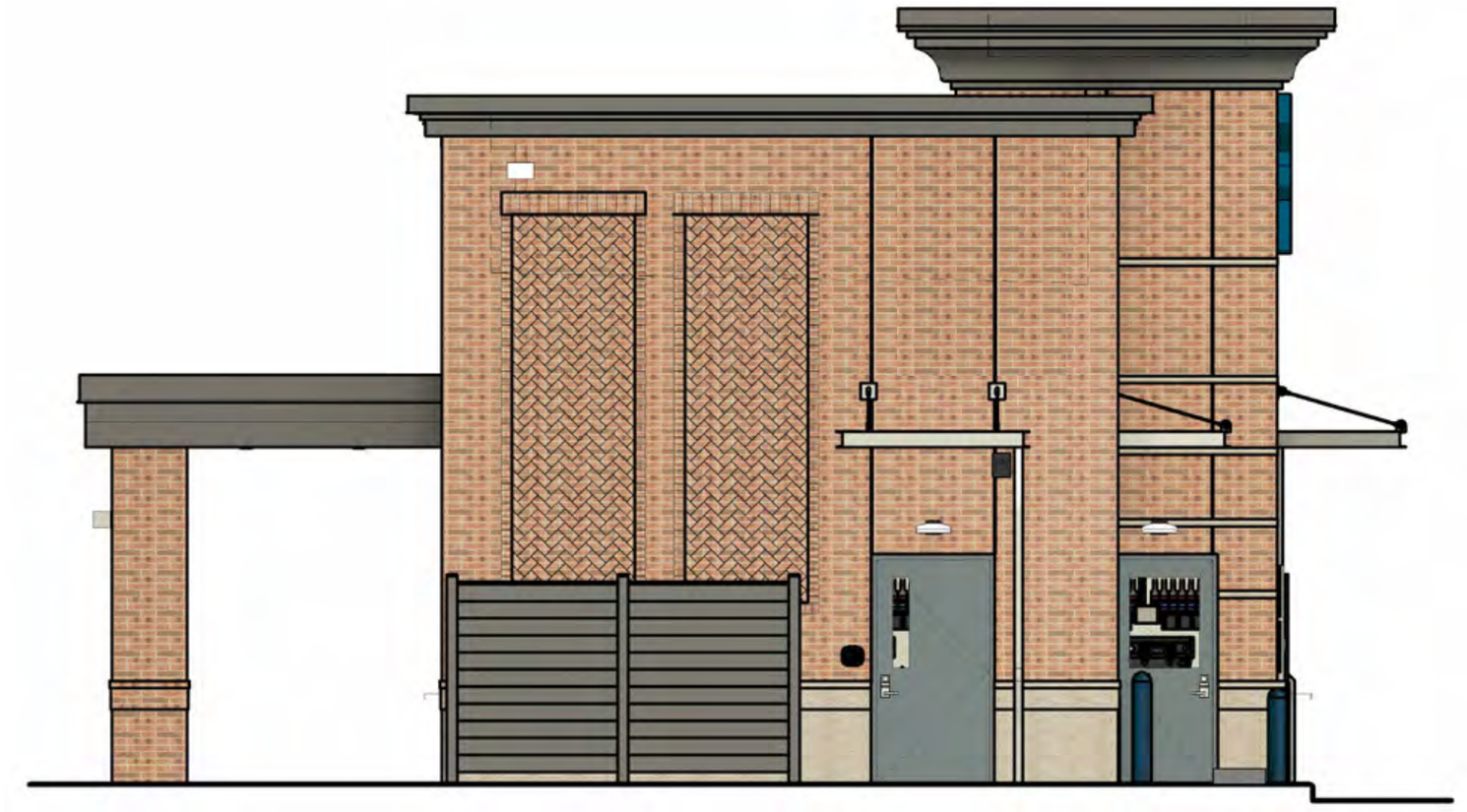
KEY	RECOMMENDED SIGN	SQUARE FOOTAGE
N-01	CUSTOM MONUMENT	29.2
N-02	DBCL10	32.24
N-03	REMOVED	N/A
N-04	DBW13	18.4
N-05	DBMENU-WM	21.70
N-06	DBMENU-WM	21.70
N-07	DBMENU-PM-SF	21.70
N-08	CUSTOM-DBDIR-DT-DF	3.0
N-09	CUSTOM-DBDIR-EO-DF	3.0
N-10	DB CLEARANCE	.75
N-11	ADDRESS NUMERALS (9930)	2.98
N-12	CUSTOM-MOBILE PICKUP SIGN	1.5
N-13	CUSTOM-MOBILE PICKUP SIG	1.5
N-14	CUSTOM-MOBILE PICKUP SIG	1.5

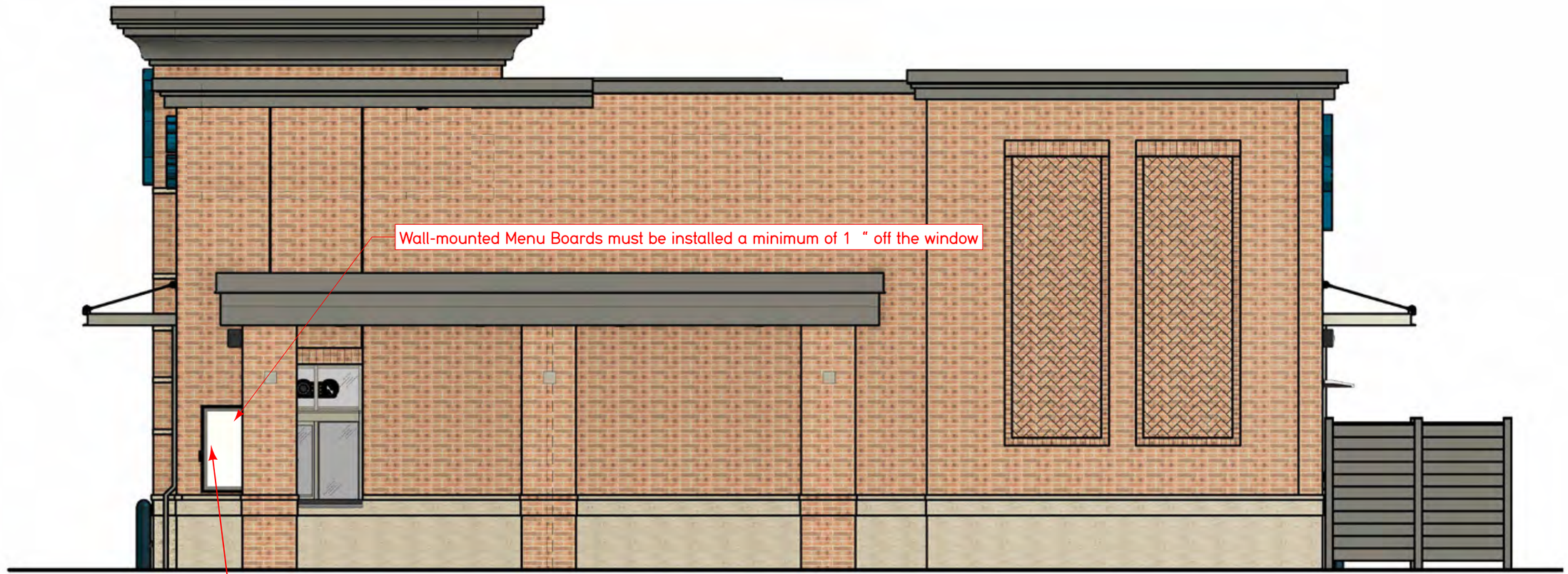
SITE PLAN

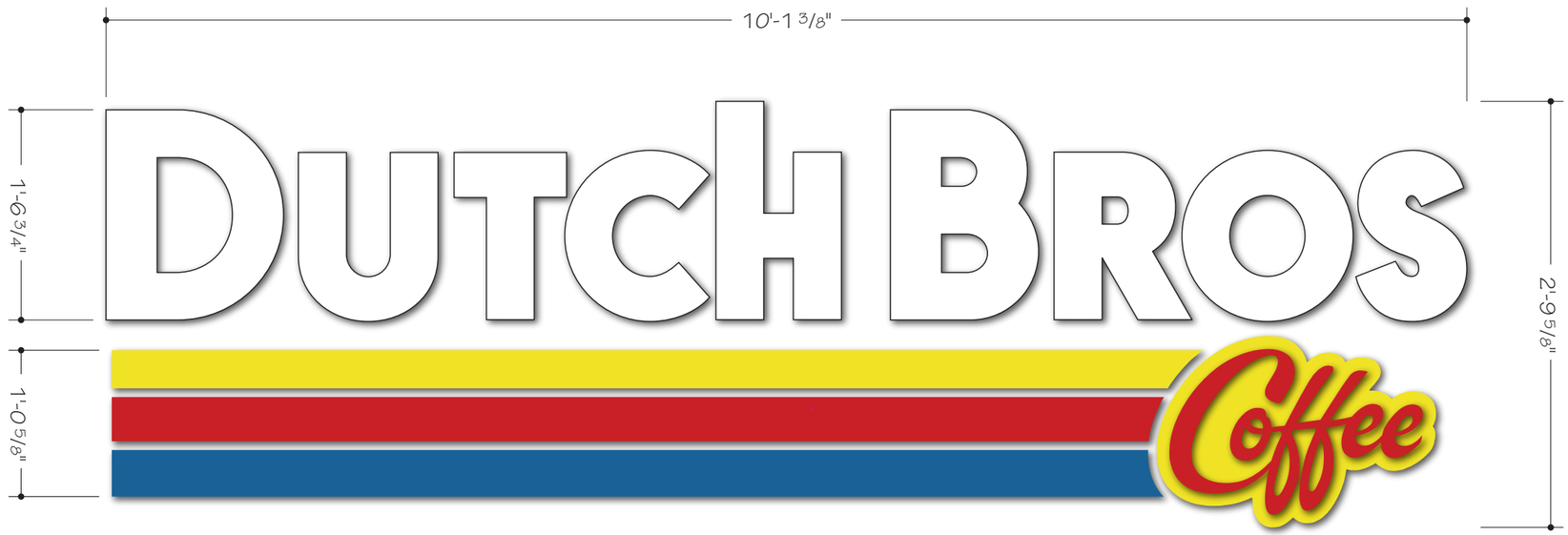


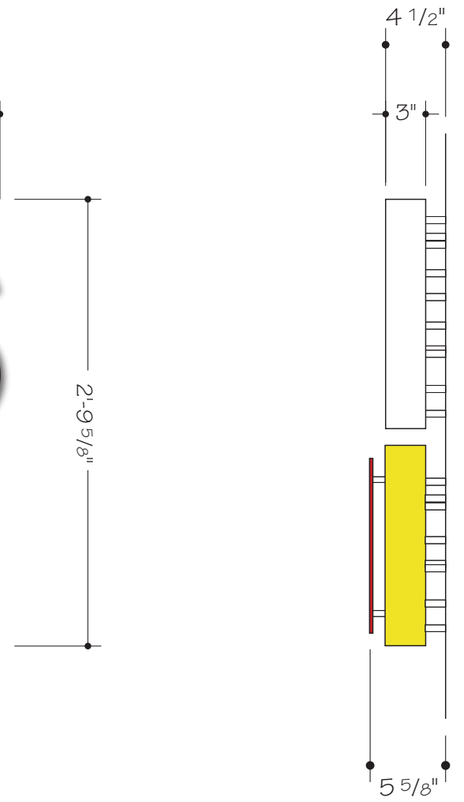

C
L
DUTCH BROS
C
L
9930
14'-0"
N-02
DBCL10 @ 32.24SF
N-11
DB BUILDING ADDRESS
LETTERS (FCO)


C L
C L
N-10
DB CLEARANCE
N-04
DBW-13 @ 18.44SF




Wall-mounted Menu Boards must be installed a minimum of 1 " off the window
N-05
DBMENU-WM-SF





Side View

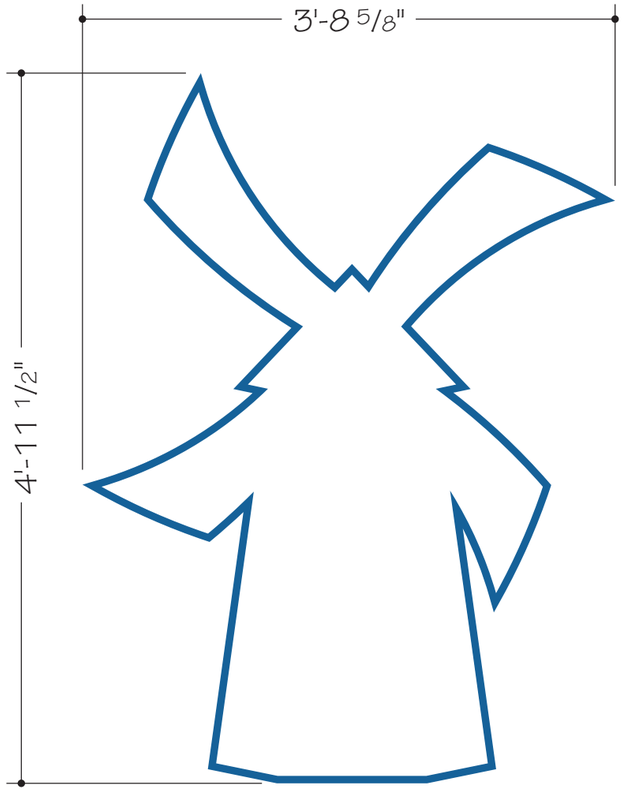
- Halo-Illuminated channel letters painted to match Pantone 7691 C "Intense Blue"
- Letters: Aluminum faces painted to match Pantone 7691 C “Intense Blue”
- Coffee Logo: Aluminum Faces painted to match w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED Halo illumination

COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE

NOTE: GC is responsible for providing power for all building signs.
MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.

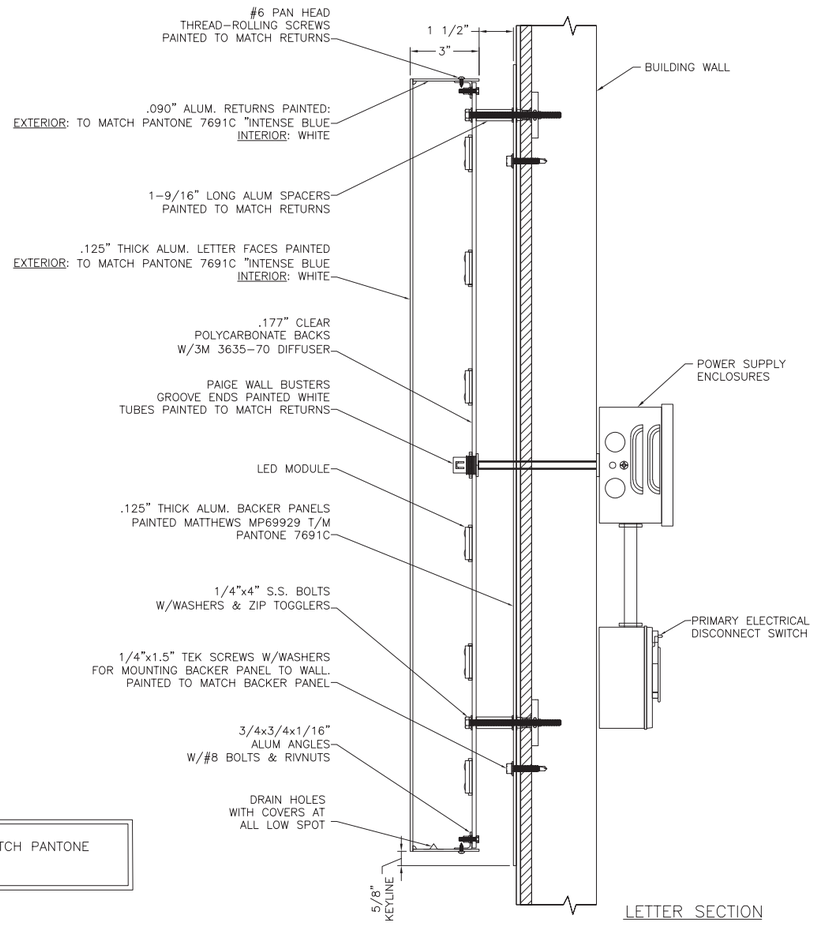
DUTCH BROS
9930 Johnstown Rd, New Albany, Ohio, 43054



DBW-13 HALO WINDMILL **18.4 Sq. Ft**



Side View



NOTE:
FACE AND RETURN TO MATCH PANTONE 7691C "INTENSE BLUE"

- Halo-Illuminated Logo painted to match pantone 7691 C "Intense Blue"
- Aluminum Faces ted to match pantone 7691 C "Intense Blue"
- LED illumination

COLOR CODE

230-127 INTENSE BLUE PSV

NOTE: GC is responsible for providing power for all building signs.
MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
November 16, 2026 Meeting

HUNTINGTON NATIONAL BANK DRIVE-THROUGH
CONDITIONAL USE

LOCATION:	Generally located at the southwest corner of Johnstown Road (US-62) and Woodcrest Way (PID: 222-005260)
APPLICANT:	Allegro Civil Engineers c/o Carter Sandstrom
REQUEST:	Conditional Use
ZONING:	Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8d
STRATEGIC PLAN:	Retail
APPLICATION:	CU-26-0002

Review based on application materials received October 12, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval for the conditional use of three drive-through lanes to be developed as part of a proposed Huntington National Bank financial institution. The proposal includes one ATM and two VATs (Vacuum Air Tubes), each of which has its own designated lane. Subarea 8d of the Canini Trust Corp. I-PUD zoning text allows the permitted uses of C.O. 1149.02, the C-2 General Business (Commercial) District, which includes financial institutions. Drive-through facilities associated with a permitted use are conditional uses.

The applicant is required to return to the Planning Commission at a later date for review and approval of a final development plan application. Architecture, landscaping, ATM/VAT design, and other details will be evaluated under the future final development plan application.

Huntington National Bank received approval by the Planning Commission for a conditional use permit at this location on May 19, 2025 (CU-28-2025). The applicant has revised the site plan and seeks approval for the updated proposal. The primary modification involves relocating the drive-through lanes from the west (side) elevation to the south (rear) elevation. This has allowed some parking spaces to be relocated from the front elevation along Johnstown Road to the west (side) elevation, and for the building to be moved slightly forward to be more aligned with the neighboring properties' buildings.

II. SITE DESCRIPTION & USE

The 1.10-acre site is generally located at the southwest corner of Johnstown Road and Woodcrest Way within the Canini Trust Corp. Existing surrounding uses include a Hampton Inn & Suites hotel to the south, a Moo Moo car wash to the west, La Petite Academy of New Albany to the east, and low-density residential uses to the north. The property is surrounded on three sides by roads.

III. EVALUATION

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

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

- Drive-through facilities are identified as a conditional use to an associated permitted use in this zoning district.
- The Engage New Albany Strategic Plan identifies this area as the retail future land use area. The proposed use is appropriate based on its proximity to State Route 161, the New Albany Business Park, and the surrounding uses. The site is located within the Canini Trust Corp., which envisions this type of use.
- Codified Ordinances Section 1167.05(d)(5) requires a minimum of one parking space for each 200 square feet of gross floor area. The proposed building is 2,900 square feet in area, which requires a minimum of 14 parking spaces. The applicant meets this requirement with 19 parking spaces. The building area is slightly larger than the previously approved proposal, but the proposed number of parking spaces is the same.
- The minimum required number of drive-through stacking spaces is 25 percent of the total required parking spaces for the drive-through tenant space. Rounded up, there must be at least four stacking spaces for this development. The applicant meets this requirement by providing 12 stacking spaces, or four for each of the three lanes.
- The proposed building is surrounded by a parking lot, three drive-through lanes and internal drive aisles. The drive-through appears to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.
- The Canini Trust Corp. site has a strong internal roadway network that supports car-oriented developments. The lot is surrounded by roads on three sides: Woodcrest Way, a private drive, on the east (side) elevation and south (rear) elevation; and Johnstown Road, an arterial public road, on the north (front) elevation. There are numerous pedestrian connections through the site and to the surrounding leisure trails.

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

- The proposed use is harmonious with the existing and intended character of the general vicinity and will not change the essential character of the area. This area is zoned to allow retail and personal service uses, which often use drive-through facilities. Additionally, the Planning Commission has approved numerous drive-throughs in the area, including for Dutch Bros Coffee, Panda Express, Popeyes, Wendy's, Dairy Queen, Sheetz, Dunkin Donuts, and the financial institution Wright-Patt Credit Union. This subarea of the Canini Trust Corp. also contains other car-oriented businesses such as a Turkey Hill gas station and a Valvoline oil change service.
- The Engage New Albany Strategic Plan identifies this area as the retail future land use area. The proposed use is appropriate based on its proximity to State Route 161, the New Albany Business Park, and the surrounding uses. The site is located within the Canini Trust Corp., which envisions this type of use.

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

- A drive-through is compatible with permitted uses in its zoning district, and the use is not anticipated to cause excessive, noxious, or incompatible noise, glare, odor, light, fumes, or vibration on adjoining property.
- The city engineer does not have any concerns with the vehicular flow of the site.

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

- Essential public facilities and services are able to adequately serve the site.

(e) *The proposed use will not be detrimental to the economic welfare of the community.*
- The proposed use is not anticipated to be detrimental to the economic welfare of the city. The primary use, a financial institution, would create new jobs that generate income taxes and provide amenities for the city. The conditional use, a drive-through, will allow further convenience for customers of the bank to conduct business.

(f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- A drive-through is compatible with permitted uses in its zoning district, and the use is not anticipated to cause excessive, noxious, or incompatible noise, glare, odor, light, fumes, or vibration on adjoining property.
- The Canini Trust Corp. is currently served by many drive-through facilities due to being an automobile-oriented area of the city, located in proximity to State Route 161. Johnstown Road is currently heavily traveled, and it is reasonable to assume that this development will be frequently visited and serve as an important asset to those in the surrounding area.

(g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
- There is no direct vehicular site access from the public road (Johnstown Road). Traffic interference is mitigated by directing traffic through the private road (Woodcrest Way) to access the internal commercial sites in the area.
- The building is surrounded by the parking lot and internal drive aisles. The proposed drive-through lanes appear to be properly designed on the site so that the drive through traffic does not interfere with the traffic circulation on or outside of the site. The city engineer has no concerns with the flow of traffic.

IV. SUMMARY

The overall proposal is consistent with the code requirements for conditional uses. The proposed use is appropriate for the site based on the current zoning and the Engage New Albany Strategic Plan land use recommendations. Retail has historically been approached in a thoughtful and prescribed way that promotes a planned amount of land being dedicated to this use. Due to the proximity of this site to State Route 161, the drive-through is appropriate in this location.

The proposed use will not change the character of the U.S. Route 62 corridor as there are existing developments with drive-through facilities within the Canini Trust Corp.

The drive-through lanes are appropriately located. The travel pattern appears to be appropriately designed so as to not interfere with traffic circulation on or outside of the site.

V. ACTION

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

Move to approve application CU-26-0002 with the following conditions:

1. The conditional use permit will become void if a different kind of business, other than a bank, occupies this tenant space.

Approximate site location:



Source: Nearmap

CHICAGO
4322 N. LINCOLN AVENUE
SUITE A
CHICAGO, IL 60618
872.270.3682

COLUMBUS
620 E. BROAD STREET
SUITE K
COLUMBUS, OH 43215

Required Items

To: **Ms. Sierra Saumenig, AICP**
City of New Albany
7815 Walton Parkway
New Albany, OH 43054
[redacted]

From: Carter Sandstrom, Allegro Civil Engineers, PC

CC:

Date: 10/8/2026

Re: Conditional Use Permit: Required Items – 10014 Johnstown Road

---

Legal Description (per Franklin County Auditor)

JOHNSTOWN RD

R16 T2 1/4T1

2.204 ACRES

Existing Use

The subject property is currently vacant and undeveloped.

Zoning District

IPUD – Infill Planned Unit Development

Description of Proposed Conditional Use

Huntington National Bank is proposing to construct a 2,900 square foot financial institution with 3 associated drive-throughs (1 ATM & 2 VAT). A Conditional Use Permit is required due to the proposed drive-through use.

Narrative Statement

The proposed financial institution with associated drive throughs will not create adverse effects from noise, glare, light, fumes or vibration on surrounding properties. The surrounding properties to the northeast, southeast, and southwest are zoned IPUD and are commercial in nature with La Petite Academy of New Albany to the northeast, a Hampton Inn & Suites to the southeast and a Moo Moo's Carwash to the southwest. The neighboring properties north of Johnstown Road are zoned OCD Office Campus District and R-1 Residential Estate District and are residential in nature. With the proposed landscaping along Johnstown Road and the proposed setback of the building, the neighboring residential properties will have a buffer from any potential noise, glare or general disturbance caused by the operation of the proposed bank or its drive-through services. Also, with the proposed direction of internal traffic, the cars using the drive through will face away from the residential dwellings along

Johnstown Road, thus eliminating the nuisance of car headlights shining towards the residential dwellings.

Thank you for your assistance on this project,



Carter Sandstrom
Engineering Designer
Allegro Civil Engineers, PC
[redacted]

EXHIBIT A

Legal Description

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 23, Quarter Township 1, Township 2, Range 16, United States Military District, and being part of that 2.204 acre tract conveyed to Moo Moo New Albany Forest Drive LLC by deed of record in Instrument Number 202208260123673, said 2.204 acre tract including Lots 12, 13, and 14 of "Hugh Subdivision", of record in Plat Book 27, Page 56, and vacated in Miscellaneous Volume 169, Page 215, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a permanent marker set at the intersection of the Northeasterly right- of-way line of Forest Drive (width varies), as dedicated in Plat Book 112, Page 40, with the Southeasterly right-of-way of that portion of Johnstown Road (U.S. 62, width varies) dedicated in Plat Book 27, Page 56, being in a northwesterly line of said 2.204 acre tract;

Thence North 60° 11' 45" East, with the Southeasterly right-of-way line of said Johnstown Road, the Northwesterly line of said 2.204 acre tract, a distance of 128.92 feet to an iron pin set at a point of curvature, being the TRUE POINT OF BEGINNING;

Thence with said Southeasterly right-of-way line, the Northwesterly line of said 2.204 acre tract, with the arc of a curve to the left, having a central angle of 07° 32' 00", a radius of 1005.37 feet, an arc length of 132.19 feet, a chord bearing of North 56° 25' 45" East and chord distance of 132.09 feet to an iron pin set at a point of tangency;

Thence North 52° 39' 45" East, with said Southeasterly right-of-way line, the Northwesterly line of said 2.204 acre tract, a distance of 36.23 feet to an iron pin set at the Northerly corner of said 2.204 acre tract, the Westerly corner of that 2.155 acre tract conveyed to Ronald P. Davis, SBR Enterprises, LLC and Kent A. Miller by deed of record in Instrument Number 202201040002155;

Thence South 32° 00' 00" East, with the Northeasterly line of said 2.204 acre tract, the Southwesterly line of said 2.155 acre tract, a distance of 288.57 feet to an iron pin set at the Easterly corner of said 2.204 acre tract, the Southerly corner of said 2.155 acre tract and in the Northwesterly line of that 2.359 acre tract conveyed to Woodcrest New Albany LP by deed of record in Instrument Number 201403140031832;

Thence South 58° 00' 15" West, with the Southeasterly line of said 2.204 acre tract, the Northwesterly line of said 2.359 acre tract, a distance of 168.11 feet to a magnetic nail set;

Thence North 32° 00' 00" West, across said 2.204 acre tract, a distance of 281.57 feet to the TRUE POINT OF BEGINNING, containing 1.092 acres, more or less.

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

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

The bearings shown hereon are based on South 31° 54' 38" East for the Southwesterly right-of- way line of Forest Drive, of record in Plat Book 112, Page 40, Recorder's Office, Franklin County, Ohio.

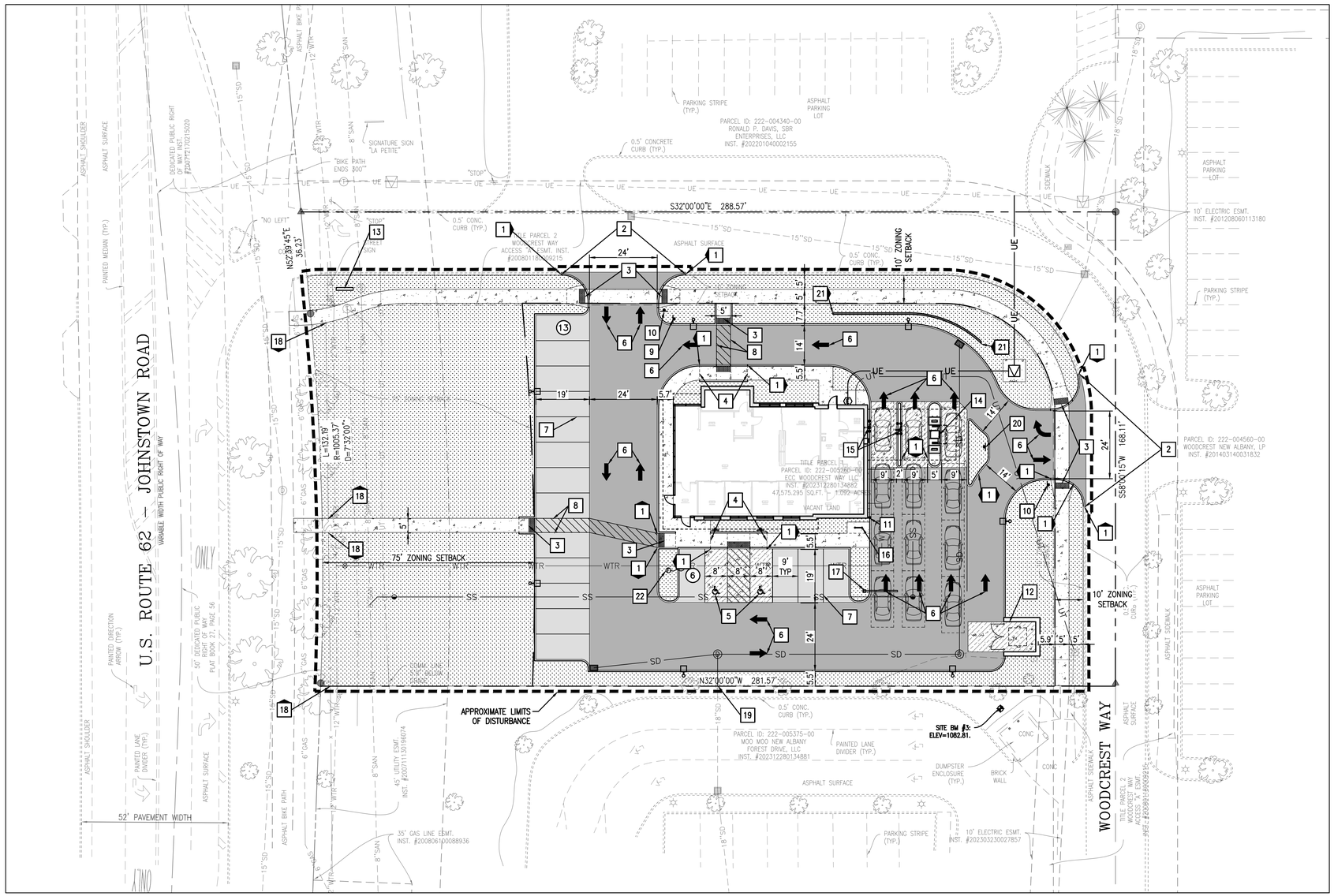
This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey completed in March 2020.

Property Address: 5150 Forest Drive, New Albany, Ohio

All of
(222)
005260

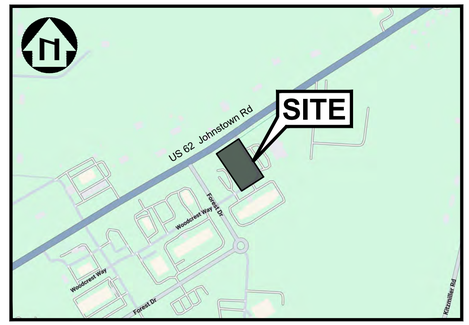
DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.
BY: MDB
DATE: 12/22/2025

FRANKLIN COUNTY ENGINEER



LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
1	1–FOOT CONTOUR	1
5	5–FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	G
	TREE/SHRUB	
	FENCE	x
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER VALVE	
	SEWER MANHOLE/CLEANOUT	S
D	STORM MANHOLE/CATCH BASIN/CURB INLET	D
E	ELECTRICAL METER/TRANSFORMER	
T	TELECOM MANHOLE/PEDESTAL	T TP
	LIGHT POLE	
G	GAS METER	
1	PARKING COUNT	
	STANDARD PCC PAVEMENT/SIDEWALK	
	HEAVY–DUTY PCC PAVEMENT	
	STANDARD AC PAVEMENT	
	HEAVY–DUTY STANDARD AC PAVEMENT	
	LANDSCAPE AREA SEE LANDSCAPE PLANS	



VICINITY MAP

NOT TO SCALE

SITE PLAN KEY NOTES

1. PROPOSED 6" TALL PCC BARRIER CURB.
2. PROPOSED COMMERCIAL DRIVEWAY ENTRANCE.
3. PROPOSED TYPE A1/A2 PERPENDICULAR ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER ODOT SCD NO. BP-7.1.
4. PROPOSED TYPE B2 PARALLEL ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER ODOT SCD NO. BP-7.1.
5. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND ADA SIGNAGE.
6. PROPOSED PAVEMENT DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP).
7. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS.
8. PROPOSED 4" WIDE CROSSWALK STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS.
9. PROPOSED "DO NOT ENTER" R5-1 SIGN PER MUTCD STANDARDS.
10. PROPOSED "STOP" R1-1 SIGN PER MUTCD STANDARDS.
11. PROPOSED BOLLARD.
12. PROPOSED WALLED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
13. PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL PLANS.
14. PROPOSED DRIVE-UP ATM LANE. SEE ARCHITECTURAL PLANS.
15. PROPOSED DRIVE-UP VAT LANE WITH PROTECTIVE BOLLARDS. SEE ARCHITECTURAL PLANS.
16. PROPOSED "U" BIKE RACK.
17. PROPOSED CLEARANCE BAR. SEE ARCHITECTURAL PLANS.
18. EXISTING WHITE FOUR-BOARD HORSE FENCE TO REMAIN.
19. STORMWATER DRAIN STUB IS TRIBUTARY TO THE SUBAREA 004 DETENTION BASIN (SHOPPES AT SMITH'S MALL). THE SUBAREA 004 DETENTION BASIN PROVIDES THE FULL DETENTION AND WATER QUALITY REQUIREMENTS FOR THIS PROJECT.
20. PROPOSED "RIGHT TURN ONLY" R3-5R SIGN PER MUTCD STANDARDS.
21. PROPOSED SCREENING PLANTINGS PER LANDSCAPING PLANS.
22. PROPOSED FLAGPOLE.

SHEET INDEX:

C1.0 SITE PLAN
A1.0 PRESENTATION ELEVATIONS
A1.1 PRESENTATION ELEVATIONS
L1.0 SITE LANDSCAPE PLAN
L1.1 BUILDING FOUNDATION LANDSCAPE PLAN

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEW ALBANY, FRANKLIN COUNTY, ODOT, AND OHIO STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SURVEY NOTES:

1. ALTA/NSPS LAND TITLE SURVEY PROVIDED BY AMERICAN NATIONAL INSURANCE CO., AND PERFORMED BY POWER OF DESIGN GROUP, LLC, DATED MARCH 25, 2025.
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST PROPERTY LINE OF INSTRUMENT #202312280134881 AND BEING THE REFERENCE LINE OF INSTRUMENT #202312280134882 BOTH IN THE OFFICE OF THE RECORDER OF FRANKLIN COUNTY, OHIO. HELD BEARING N60°11'45"E AND SHOWN AS "HELD BEARING".
3. SITE BENCHMARK #3: 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "POD TRAV". ELEV=1082.81.
4. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ALLEGRO
0 20 40
SCALE: 1"=20'

OHIO811.org Before You Dig

ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST OHIO ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

UTILITY NOTES:

1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SITE INFORMATION:

APN: 222-005260-00
ZONING: IPUD – INFILL PLANNED UNIT DEVELOPMENT
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM MAP NO: 39049C0208K, WITH AN EFFECTIVE DATE OF JUNE 27, 2008. ZONE X IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING"

SUMMARY:		
TOTAL PARCEL AREA	±47,575 SF (±1.092 ACRES)	
TOTAL DISTURBED AREA	±38,979 SF (±0.895 ACRES)	
BUILDING FOOTPRINT	±2,900 SF	
DISTURBED AREA SUMMARY:	**EXISTING**	**PROPOSED**
IMPERVIOUS AREA	±92 SF	±23,060 SF
PERVIOUS AREA	±38,887 SF	±15,919 SF
CHANGE IN IMPERVIOUS AREA		±22,968 SF INCREASE
IMPERVIOUS AREA PERMITTED:	35,681 SF (75% OF PARCEL)	
IMPERVIOUS AREA PROPOSED:	31,656 SF (67% OF PARCEL)	
SETBACKS:	**LANDSCAPE**	**BUILDING**
FRONT (NW/U.S. RTE 62)	75'	75'
SIDE (NE & SE/WOODCREST WAY)	10' (FROM CURB FACE)	10' (FROM CURB FACE)
REAR (SW)	0'	0'
PARKING SUMMARY:	**PROVIDED**	**REQUIRED**
STANDARD STALLS (9'x19')	17	14
ADA STALLS (8'x19')	2	1
TOTAL	19	15 (1/200 SF)
BICYCLE	2	2 (1/2,500 SF)

PARKING AND LOADING NOTE:

1. THE CITY OF NEW ALBANY REQUIRES ONE (1) 30'X12' LOADING SPACE BE PROVIDED FOR COMMERCIAL DEVELOPMENTS BETWEEN 2,501 AND 10,000 SF GFA. IT WILL BE REQUESTED THAT THIS REQUIREMENT BE WAIVED BY THE CITY OF NEW ALBANY.

vocon.

cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

chicago.
730 North Franklin Street, Suite 500
Chicago, IL 60654

vocon.partners LLC

PROVIDED BY:

ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60625
(872) 270-3682

PROFESSIONAL SEAL:

PROPOSED IMPROVEMENTS FOR:

HUNTINGTON NATIONAL BANK NEW ALBANY

10014 JOHNSTOWN RD
NEW ALBANY,
OH 43054

JOB NUMBER: 2025-007-001

DRAWING RELEASE:

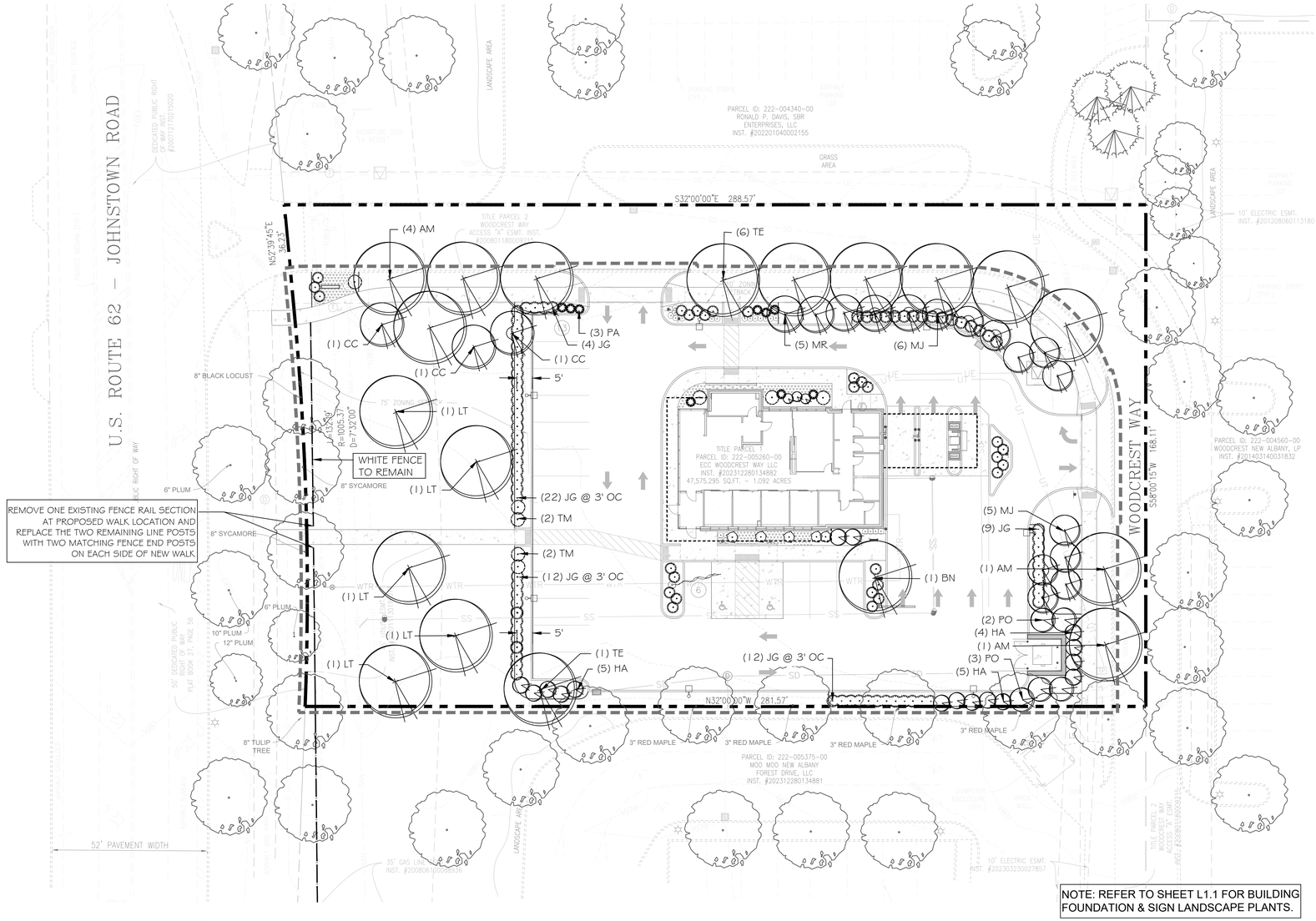
No.	Date	Description
1	04/08/2025	CONCEPT PLAN 1
2	09/24/2026	CONCEPT PLAN 2
3	10/09/2026	CUP APPLICATION

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.0



NOTE: REFER TO SHEET L1.1 FOR BUILDING FOUNDATION & SIGN LANDSCAPE PLANTS.

alleGRO
0 20 40
SCALE: 1"=20'

PLANT MATERIALS LIST

KEY	QTY.	PLANT NAME	MIN. INSTALLED SIZE	MATURE HEIGHT/ SPREAD
		SHADE TREES		
AM	6	STATE STREET MAPLE - Acer miyabei 'Morton'	3" cal., B/B 6' Clear Trunk	50/ 35'
BN	1	HERITAGE RIVER BIRCH - Betula nigra 'Cully'	12' ht. 3-Stem B/B	50/ 40'
LT	5	TULIP TREE - Liriodendron tulipifera	3" cal., B/B	70/ 40'
TE	7	REDMOND LINDEN - Tilia euchlora 'Redmond'	3" cal., B/B 6' Clear Trunk	45/ 35'
		ORNAMENTAL TREES		
CC	3	RED BUD - Cercis canadensis	2" cal., B/B Single stem	45/ 35'
MJ	11	MARILEE CRABAPPLE - Malus 'Jarmin'	1-1/2" cal., B/B	25/ 10'
MR	5	ROYAL RAINDROPS CRABAPPLE - Malus x 'JFS-KW5'	1-1/2" cal., B/B	20/ 15'
		SHRUBS & GRASSES		
JG	59	GREY OWL JUNIPER - Juniperus chinensis 'Grey Owl'	24" ht. B/B or cont.	3/ 6'
HA	10	ANNABELLE HYDRANGEA - Hydrangea arborescens 'Annabelle'	24" spread B/B or cont.	5/ 5'
PA	3	DWARF FOUNTAIN GRASS - Pennisetum alopecuroides 'Hameln'	# 3 cont.	3/ 2'
PO	5	DIABOLO NINEBARK - Physocarpus opulifolius* 'Monlo'	48" ht. B/B or cont.	8/ 8'
TM	4	EVERLOW YEW - Taxus x media 'Everlow'	24" spread B/B	18/ 5'

OHIO811.org Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

CANINI-TRUST CORP. SUBAREA 8d LANDSCAPE CODE DATA

BUFFERING, LANDSCAPING, OPEN SPACE AND SCREENING COMMITMENTS:

1. STREET TREES: DECIDUOUS STREET TREES EXIST ALONG U.S. ROUTE 62/JOHNSTOWN ROAD TO REMAIN.
2. FENCING: A FOUR-BOARD WHITE HORSE FENCE SHALL REMAIN ALONG U.S. ROUTE 62/JOHNSTOWN ROAD EXCEPT WHERE VEHICULAR OR PEDESTRIAN ACCESS POINTS ARE PROVIDED.
3. SCREENING OF PARKING: ANY SURFACE PARKING AREAS ADJACENT TO U.S ROUTE 62/JOHNSTOWN ROAD SHALL BE SCREENED FROM THE RIGHTS-OF-WAY WITH A MINIMUM OF A 30-INCH TALL CONTINUOUS PLANTING HEDGE. *MEETS REQUIREMENT AS PROPOSED*
4. PERIMETER LANDSCAPE REQUIREMENTS: THROUGHOUT THE SETBACK AREAS ALONG JOHNSTOWN ROAD (U.S. ROUTE 62) AND WOODCREST WAY THERE SHALL BE A MINIMUM OF EIGHT DECIDUOUS SHADE TREES OR ORNAMENTAL TREES PER 100 LINEAL FEET.

JOHNSTOWN ROAD (U.S. ROUTE 62) 132.19 LF/100 = 1.68 X 8 = 13.47 OR 14 TREES REQUIRED
10 EXISTING TREES
5 PROPOSED TREES
15 TREES AS PROPOSED

WOODCREST WAY 400± LF AT CURB/ 100 = 4 X 8 = 32 TREES REQUIRED *32 TREES AS PROPOSED*

LANDSCAPE CODE DATA

PARKING LOT LANDSCAPING:

1. PARKING LOT ISLANDS. FOR EACH ONE HUNDRED (100) SQUARE FEET, OR FRACTION THEREOF, OF PARKING AREA, A MINIMUM TOTAL OF FIVE (5) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED. PARKING AREA (VEHICLE USE AREA) 14,715±SF/ 100 = 147.15 X 5 = 735 SF REQUIRED *1700± SF AS SHOWN*
2. PARKING AREAS SHOULD CONTAIN A MINIMUM OF ONE DECIDUOUS CANOPY TREE FOR EVERY TEN (10) PARKING SPACES. 18 SPACES/10 = 1.8 OR 2 TREES REQUIRED *2 TREES AS SHOWN*

GENERAL LANDSCAPE NOTES:

LANDSCAPE CONTRACTOR SHALL ARRANGE FOR AN ONSITE PRE-CONSTRUCTION MEETING WITH ANDREW WALTHER (614-956-1142). WHICH IS REQUIRED PRIOR TO ANY ON-SITE WORK.

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. THE PLANTING OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE OHIO NURSERY AND LANDSCAPE ASSOCIATION, THE OHIO SOCIETY OF LANDSCAPE DESIGNERS AND THE OHIO CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT INSTALLATION SEQUENCE WITH IRRIGATION CONTRACTOR.
11. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECTS REPRESENTATIVE BEFORE ADJUSTMENTS ARE MADE.
12. ALL PLANTS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
13. MULCH SHRUBS WITH MIN. 3" HARDWOOD MULCH AS DESIGNATED ON THE DRAWING. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS. VERIFY LOCATIONS WITH PROJECT MANAGER.
14. ALL BED EDGES SHALL BE SPADE-CUT AND CLOSELY ALIGN AS POSSIBLE WITH EDGES AS SHOWN ON DRAWING. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVED SURFACES.
15. SOD ALL LAWN DISTURBED AREAS WITHIN PROJECT LIMITS AS NOTED ON CIVIL DRAWINGS; INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND *VERIFY EXTENT* WITH PROJECT ARCHITECT'S REPRESENTATIVE.
16. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL NEW PLANTS, NEW LAWN AREAS AND NEW PLANT BEDS FOR A MIN. OF 30 DAYS AFTER ACCEPTANCE OF THE WORK BY THE PROJECT ARCHITECTS REPRESENTATIVE. THIS SHALL INCLUDE REGULAR WATERING, WEEDING AND MOWING.
17. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

DESIGN-BUILD IRRIGATION REQUIREMENTS:

1. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING EXISTING IRRIGATION SYSTEM & SHALL MODIFY, REPAIR OR INSTALL NEW IRRIGATION EQUIPMENT TO MATCH THE EXISTING IRRIGATION EQUIPMENT.
2. THE IRRIGATION CONTRACTOR SHALL DESIGN, FURNISH AND INSTALL AN UNDERGROUND IRRIGATION SYSTEM INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR A COMPLETE AND OPERABLE SYSTEM. SHRUB BEDS AND LAWN AREAS MUST BE ON SEPARATE ZONES PROVIDING A MINIMUM OF 95% COVERAGE. VERIFY EXTENT OF IRRIGATION WITH PROJECT MANAGER.
3. IRRIGATION CONTRACTOR SHALL VERIFY CONTROLLER LOCATIONS WITH PROJECT MANAGER.
4. THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR THE EXCAVATION AND BACK FILL FOR THE SYSTEM INSTALLATION; INCLUDING ANY SETTLING THAT MAY OCCUR.
5. THE IRRIGATION CONTRACTOR SHALL FURNISH AN AS-BUILT DRAWING TO THE OWNER UPON COMPLETION AND ACCEPTANCE OF THE WORK.
6. RELATED WORK BY OTHERS: THE FOLLOWING ITEMS ARE TO BE FURNISHED AND INSTALLED BY OTHERS. VERIFY WITH THE GENERAL CONTRACTOR.
   - ELECTRICAL STUB OUT FOR CONTROLLER BY ELECTRICAL CONTRACTOR.
   - WATER TAP AND STUB OUT BY PLUMBING CONTRACTOR.
   - IRRIGATION CONTRACTOR TO DETERMINE LOCATIONS FOR PROPOSED SLEEVES UNDER PAVEMENTS. SLEEVES SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
ysdesign830@outlook.com
LICENSED IN: OH, KY, PA, IN, IL, MO, MI, VA, TX, OK, KS, AZ, CO, NM & UT

vocon.
cleveland.
3142 Prospect Avenue
Cleveland, OH 44115
new york.
530 5th Avenue, 16th Floor
New York City, NY 10036
los angeles.
555 West 5th Street, 35th Floor
Los Angeles, CA 90013
vocon.partners LLC

PROVIDED BY:

ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60625
(872) 270-3682

PROFESSIONAL SEAL:

STATE OF OHIO ROGER E. BEAL REGISTERED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

NAME: ROGER E. BEAL
REGISTRATION NO: LA 8100433

PROPOSED IMPROVEMENTS FOR:

HUNTINGTON NATIONAL BANK NEW ALBANY

10014 JOHNSTOWN RD
NEW ALBANY,
OH 43054

JOB NUMBER: 2025-007-001

DRAWING RELEASE:

No.	Date	Description
1	04/08/2025	CONCEPT PLAN 1
2	09/24/2026	CONCEPT PLAN 2
3	10/09/2026	CUP APPLICATION

SHEET TITLE:

SITE LANDSCAPE PLAN

SHEET NUMBER:

L1.0

NEW ALBANY
COMMUNITY CONNECTS US

To: Planning Commission

From: City Staff

Re: Public fleet facility as a permitted use to the Codified Ordinances

Date: November 16, 2026

Requested Action
Staff requests that the Planning Commission make a recommendation of the proposed code amendment to City Council.

Background
The code amendment was presented at the October 19, 2026, Planning Commission meeting. During the discussion, concerns were raised regarding the use of the term "institutional." In response to these concerns, staff has removed the term "institutional" and revised the language to "public fleet facility," which is defined as a public school district facility, public agency facility, or other tax-exempt governmental use. Additionally, the proposed code amendment now states that electric vehicle charging equipment and related infrastructure serving vehicles associated with the public use are permitted as an accessory use to a public fleet facility.

Enclosed are the proposed codified ordinance modifications to chapter 1153.02 "Permitted and Conditional Activities" and chapter 1153.03 "Activity Categories for Industrial and General Employment Districts." Staff is requesting to add "public fleet facilities" as a permitted use within the Limited Industrial and General Employment zoning districts. This use would permit the parking and storage of buses, maintenance vehicles, and other service vehicles that provide services directly serving and benefiting a public use. Buildings and other structures associated with, and necessary to support, the fleet facility would also be permitted.

The reasoning for this text amendment is that the city's strategic plan does not establish a defined land use category for governmental or public uses, nor does it provide development standards to guide the location of such facilities. As such, these uses are intended to be integrated into the community. Fleet facilities typically require characteristics consistent with industrial and employment-oriented districts, including outdoor storage and vehicle staging areas, maintenance bays, fueling infrastructure, and access suited to larger vehicles. The Limited Industrial and General Employment districts already accommodate uses with similar operational characteristics

(e.g., vehicle service, warehousing, and light fleet operations), making them functionally compatible locations for a public fleet facility.

Recommendation
Below is the language recommended to be included in the Codified Ordinances:

1153.02 PERMITTED AND CONDITIONAL ACTIVITIES.

Permitted and conditional activities in each district are as shown on the following table. Descriptions and characteristics of activity categories listed are contained in Section 1153.03.

Activity	LI Zoning District	GE Zoning District
• Off-Premises Signs	P	P
• Sexually Oriented Businesses	N	P
• Religious exercise facilities and related uses	P	P
• Car fleet and truck fleet parking	C	C
• Public fleet facility	P	P
• Park-and-Ride Facility	P	P
• Limited Educational Institutions	N	C
P = Permitted Activity		
C = Conditional Activity		
N = Not Permitted or Conditional		

1153.03 ACTIVITY CATEGORIES FOR INDUSTRIAL AND GENERAL EMPLOYMENT DISTRICTS.

(6) Public fleet facility. Shall only be used to park buses, maintenance vehicles, or service vehicles providing services directly to and for the benefit of a public use, as set forth herein. Buildings and other structures associated with and necessary to support the permitted public fleet facility are also permitted, provided such buildings and structures are used solely in connection with the public use and comply with all applicable zoning and development standards. Electric vehicle charging equipment and related infrastructure serving vehicles associated with the public use are permitted as an accessory use to a public fleet facility.

A. Characteristics. Public fleet parking is permitted only when used in conjunction with a public use. "Public use" means a public school district facility, public agency facility, or other tax-exempt governmental use. Unlike fleet parking under Subsection (5), public fleet parking need not be located on a parcel contiguous to the public use it serves. Buildings and structures associated with the public fleet facility may include, but are not limited to, buildings used for fleet operations, administrative functions, storage, and routine maintenance of the institution's own fleet. The public fleet parking parcel cannot be used as a junkyard, salvage yard, impound lot, or similar facility, or for vehicle repair or service beyond routine maintenance (e.g., fueling, washing, minor upkeep) of the institution's own fleet.

B. Location. Public fleet parking is not required to be located on a parcel contiguous to the parcel containing the public use it serves, provided all other requirements of this section are met. The maximum lot acreage shall be no more than 25 acres.

C. Eligibility. An applicant for public fleet parking shall demonstrate to the Zoning Administrator, as part of zoning certificate review, that:

1. The use qualifies as a public use under Subsection A above; and
2. The fleet parking serves only vehicles owned or operated by that public use in direct furtherance of its public service function.

D. Setbacks. Public fleet parking and buildings shall be set back from the public right-of-way at least forty (40) feet, and at least twenty-five feet from other boundaries.

E. Landscaping**.** Landscaping shall be provided in accordance with the standards set forth in Subsection E.2 (Truck fleet parking) of this section, subject to the approval of the City Landscape Architect or designee.

Conclusion

Adding public fleet facility as a permitted use in the Limited Industrial and General Employment districts addresses a gap in the current code. These facilities have operational characteristics that are consistent with the existing development patterns and comparable uses within these districts. The proposed standards limit the use to vehicles serving a public use, establish a maximum lot size of 25 acres, require a 40-foot setback, apply applicable truck fleet landscaping requirements, and prohibit junkyards, salvage, impound, and non-routine repair activities. Collectively, these standards provide appropriate safeguards for surrounding properties while establishing a clear path for public users to locate and operate fleet facilities.

Please contact city staff if you have any questions.

CHAPTER 1153 LI LIMITED INDUSTRIAL AND GE GENERAL EMPLOYMENT DISTRICTS[1]

1153.01 PURPOSE.

(a) These regulations are established to provide for a range of industrial and other employment-generating activity, while protecting the health, safety and welfare of the users of the district and residents of the City. Two (2) separate industrial districts are established.

(1) LI - Limited Industrial District. This district provides areas where most industrial and industrial related activities may locate. Retail activities are limited and residential uses are prohibited. The district is intended for areas which are primarily undeveloped, having larger lots and irregular block patterns.

(2) GE - General Employment District. This district provides areas for a wider range of employment opportunities. The district allows for a more restricted range of industrial activities, but a wider range of office, business and retail uses. As with the LI District, this district is intended for areas which are primarily undeveloped.

(b) Nothing in this Chapter shall limit the authority of City Council to also adopt a limited overlay district in the LI - Limited Industrial or GE - General Employment District as provided in Chapter 1160.

(Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-07-2015. Passed 3-3-15; Ord. O-37-2025. Passed 9-16-25.)

1153.02 PERMITTED AND CONDITIONAL ACTIVITIES.

Permitted and conditional activities in each district are as shown on the following table. Descriptions and characteristics of activity categories listed are contained in Section 1153.03.

Activity	**District**	
	LI	**GE**
Industrial Categories		
• Industrial Product Sales	P	C
• Industrial Service	P	C
• Industrial Manufacturing and Assembly	C	C
• Manufacturing and Production	P	P
• Warehouse and Distribution	P	P
• Research and Production	P	P
• General Office Activities & Data Centers	C	P
• Personal Service	C	P
• Retail Product Sales and Service	C	P
• Vehicle Service	P	P
Other Activities		
• Radio/Television Broadcast Facility	P	C

[1]Cross reference(s)—Districts established - see P. & Z. Ch. 1125;
Noxious or offensive odors - see GEN. OFF. 521.09

• Off-Premises Signs	P	P
• Sexually Oriented Businesses	N	P
• Religious exercise facilities and related uses	P	P
• Car fleet and truck fleet parking	C	C
• Public fleet facility	P	P
• Park-and-Ride Facility	P	P
• Limited Educational Institutions	N	C
P = Permitted Activity		
C = Conditional Activity		
N = Not Permitted or Conditional		

(Ord. 36-2003. Passed 1-13-04; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-15-2013. Passed 6-4-13; Ord. O-07-2015. Passed 3-3-15; Ord. O-16-2021. Passed 4-20-21; Ord. O-03-2022. Passed 3-1-22.)

1153.03 ACTIVITY CATEGORIES FOR INDUSTRIAL AND GENERAL EMPLOYMENT DISTRICTS.

(a) Industrial and General Employment Categories.

(1) Industrial product sales.

A. Characteristics. Firms are involved in the sale, rent or lease of products generally intended for industrial or commercial users. Sales may be wholesale or retail. Emphasis is on on-site sales or order taking and may include display areas. Products may be delivered to the customer.

B. Accessory activities. Accessory activities may include administrative offices, product repair, and warehouses.

C. Examples. Industrial product sales activities may include: sale of machinery, and equipment, special trade tools, electrical supplies, janitorial supplies, restaurant equipment, office furniture, and store fixtures. Industrial product sales also include industrial equipment and vehicle rentals.

D. Exceptions. Firms that primarily engage in retail sales to the general public are classified as retail product, sales and service.

(2) Industrial service.

A. Characteristics. Firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment or products. Few customers especially the general public, come to the site.

B. Accessory activities. Accessory activities may include administrative offices.

C. Examples. Industrial service activities may include welding shops; machine shops; tool and appliance repair; electric motor repair, truck and large equipment repair, storage and salvage; headquarters for building, heating, plumbing, or electrical contractors; printing, publishing and blueprinting; janitorial and building maintenance services; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.

(3) Industrial manufacturing and assembly.

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

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

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

(4) Manufacturing and production.

A. Characteristics. Firms are involved in the manufacturing, processing, packaging, or assembly of goods or materials using clean or advanced automated or semi-automated technology. Raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site. Relatively few customers come to the manufacturing site.

B. Accessory activities. Accessory activities may include administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, caretaker's quarters, scientific research facilities, and medical and dental laboratories. Retail outlet as an accessory to manufacturing plants shall be treated as retail product sales and service.

C. Exceptions. Manufacturing of goods to be sold primarily on-site and to the general public are classified in the retail product sales and service category. Manufacturing of products related to research activities under Section 1153.03(a)(5).

(5) Warehouse and distribution.

A. Characteristics. Firms are involved in the movement, storage and/or sales of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer. The category includes wholesale sales which are not open to the general public and where on-site sales are low.

B. Accessory activities. Accessory activities may include administrative offices, truck fleet parking and maintenance areas, repackaging of goods, and showrooms or display areas, but generally not for direct sale.

C. Examples. Warehouse and distribution firms may include warehouse used by retail stores such as furniture and appliance stores; food and hardware distributors; household moving and general freight storage; distribution of industrial items; building materials, plumbing and electrical distributors; truck terminals; parcel services; major post offices; mail order houses; and public mini-warehouses.

(6) Research and production.

A. Characteristics. Firms engaged in research, synthesis, analysis, development and testing laboratories, including the fabrication, assembly, mixing and preparation of equipment, materials (raw and processed) and components incidental or convenient or necessary to the conduct of such activities. The category also includes production facilities that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. Such production facilities may produce commercial quantities of products intended for wholesale sales and distribution. An allowed use in this district shall operate entirely within an enclosed structure, emitting no vibrations, dust, smoke, noxious gas, odor or toxic fumes. Noise shall not be emitted past the property limits, if such sound levels exceed typical traffic background noise.

B. Accessory activities. Accessory activities may include administrative and executive offices for personnel engaged in general administrative, supervisory, purchasing, accounting and other functions related to office operations.

C. Examples. Firms engaged in pharmaceutical, food science, life science, medical, research, production, development, clinical testing facilities, synthesis, analysis, development, pharmaceutical compounding and testing laboratories; technology and biotechnology firms.

D. HVAC equipment, emergency power systems and similar operating equipment shall be screened from public rights-of-way and residential districts in accordance with Chapter 1171 of these Codified Ordinances.

(b) Sales and Service Categories.

(1) General office activities and data centers.

A. Characteristics. Firms where activities are conducted in an office setting and generally focus on business or personal services. If the office activity is part of a larger firm, it does not need to be on the same site as the primary activity. Most people coming to the site are employees.

B. Accessory activities. Accessory uses may include: cafeterias, health facilities, or other amenities primarily for the use of employees in the firm or building.

C. Examples. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as brokerage houses, lenders, or realtors; data-processing; sales offices; industrial or commercial company headquarters when not adjacent with other portions of the firm; and government offices.

(2) Personal service.

A. Characteristics. These establishments provide on-site personal services or entertainment to the general public or business person.

B. Accessory activities. Accessory uses may include administrative offices, product sales and laboratories.

C. Examples. Examples include barbers, hair salons and personal care services; banks, savings and loans, and credit unions; continuous entertainment activities such as arcades, bowling alleys, ice rinks libraries, and museums; cafes, restaurants, bars, and taverns, day care facilities; laundromats; business and trade schools; dance and martial arts schools; health clubs, gyms, racquet centers, membership clubs, and lodges; medical related offices such as doctors, dentists, optometrist and veterinarians; public service agencies such as employment offices, social service agencies, and permit issuing offices.

(3) Retail product sales and service.

A. Characteristics. Firms are involved in the sale, lease or rent of used products or goods to the general public and/or provide on-site product repair or services for consumer and business goods. Goods are displayed and sold on-site, and use or consumption is primarily off-site. Goods are generally taken off-site by the customer at the time of sale or may be delivered by the firm. For items being serviced, customers generally deliver and pick up the items and spend little time at the site.

B. Accessory activities. Accessory uses may include: offices, storage and display of goods.

C. Examples. Examples include stores selling apparel, housewares, furniture, hardware, auto parts, flowers, personal care items, sporting goods, office products and machines, and computers; food, produce or meat markets; delicatessens and caterers; tool rental and household moving centers; sales of cars, motorcycles, boats, and recreational vehicles; repair of TVs, appliances, shoes, precision instruments, and business machines; laundry or dry cleaning drop-off; on-site launderer;

photo drop-off; quick printing or reproducing; tailors; locksmiths; upholsterers; and furniture refinishing.

D. Exceptions.

1. Lumber yards and similar building material sales which sell primarily to contractors and do not have a retail orientation are classified in the industrial product sales category.

2. Repair and service of consumer vehicles is classified in the vehicle service category. Repair of motor vehicles in conjunction with vehicle sale is classified in the vehicle service category.

3. Repair and service of industrial vehicles and equipment is classified in the industrial service category.

(4) Vehicle services.

A. Characteristics. Firms servicing automobiles, light trucks and other consumer vehicles such as motorcycles, boats and recreational vehicles.

B. Accessory activities. Accessory uses may include offices and sales of parts.

C. Examples. Examples may include gas stations, vehicle repair, auto body shop, alignment shop, auto upholstery shop, tire sales and mounting, towing and vehicle storage; and surface or garage fee parking.

(c) Other Activity Categories.

(1) Radio or television broadcast facility. Characteristics. Any and all devices, equipment, machinery, structures or supporting elements necessary to produce nonionizing, electromagnetic radiation within the range of frequencies from one hundred (100) KHz to three hundred (300) GHz and operating as a discrete unit to produce a signal or message.

(2) Off-premises signs. Subject to regulations of Section 1169.08.

(3) Sexually oriented businesses as defined, regulated and licensed by Chapter 743 entitled "Sexually Oriented Business Establishments" provided the proposed location of such use is more than seven hundred fifty (750) feet (as measured from property line to property line) from all of the following uses:

A. Any other place licensed to operate a sexually oriented business.

B. Any elementary school, middle school or high school.

C. Any child day-care center or nursery school.

D. Any park, playground, playfield or community center publicly owned or operated.

E. Any residential use or residential zoning district.

F. Any place licensed for the sale of beer or intoxicating liquor for consumption on the premises.

G. Any place of worship.

H. Any public library.

(4) Religious exercise facilities and related uses.

(5) Fleet parking. Shall only be used to park car fleets and truck fleets (fleet parking) providing services directly to and for the benefit of a primary business located on a contiguous real estate parcel as set forth herein. In addition to meeting all of the requirements of this chapter, fleet parking shall also require conditional use approval pursuant to Chapter 1115 of this Zoning Code.

A. Characteristics. Fleet parking is permitted only as a conditional use and only when used in conjunction with a contiguous parcel containing the primary business served by the fleet parking (primary business parcel). For the purposes of this chapter, contiguous shall mean that the

proposed fleet parking parcel shares a contiguous boundary with the primary business parcel for a continuous length of at least fifteen percent (15%) of the perimeter of the property upon which fleet parking is proposed. The fleet parking parcel cannot be used as a junkyard, salvage yard, impound lot, or similar facility, or for car or truck vehicle repair or service, even if the permitted business use would allow such activities on the primary business parcel.

B. Location. Fleet parking shall be located on a parcel which is contiguous with the parcel that contains a permitted primary business associated with the parking area;

C. Justification. In addition to the conditional use provisions set forth in Chapter 1115 of this Zoning Code, an applicant for fleet parking must also demonstrate to the Planning Commission that sufficient space for fleet parking does not exist on the primary business parcel, and that it is not practicable to combine the proposed fleet parking parcel with the primary business parcel;

D. Setbacks. Fleet parking shall be set back from the public right-of-way at least forty (40) feet; and

E. Landscaping. Landscaping shall be provided as follows, subject to the approval of the City Landscape Architect or designee:

1. Car fleet parking:

a) A minimum three (3) foot tall mound but no greater than five (5) feet tall, shall be provided between the public right-of-way and parking area. The mound shall have a slope no steeper than 4:1 on that part of the slope that abuts the parking area. The mound shall have a slope no steeper than 9:1 that part of the slope that abuts the public right-of-way. If necessary due to site constraints and upon a showing of extenuating circumstances, the Planning Commission may approve a steeper slope as part of the conditional use approval for only that part of the slope that abuts the abuts the public right-of-way. In no instance, however, shall the Planning Commission approve a slope steeper than 6:1 for that part of the slope.

b) The mound shall be planted with deciduous shade trees at the rate of ten (10) trees per one hundred (100) linear feet. Some evergreen trees may be used as appropriate in the context of the location and to the design intent of the site, subject to City Landscape Architect approval. Trees shall be planted with random spacing (naturalized) within tree groupings approximately eight (8) to fifteen (15) feet on center.

c) Trees planted on the mound facing public right-of-way shall be located as follows: Trees shall be planted in naturalized massings. Massings shall include no less than three (3) trees and no more than twenty-five (25) trees. No more than ten percent (10%) of massings shall include three (3) trees and no less than fifty percent (50%) of massings shall include less than eight (8) trees. Massings shall be separated by varying distances, from twenty (20) feet to fifty (50) feet. Massings shall be planted on upper ½ of mound, but staggered along contours to avoid the impression that trees are planted in a line.

d) Tree species shall be native to central Ohio and varied to promote diversity as follows: no given species shall account for more than twenty percent (20%) of the overall quantity of trees. At least five (5) different species shall be used. Tree plant lists must be submitted for review.

2. Truck fleet parking:

a) A minimum nine (9) foot mound but no greater than fifteen (15) foot tall shall be provided between the public right-of-way and parking area. The mound shall have a slope no steeper than 4:1 on that part of the slope that abuts the parking area. The mound shall have a slope no steeper than 9:1 that part of the slope that

abuts the public right-of-way. If necessary due to site constraints and upon a showing of extenuating circumstances, the Planning Commission may approve a steeper slope as part of the conditional use approval for only that part of the slope that abuts the public right-of-way. In no instance, however, shall the Planning Commission approve a slope steeper than 6:1 for that part of the slope.

b) The mound shall be planted with deciduous shade trees at the rate of twelve (12) trees per one hundred (100) linear feet. Some evergreen trees may be used as appropriate in the context of the location and to the design intent of the site, subject to City Landscape Architect approval. Trees shall be planted with random spacing within tree groupings approximately eight (8) to fifteen (15) feet on center.

c) Trees planted on the mound facing public right-of-way shall be located as follows: Trees shall be planted in naturalized massings. Massings shall include no less than three (3) trees and no more than twenty-five (25) trees. No more than ten percent (10%) of massings shall include three (3) trees and no less than fifty percent (50%) of massings shall include less than eight (8) trees. Massings shall be separated by varying distances, from twenty (20) feet to fifty (50) feet. Massings shall be planted on upper ½ of mound, but staggered along contours to avoid the impression that trees are planted in a line.

d) Tree species shall be native to central Ohio and varied to promote diversity as follows: no given species shall account for more than twenty percent (20%) of the overall quantity of trees. At least five (5) different species shall be used. Tree plant lists must be submitted for review.

(6) Public fleet facility. Shall only be used to park buses, maintenance vehicles, or service vehicles providing services directly to and for the benefit of a public use, as set forth herein. Buildings and other structures associated with and necessary to support the permitted public fleet facility are also permitted, provided such buildings and structures are used solely in connection with the public use and comply with all applicable zoning and development standards. Electric vehicle charging equipment and related infrastructure serving vehicles associated with the public use are permitted as an accessory use to a public fleet facility.

A. Characteristics**.** Public fleet parking is permitted only when used in conjunction with a public use. "Public use" means a public school district facility, public agency facility, or other tax-exempt governmental use. Unlike fleet parking under Subsection (5), public fleet parking need not be located on a parcel contiguous to the public use it serves. Buildings and structures associated with the public fleet facility may include, but are not limited to, buildings used for fleet operations, administrative functions, storage, and routine maintenance of the institution's own fleet. The public fleet parking parcel cannot be used as a junkyard, salvage yard, impound lot, or similar facility, or for vehicle repair or service beyond routine maintenance (e.g., fueling, washing, minor upkeep) of the institution's own fleet.

B. Location. Public fleet parking is not required to be located on a parcel contiguous to the parcel containing the public use it serves, provided all other requirements of this section are met. The maximum lot acreage shall be no more than 25 acres.

C. Eligibility. An applicant for public fleet parking shall demonstrate to the Zoning Administrator, as part of zoning certificate review, that:

1. The use qualifies as a public use under Subsection A above; and
2. The fleet parking serves only vehicles owned or operated by that public use in direct furtherance of its public service function.

D. Setbacks. Public fleet parking and buildings shall be set back from the public right-of-way at least forty (40) feet, and at least twenty-five feet from other boundaries.

E. Landscaping. Landscaping shall be provided in accordance with the standards set forth in Subsection E.2 (Truck fleet parking) of this section, subject to the approval of the City Landscape Architect or designee.

~~(6)~~(7)Park-and-ride facility. A facility providing daily parking as the principle use which may include accessory shelters for mass transit passengers or carpooling that typically includes parking lots and associated structures located along or near public transit routes.

~~(7)~~(8)Limited educational institutions.

A. Characteristics. Facilities offering educational courses and having no rooms regularly used for housing or sleeping of students, including:

1. Secondary schools.

2. Higher education institutions including junior colleges, community colleges, colleges, and universities.

B. Accessory activities. Ancillary uses typical of that found on a school campus including, but not limited to, parking lots, signs, gymnasiums, auditoriums, cafeterias, administrative offices, and indoor or outdoor recreational facilities.

(Ord. 36-2003. Passed 1-13-04; Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-15-2013. Passed 6-4-13; Ord. O-07-2015. Passed 3-3-15; Ord. O-16-2021. Passed 4-20-21; Ord. O-03-2022. Passed 3-1-22.)

ENGAGE
NEW ALBANY

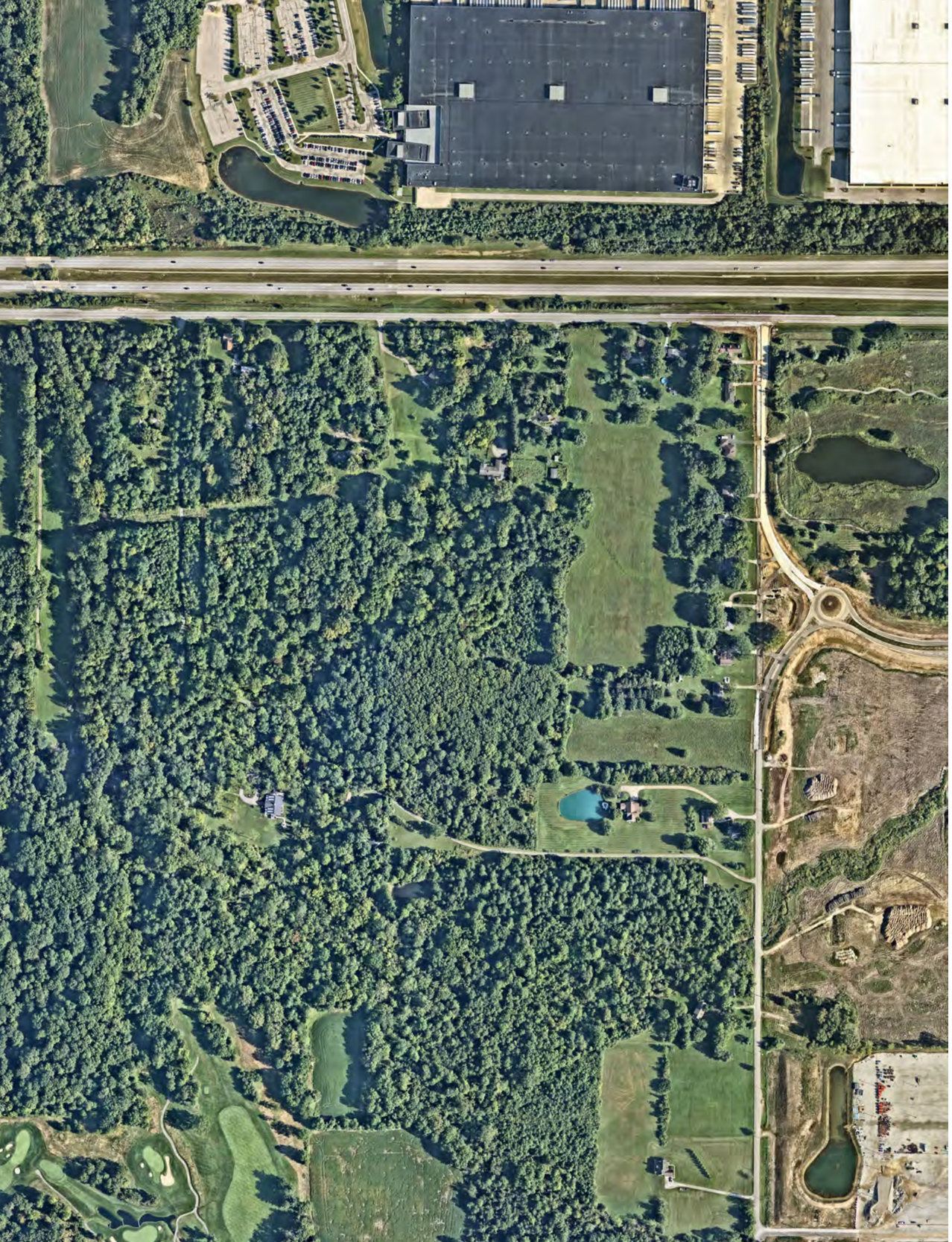
You're part of the plan

Babbitt Road

Strategic Plan Addendum

Fall 2026

NEW ALBANY
ESTABLISHED 1837



EXECUTIVE SUMMARY

The Babbitt Road Strategic Plan Addendum provides updated recommendations for a 111-acre site at the western edge of the New Albany Business Park, at the corner of Worthington/Dublin Granville Road and Babbitt Road. Portions of the site are in Plain Township, and the property owner is expected to request annexation into the city. This addendum to the New Albany Strategic Plan sets clear expectations for future Business Park growth and provides a consistent standard for reviewing future rezoning and development proposals.

Key Recommendations

- Future Land Use: Designate most of the site as Employment Center, while keeping the existing Residential designation south of the proposed Babbitt Road extension.
- Roadway Network: Extend Babbitt Road through the site to connect with Worthington/Dublin Granville Road. The alignment is conceptual and will be finalized through engineering and future development review. New roads will follow the Business Park and Business Park Transitional character typologies.
- Setbacks & Screening: Establish building and pavement setbacks that accommodate sufficient land area for right-of-way, utility easements, berms, and dense meadow and tree planting. Existing tree stands must be preserved to the greatest extent feasible and may be utilized to achieve landscape and screening requirements.
- Natural Features & Trails: Preserve healthy trees within perimeter setback areas where practical, protect the tributary stream corridor, meet open space requirements through tree canopy preservation where practical, and provide leisure trails along all site frontages.
- Supplemental Standards: Prohibit data centers, require noise studies for future zoning districts, and set standards for construction practices such as site-wide lighting and construction traffic.

The Landscape & Development Site Guidelines in this addendum establish design standards for roadway edges, streetscapes, site entrances, signage and on-site landscaping. They align future development with New Albany's established character and build on the strong design found throughout the Business Park.

CONTENTS / INDEX OF SHEETS

INTRODUCTION

DEVELOPMENT FRAMEWORK

FIGURE 1
FUTURE LAND USE

FIGURE 2
FUTURE THOROUGHFARE PLAN & STREET TYPOLOGIES

FIGURE 3
BUSINESS PARK ROADWAYS

FIGURE 4
BUSINESS PARK TRANSITIONAL ROADWAYS

FIGURE 5
BUILDING & PAVEMENT SETBACKS

FIGURE 6
NATURAL FEATURES, OPEN SPACE, & TRAIL CONNECTIVITY

FIGURE 7
DESIGN INTENT

LANDSCAPE GUIDELINES

FIGURE 8
SWALE & BERM GRADING

FIGURE 9
SWALE & BERM PLANTING

FIGURE 10
DETENTION POND PLANTING & GRADING

FIGURE 11
RAIL FENCE & LEISURE TRAIL

FIGURE 12
SIGNAGE & STREET LIGHTING

FIGURE 13
STREET TREE & STREET LIGHT SPACING

DEVELOPMENT SITE GUIDELINES

FIGURE 14
PRIMARY ENTRY DRIVES

FIGURE 15
BRIDGE AT ENTRY DRIVE

FIGURE 16
PRIMARY ENTRANCE SIGNAGE

FIGURE 17
INTERIOR PROPERTY SIGNAGE

FIGURE 18
FRONT YARD PLANTING

FIGURE 19
HEDGEROW PLANTING

FIGURE 20
PARKING LOT PLANTING

FIGURE 21
PLANT SPECIES GUIDELINES

FIGURE 22
DECIDUOUS TREE PLANTING STANDARDS

FIGURE 23
PLANT & LANDSCAPE MAINTENANCE

PURPOSE & OVERVIEW

In 2021, the City of New Albany adopted the most recent update of its Strategic Plan, titled *Engage New Albany*. The Strategic Plan identifies the desired future land uses, development, transportation, and other recommendations for both the city and its future expansion areas.

This document amends the Strategic Plan to update policy and standards for a 111-acre study area south of Worthington/Dublin Granville Road and west of Babbitt Road, where the future Bayer Pharmaceutical manufacturing campus will be located. Like other addenda adopted since 2021, it ensures that new development responds to community aspirations and establishes city policy to guide subsequent processes, including rezoning, development plan submissions, and annexation requests. The study area is near other major employment uses, including Amgen on Ganton Parkway and Google on Babbitt Road.

The City of New Albany is home to one of the fastest-growing job centers in the state of Ohio. As commercial and industrial real estate evolves, new types of development produce varying levels of job creation. To preserve this study area for employment-intensive uses, this plan addendum expressly prohibits data centers. Continued expansion of the Business Park's biomedical and health sector supports a large number of high-paying jobs and provides sustainable property and income tax revenue. That revenue contributes to the fiscal stability of New Albany-Plain Local Schools and city services, including parks, police, fire, and emergency medical services.

PLAN COMPONENTS & USE

The Babbitt Road Strategic Plan Addendum is organized into two parts: the Development Framework, which establishes high-level policy and planning outcomes for the site, and the Landscape & Development Site Guidelines, which provide design standards and requirements for a wide range of site-specific elements.

Development Framework

- *Future Land Use:* This identifies the desired land uses for the Babbitt Road Plan Area should it be incorporated into the city.
- *Future Thoroughfare Plan:* This identifies the manner in which to integrate the plan area into New Albany's roadway network and character.
- *Building & Pavement Setbacks:* Establishing desired building and pavement setbacks based on roadway typologies and berm/landscape buffer requirements.
- *Natural Features, Open Space, & Trail Connectivity:* Identifying key areas to consider as preserved open space areas, documenting significant tree canopy cover, and establishing priority trail alignments.

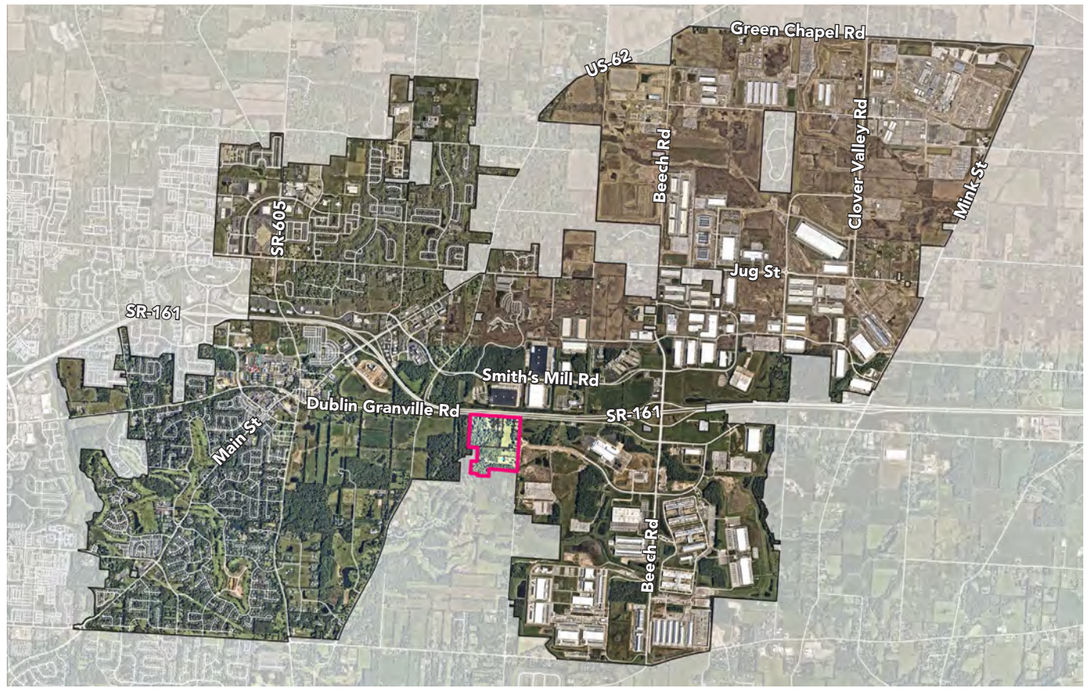
Landscape & Development Site Guidelines

- *Roadway Edge:* Establishing grading, planting, fencing and leisure trail standards along Business Park roadways to screen development and maintain New Albany character.
- *Streetscape:* Coordinating street trees, street lights and signage with the existing Business Park.
- *Site Entrances & Signage:* Setting design standards for entry drives, bridges and property signs.
- *Site Landscape & Planting:* Guiding planting within development sites, including front yards, hedgerows, parking lots and detention ponds, along with approved plant species and long-term maintenance.

EXISTING CONDITIONS

The Babbitt Road Plan Area covers 111 acres at the western edge of the New Albany Business Park. It is bordered by Worthington/Dublin Granville Road to the north, Babbitt Road to the east, The Golf Club to the south, and residential areas to the west. The site and much of its surroundings are heavily wooded, and Blacklick Creek runs north to south along its western edge.

City-wide Context



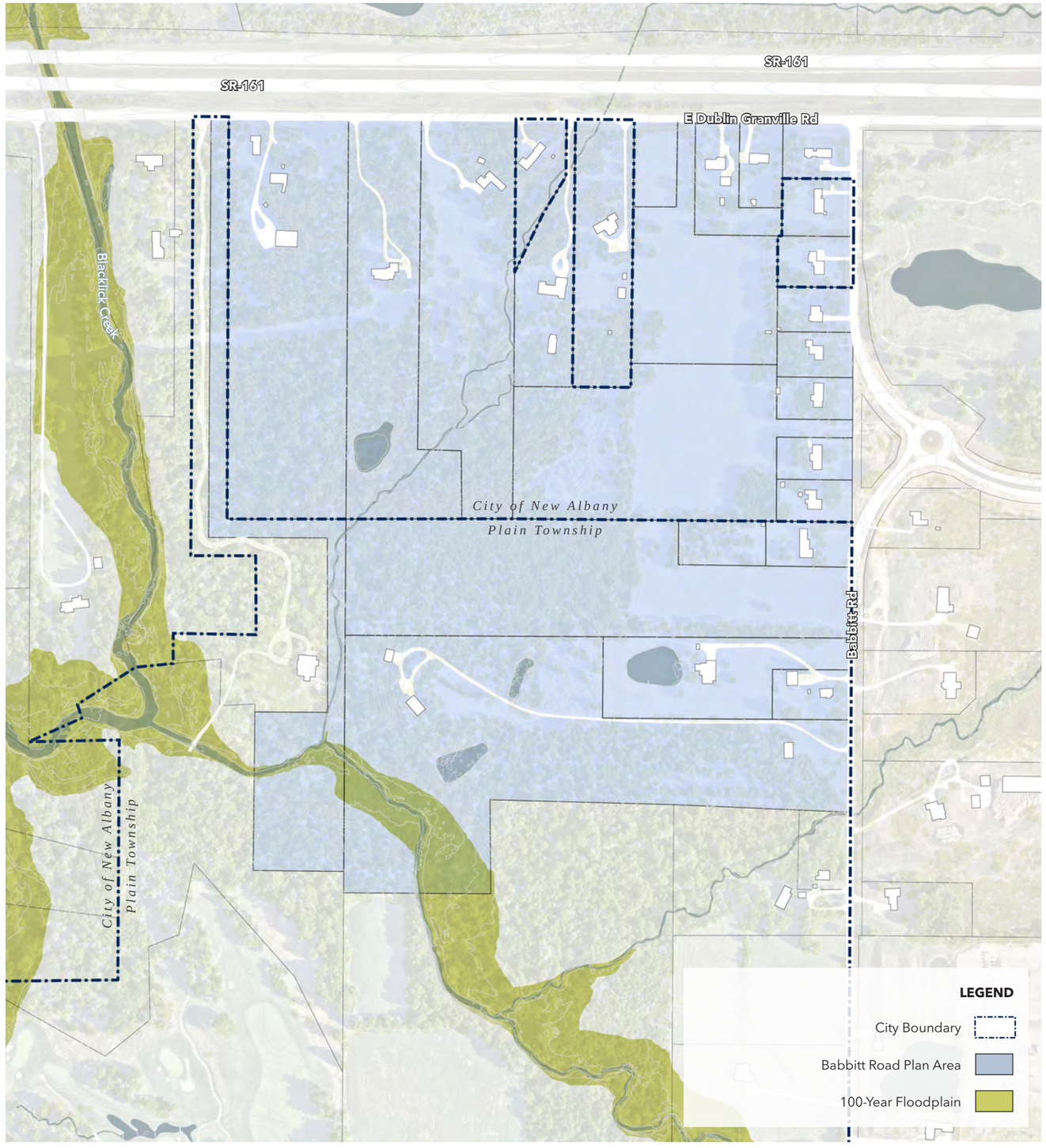


FIGURE 1
FUTURE LAND USE

The future land use map identifies desired future land use patterns for the City of New Albany and its future expansion areas, as well as the development strategies for each type of land use. It guides city officials and landowners through rezoning applications and annexation requests by setting the types of development that are appropriate in a given area. The zoning code and zoning map then interpret and regulate land use in accordance with this guidance.

Land use and growth patterns change over time. Areas that once seemed unlikely to change may transfer ownership, and their development potential can shift as nearby areas develop. In these cases, city policy should be proactive. Updating standards and expectations as conditions change helps ensure a rigorous, thoughtful review process and quality development outcomes.

Given the location of the area and the adjacent land uses in the Business Park along Ganton Parkway and Beech Road South, the Employment Center land use category is appropriate for most of the land in the Babbitt Road Plan Area. The existing Residential designation remains south of the proposed Babbitt Road extension.

The Employment Center category is intended to provide for a number of employment-intensive uses, including office, research, light industrial, technology manufacturing, and logistics uses. Having an adequate amount of land and development in this district is vital for the overall fiscal health of the city. The Employment Center category is designed to allow for flexibility and diversification of businesses that seek to locate in the Business Park.

The Residential category is intended to provide high-quality, interconnected, walkable neighborhoods embedded with green spaces and lush landscaping that are defining characteristics of New Albany. The Residential category allows for a variety of housing types to meet the needs of people throughout all life stages.

The development standards on this page provide guidance as to the way in which development should take shape in these two land use categories.

Employment Center Development Standards

As employment center development continues in New Albany, expectations must be clear in order to build upon the city's character and design. Generally, the standards for employment center development include the following:

- No freeway or pole signs are allowed.
- Heavy landscaping is highly desirable to buffer these uses from adjacent residential areas.
- Plan employment center buildings within the context of the area, not just the site.
- Sites with multiple buildings should be well organized and clustered if possible.
- All employment center developments are encouraged to employ shared parking or be designed to accommodate it.
- All employment center developments should plan for regional stormwater management.
- All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- Any periphery security should integrate with the existing landscape and maintain and enhance the character of the road corridor.
- Combined curb cuts and cross-access easements are encouraged.
- The use of materials, colors, and texture to break up large-scale facades is required.
- Data centers are prohibited in the Babbitt Road Plan Area.
- Noise studies should be required for future zoning districts within the Babbitt Road Plan Area.

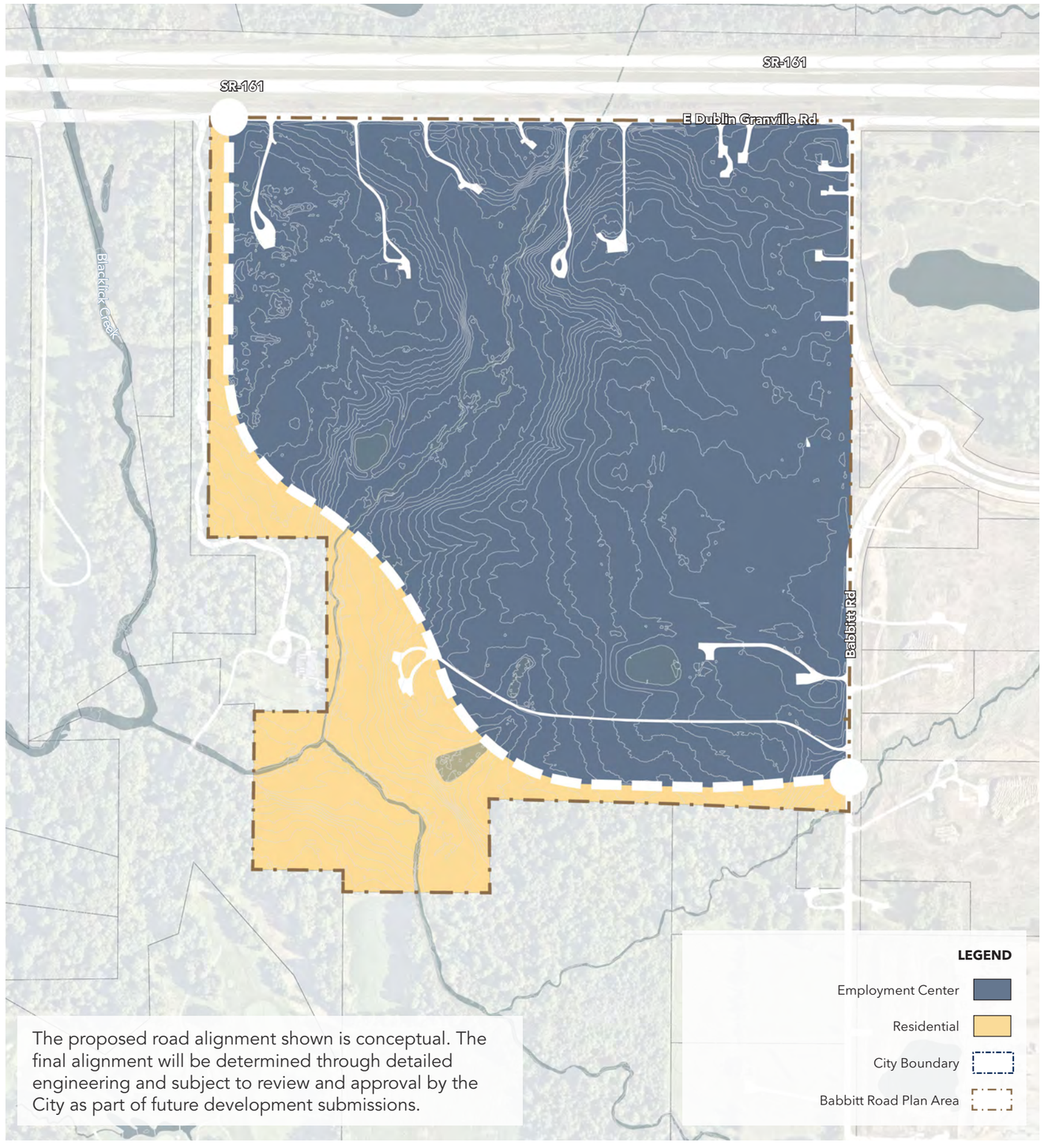
Residential Development Standards

As residential development continues in New Albany, expectations must be clear in order to build upon the city's tradition of quality neighborhoods. The principles of good residential subdivision design and the distinctive features of New Albany's best neighborhoods should be emulated in future development. Generally, these standards include:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from 0.5 to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- All or adequate amounts of open space and parkland are strongly encouraged to be provided on-site.
- Houses should front onto public open spaces and never back onto public parks or roads.
- Rear or side-loaded garages are encouraged. When a garage faces the street, the front facade of the garage should be set back from the front facade of the house.
- Private streets are at odds with many of the community's planning principles, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments must be public.

Construction Standards

- Similar lighting requirements for permanent lighting should apply to temporary construction lighting as well. Photometric plans should be submitted for review during construction showing zero or near-zero light pollution at the property lines. Cut-off downcast light fixtures should be required, subject to OSHA safety standards for construction sites.
- Construction traffic routing needs to be intentionally planned and respectful to surrounding residential areas. Primary construction traffic should be routed through Worthington/Dublin-Granville Road and Ganton Parkway.



The proposed road alignment shown is conceptual. The final alignment will be determined through detailed engineering and subject to review and approval by the City as part of future development submissions.

FIGURE 2

FUTURE THOROUGHFARE PLAN & STREET TYPOLOGIES

The future thoroughfare plan has two components: functional classifications and character classifications. Together, they guide future roadway construction and planning, including proposed connections that will improve circulation across the city. Functional classifications identify the existing or expected capacity of each roadway. Character classifications set the recommended road characteristics, streetscape elements, amenity zones and setback dimensions. The following pages introduce these classifications alongside supporting diagrams illustrating their respective dimensional requirements.

Functional Classification

Functional classification involves the grouping of roads and highways in a hierarchy based on the level of transportation service they are intended to provide. Functional classification defines the role that a particular roadway plays in the flow of traffic in a whole network. More information about New Albany's functional classification can be found on pp. 102-103 of Engage New Albany. The roadways in the Babbitt Road Plan Area fall into the following functional classes:

Minor Arterials

Minor arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts and offer connectivity to higher-level roadways.

Major Collectors

Major collectors gather and channel traffic from local roads to the arterial roadway network.

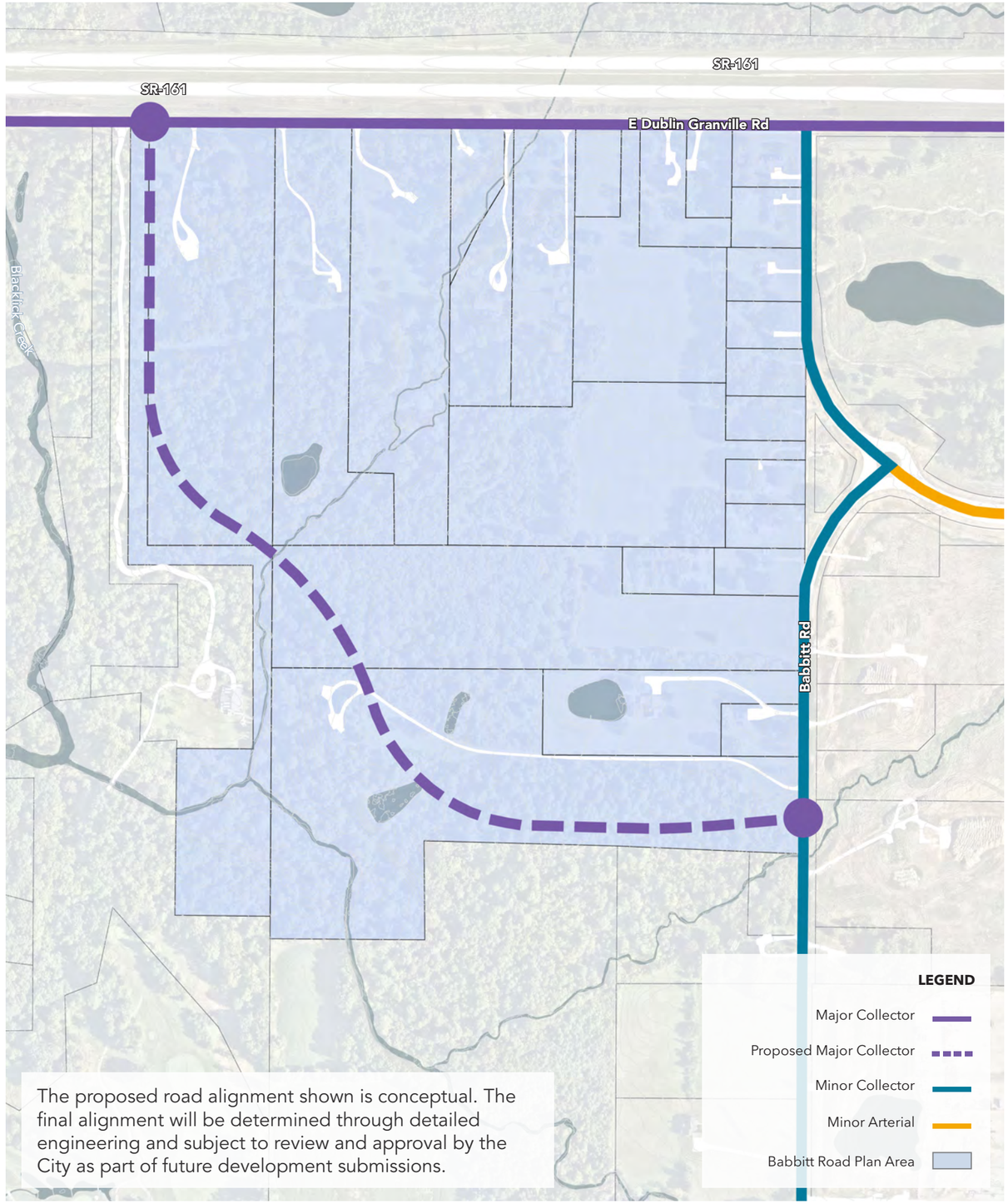
Minor Collectors

Minor collectors serve a purpose similar to major collectors, but generally have lower volumes, shorter lengths, fewer lanes, lower speed limits, and provide more access locations.

Character Classification

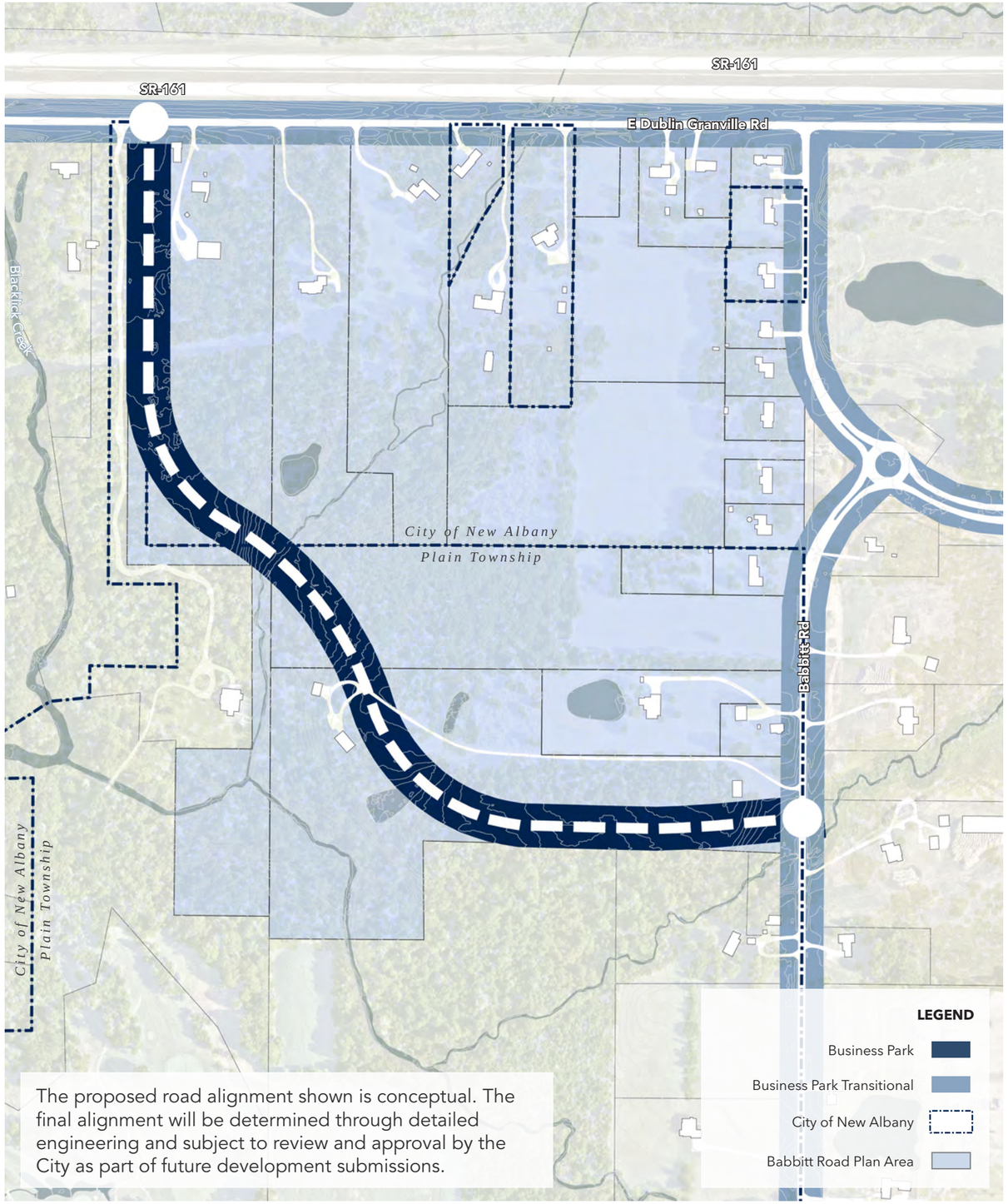
In addition to a functional roadway classification, Engage New Albany also established a more detailed classification and precise application of defining character elements of New Albany's roadway corridors. Character classification defines the ways in which existing and future roadway corridors in the strategic plan study area can contribute to New Albany's aesthetics and help to further define the character of the community. More information about New Albany's roadway character classification can be found starting on p. 104 of Engage New Albany. The roadways in the Babbitt Road Plan Area are classified as either Business Park or Business Park Transitional, which are explained in further detail on the following pages.

Functional Roadway Classifications



The proposed road alignment shown is conceptual. The final alignment will be determined through detailed engineering and subject to review and approval by the City as part of future development submissions.

Future Thoroughfare Character Classifications



The proposed road alignment shown is conceptual. The final alignment will be determined through detailed engineering and subject to review and approval by the City as part of future development submissions.

FIGURE 3

BUSINESS PARK ROADWAYS

New Albany's Business Park extends from west to east across the city, with more recent expansion south of SR 161 along the Beech Road corridor. With the anticipated continued growth of the Business Park and employment-based land uses, new roadways with this character classification will likely be built over the next several years.

Business Park roadways typically have employment-based uses on both sides of the street and carry employee, truck, and delivery traffic. These two- to four-lane roads have curbs, decorative street lighting, and should have leisure trails on both sides of the road. Most of the landscape is a mix of meadow/prairie grass, turf grass, and trees, with natural tree stands preserved where practical.

Business Park
Typical Roadway Characteristics

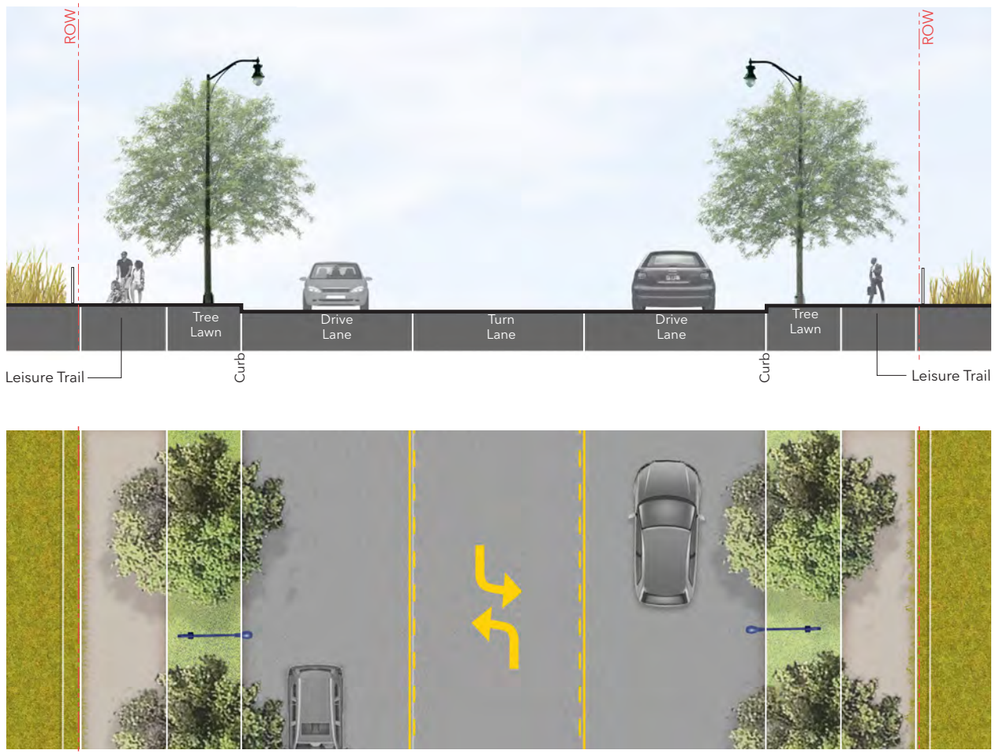
Street Pavement	
Drive Lane Width	11′ (12′ outside lanes)
Turn Lane Width	11′-12′
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared Road
On-Street Parking	No
Access Management Priority	Medium
Transit Accommodations	Yes
Pavement Edge	Curb
Total Pavement Width	35′-69′
Streetscape/Amenities	
Trail/Sidewalk Width	8′ trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Tree lawn
Amenity Zone Width	8′-15′
Streetlights	Yes
Underground Utility Priority	High
Tree Spacing	30′ on center
Four-Rail Horse Fence	Yes
Total Right-of-Way	**67′-115′**

* This does not include turn lanes and medians.
** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.

Site-Specific Conditions for Business Park Roadways

- The minimum 80' right-of-way width is recommended for the Babbitt Road extension.
- Given the extent of existing tree canopy on the site, tree stands that provide sufficient screening of buildings and parking areas may substitute for the setback, berm, and planting requirements for Business Park roadways, subject to review by the City's Landscape Architect.
- Setback, berm, and planting requirements for Business Park roadways may be modified along primary building facades that demonstrate a high level of architectural quality, subject to review by the City's Landscape Architect. Primary building facades are the portions of a building that contain the main public entrance and are marked by distinctive architectural features.

Business Park Typical Roadway Section



Business Park Typical Roadway Axon Diagram

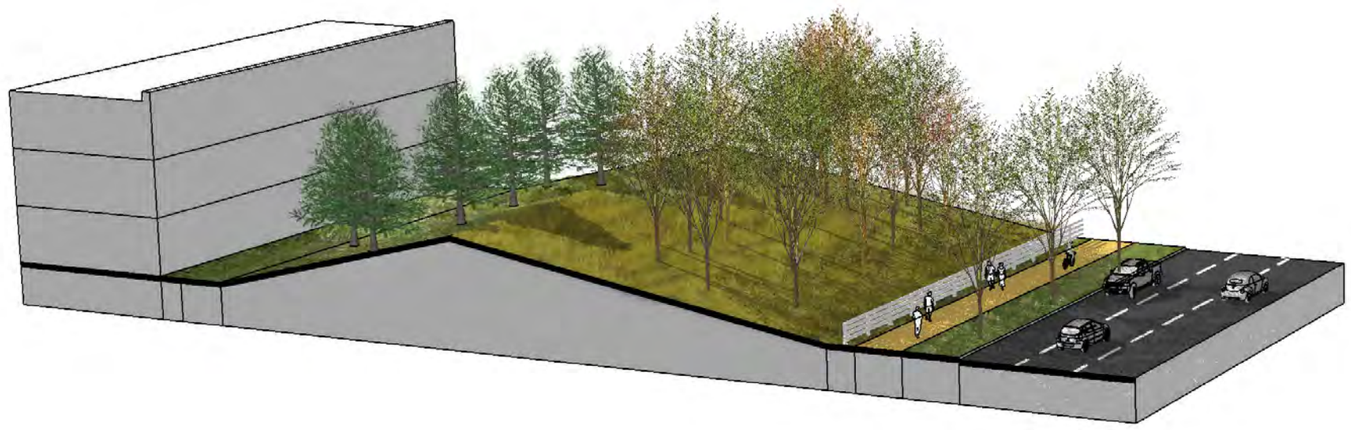


FIGURE 4

BUSINESS PARK TRANSITIONAL ROADWAYS

Business Park Transitional roadways are those where the long-term condition on at least one side of the road is likely to remain rural or residential. These roads, however, do still carry some through-traffic and traffic for the Business Park. These roads will have narrower road shoulders and a ditch street edge condition. They should also have a leisure trail on both sides of the street, along with four-rail horse fence and significant naturalized plantings, with some mounding if necessary. Any parking areas should be properly screened.

Business Park Transitional Typical Roadway Characteristics	
Street Pavement	
Drive Lane Width	11′ (12′ outside lanes)
Turn Lane Width	11′
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared Road
On-Street Parking	No
Access Management Priority	High
Transit Accommodations	Yes
Pavement Edge	Swale
Total Pavement Width	24′-58′
Streetscape/Amenities	
Trail/Sidewalk Width	8′ trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Natural buffer
Amenity Zone Width	15′-20′ min.
Streetlights	Yes
Underground Utility Priority	High
Tree Spacing	30′, irregular spacing
Four-Rail Horse Fence	Yes
Total Right-of-Way	**70′-114′**

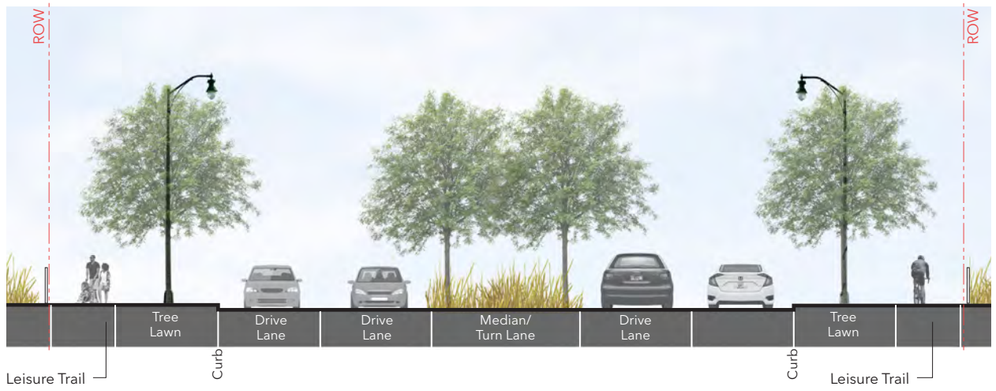
* This does not include turn lanes and medians.

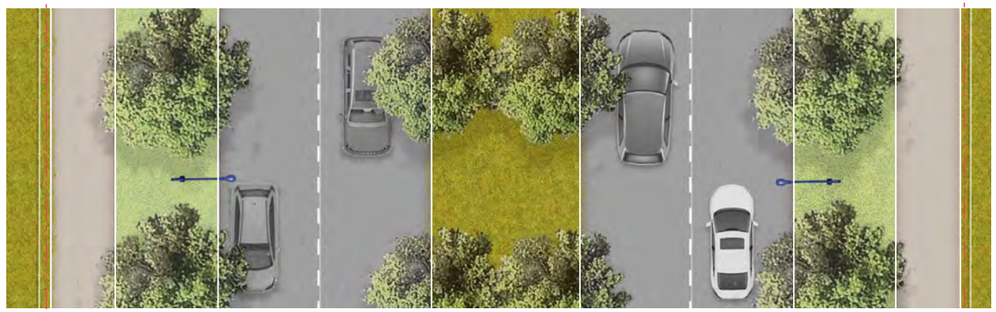
** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.

Site-Specific Conditions for Business Park Transitional Roadways

- Given the extent of existing tree canopy on the site, tree stands that provide sufficient screening of buildings and parking areas may substitute for the setback, berm, and planting requirements for Business Park Transitional roadways, subject to review by the City's Landscape Architect.
- Setback, berm, and planting requirements for Business Park Transitional roadways may be modified along primary building facades that demonstrate a high level of architectural quality, subject to review by the City's Landscape Architect. Primary building facades are the portions of a building that contain the main public entrance and are marked by distinctive architectural features.

Business Park Transitional Typical Roadway Section





Business Park Transitional Typical Roadway Axon Diagram

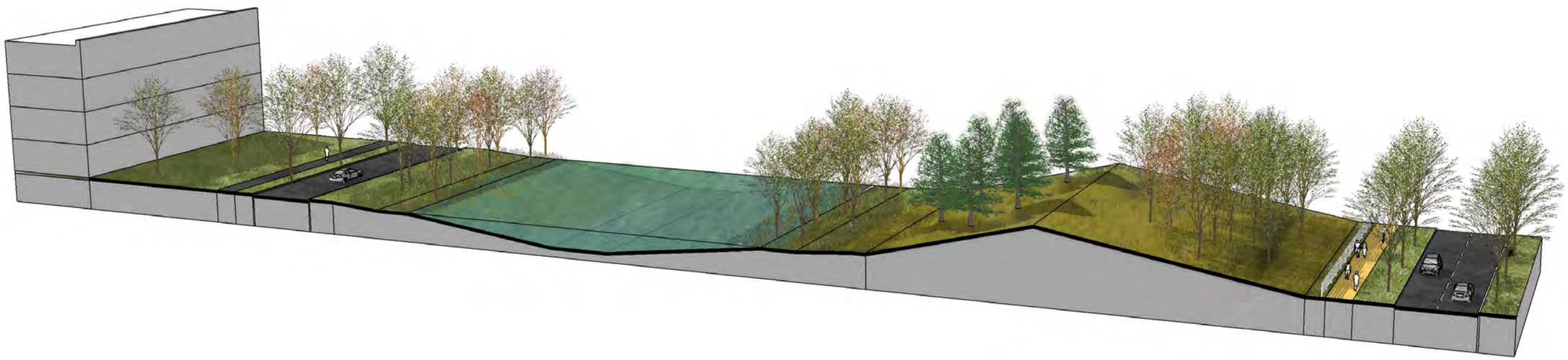


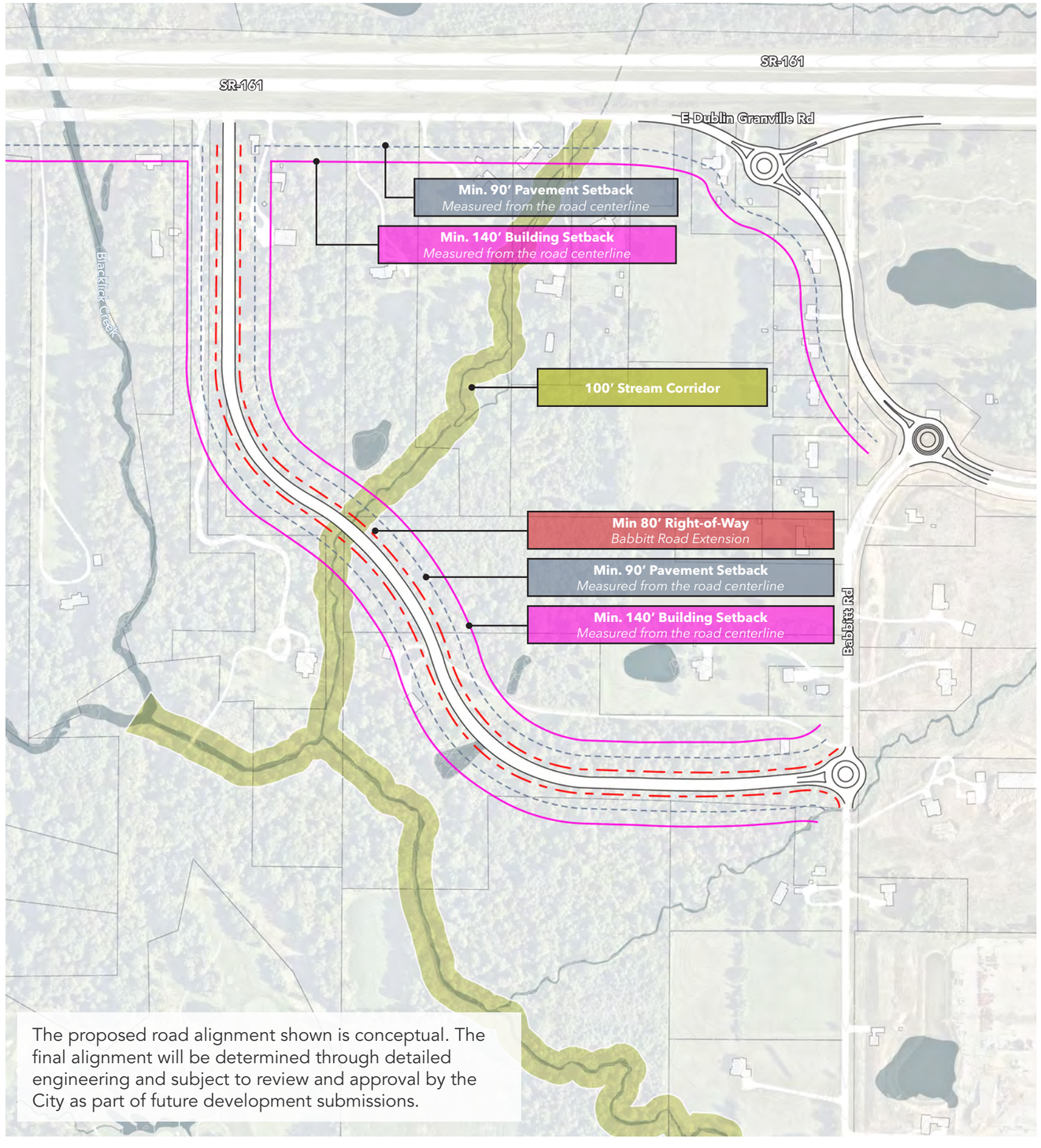
FIGURE 5
BUILDING & PAVEMENT SETBACKS

Based on the established roadway character typologies, Figure 5 identifies the recommended building and pavement setbacks for the entire site. These setbacks are intended to provide enough space for berms and planting to screen buildings and parking areas, along with space for right-of-way and utility easements. As noted on Figures 3 and 4, the screening intent may also be met where existing tree stands provide sufficient screening or where primary building facades demonstrate a high level of architectural quality. Final building and pavement setbacks will be established through future rezoning applications, subject to review and approval by the City.

Recommended Setbacks

Setbacks shall be measured from the road centerline:

- Building Setbacks: Minimum 140'
- Pavement Setbacks: Minimum 90'
- Setback, berm, and planting requirements may be modified along primary building facades that demonstrate a high level of architectural quality, subject to review by the City's Landscape Architect. Primary building facades are the portions of a building that contain the main public entrance and are marked by distinctive architectural features.



The proposed road alignment shown is conceptual. The final alignment will be determined through detailed engineering and subject to review and approval by the City as part of future development submissions.

Conceptual Render - Building & Pavement Setbacks



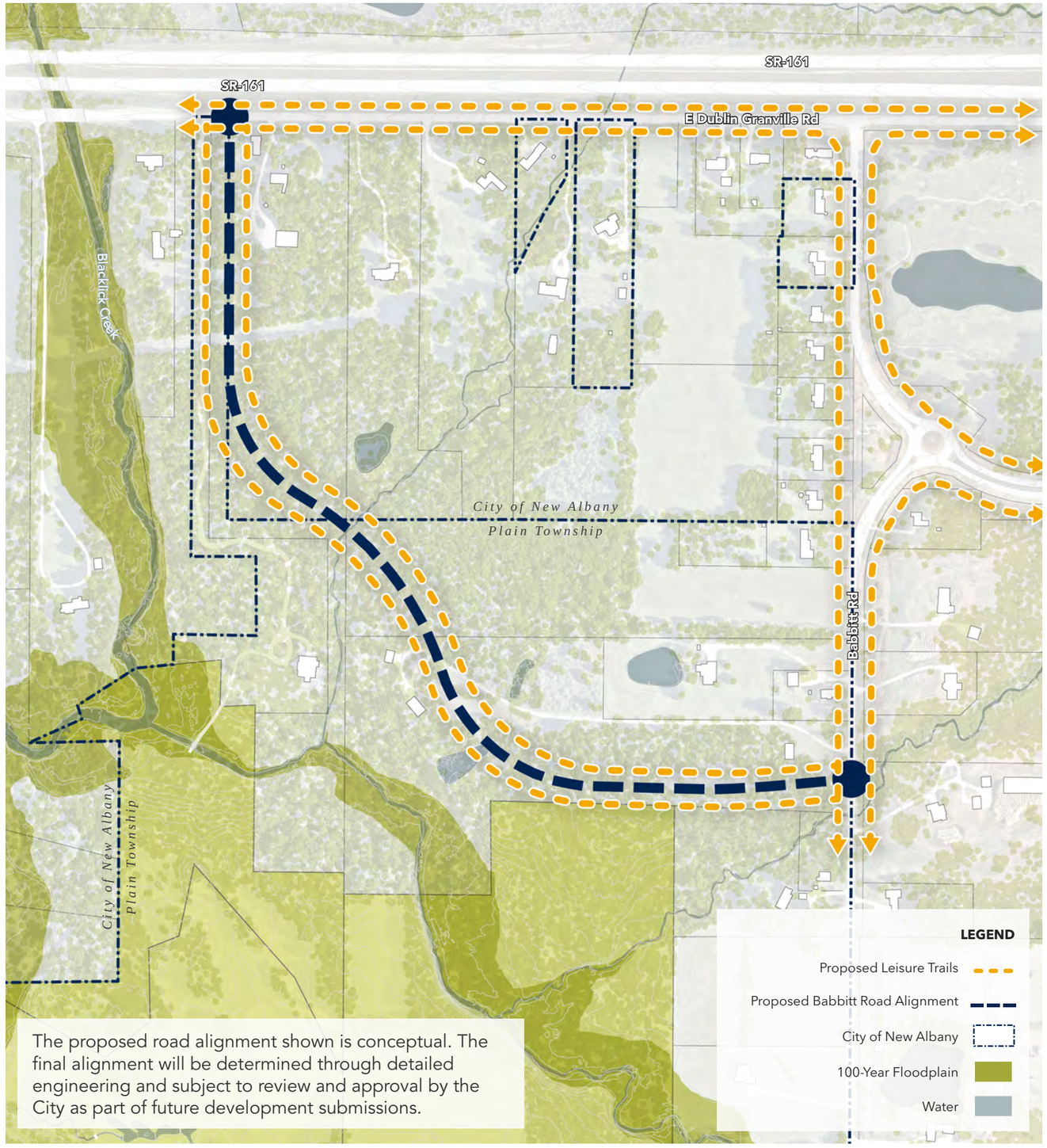
This rendering is conceptual and intended to illustrate the extent of berm and landscape conditions at full maturity along the Babbitt Road extension.

FIGURE 6

NATURAL FEATURES, OPEN SPACE, & TRAIL CONNECTIVITY

Figure 6 identifies the site's notable natural features and the proposed leisure trail network. A tributary stream divides the site roughly in half and drains west into Blacklick Creek. The site is also heavily wooded, with tree canopy covering about half of its total acreage. Development should preserve healthy trees and maintain a healthy stream corridor, in accordance with applicable state laws and City ordinances. Open space requirements should be met primarily by preserving existing wooded areas to the greatest extent feasible.

Given the site's constraints, the primary goal for pedestrian connectivity is providing safe, efficient access along all sides of the site. As shown, leisure trails are proposed along every site frontage and on both sides of the Babbitt Road extension. These connections will also improve infrastructure for pedestrians and cyclists along Ganton Parkway, Babbitt Road, and Worthington/Dublin Granville Road.



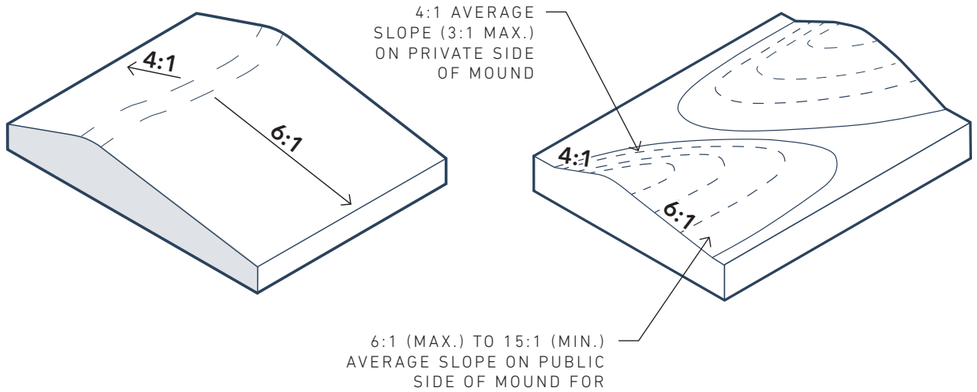
The proposed road alignment shown is conceptual. The final alignment will be determined through detailed engineering and subject to review and approval by the City as part of future development submissions.

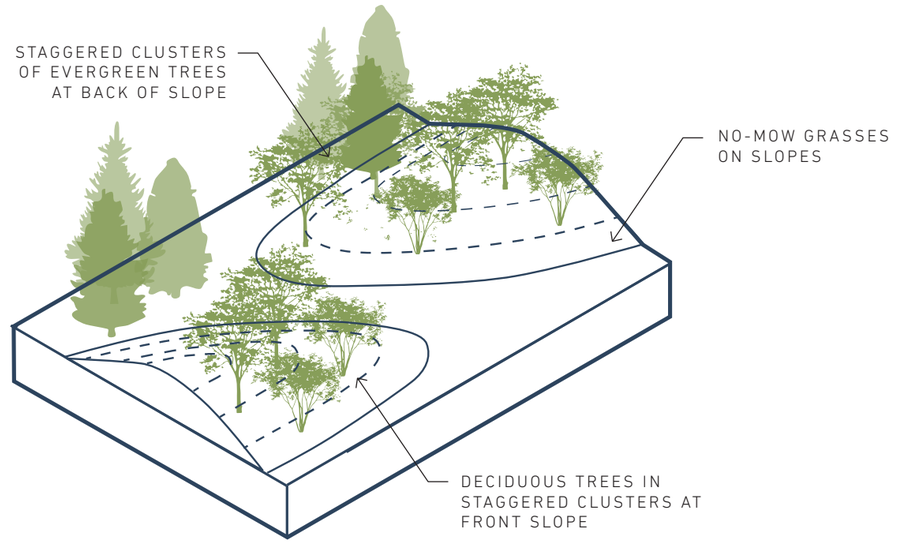
FIGURE 7

DESIGN INTENT

The landscape intent is to cultivate a naturalized appearance with consistent planting and mounding conditions along parcel frontages. Landscape planting should prioritize conditions that ensure long-term health of vegetation and support biodiversity and local ecology. Berm conditions should undulate and vary in both vertical and horizontal dimensions, while remaining within the acceptable slope tolerances. Figure 7 highlights a typical approach for setback configurations.

Typical Mounding Condition





Typical Setback Condition

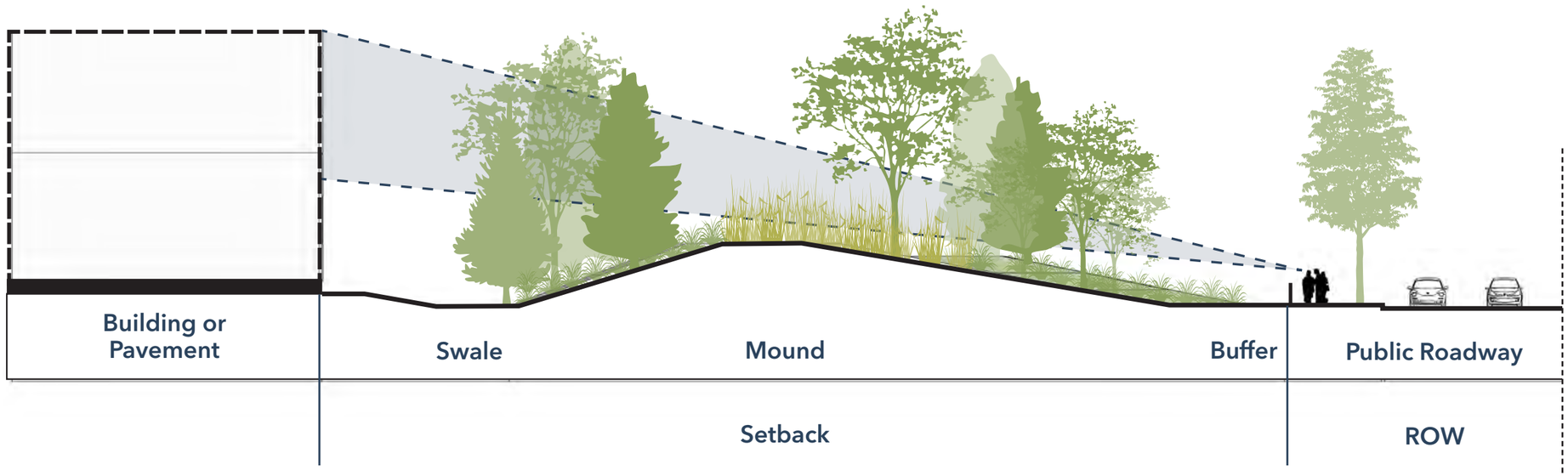
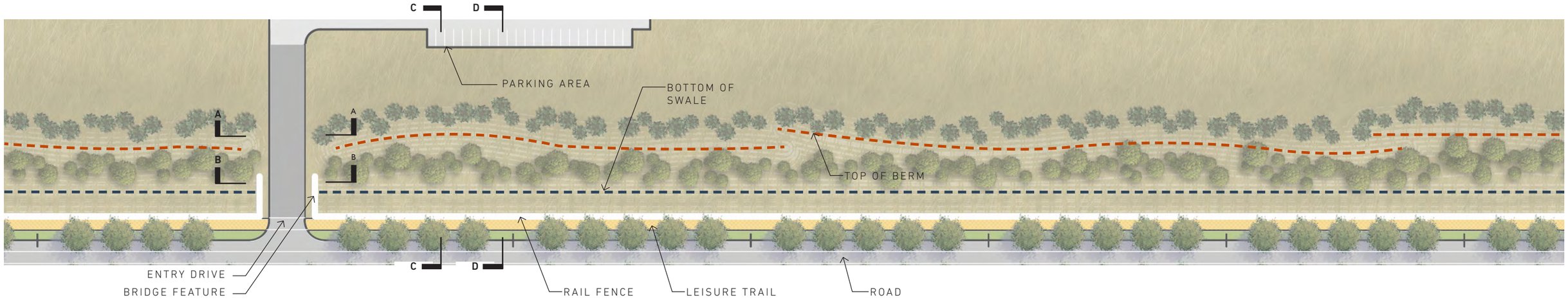
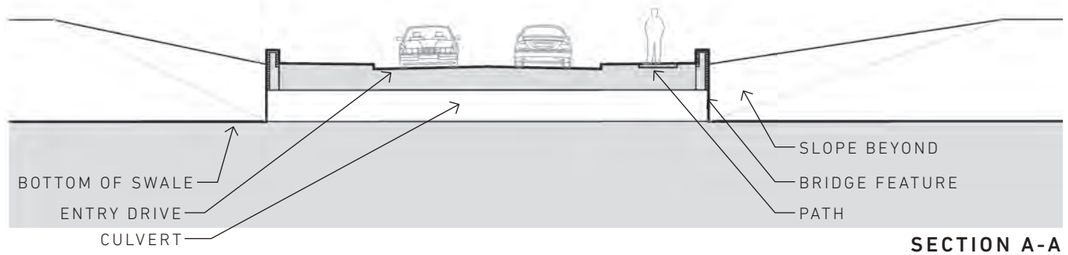


FIGURE 8
SWALE & BERM GRADING

- If there is a swale condition, the swale shall be sloped at a maximum 3:1 gradient starting from a minimum 3' behind the four-rail horse fence to the bottom of the swale.
- The bottom of the swale shall be at least 2' wide.
- The backslope of the swale shall be sloped at a maximum 3:1 gradient up to the elevation of the adjacent leisure trail. From this point further into the development site, the swale shall be sloped at a minimum 6:1 gradient to the top of the berm.
- Berm grading should undulate and vary in both vertical and horizontal dimensions, while remaining within the acceptable slope tolerances. Berm heights should range from 6-8' and the top of berm widths should range from 2-4'.
- The backslope of the berm should be sloped at a maximum 3:1 gradient. If grade cannot be met, a site wall of cast-in-place concrete or split-face concrete masonry unit block is allowable.
- Where the berm height cannot be met around the entirety of the site, plantings that provide 100% coverage at full foliage may be utilized to meet screening requirements. This condition should not exceed 30% of the entirety of the edge condition.
- In the case that there are existing trees within this berm area and the City's Landscape Architect recommends preservation of them, then the berm dimensions may be modified to utilize existing trees as the required screening. Per New Albany Code, Section 1171.05 - Landscaping Screening, the requirement for 75% opacity 5 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (e.g., deciduous trees, evergreens or shrubs) shall be planted in those areas to meet the 75% opacity requirement. The plan for these areas must be reviewed and approved by the City's Landscape Architect.
- Plant species list: refer to Figure 21.

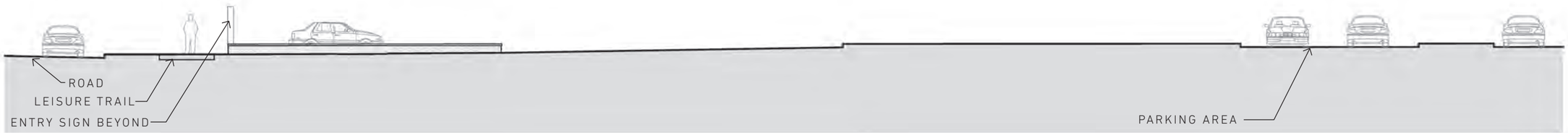




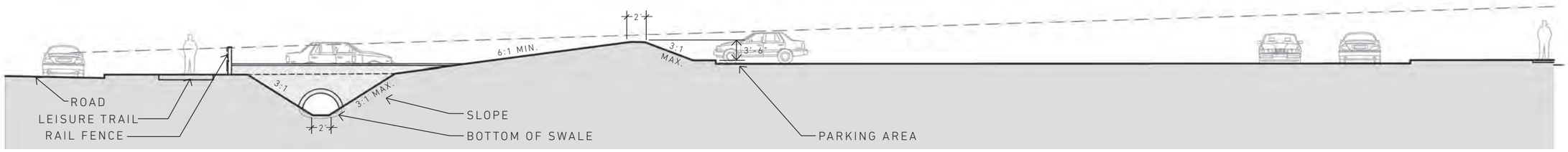
SECTION A-A



SECTION B-B



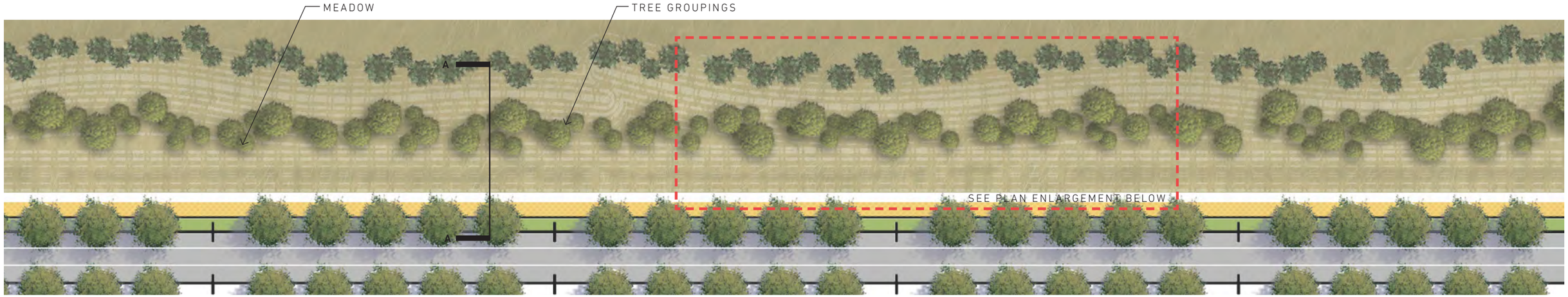
SECTION C-C



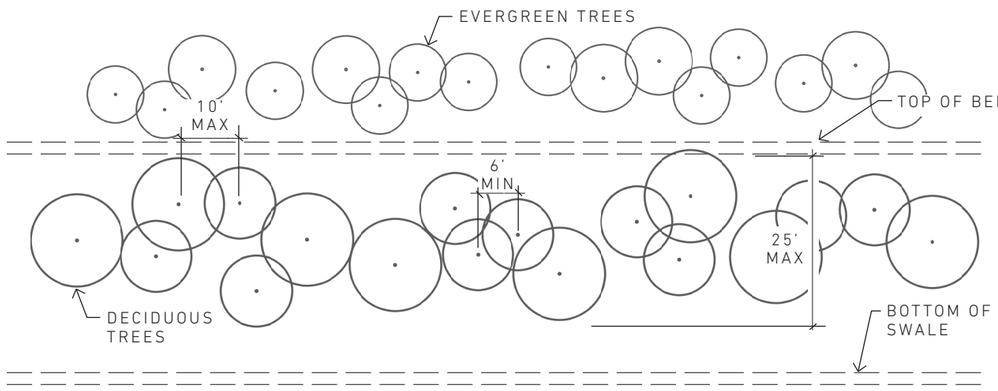
SECTION D-D

FIGURE 9
SWALE & BERM PLANTING

- Swales shall have a simple meadow mix.
    - Installation method: Seeded (see Figure 22, Meadow Mix)
- Berms shall have a simple mix of meadow and tree groupings placed in massings.
    - Tree installation sizes: Tree sizes to be mixed in at least three different sizes, ranging from 2″ to 3″ caliper. No more than 50% of trees shall be 2″ caliper. Evergreen trees shall be a minimum of 12′ in height.
    - Tree species diversity: At least 6 species shall be used per property. No quantity of any given species shall comprise more than 20% of the overall quantity of trees.
    - Tree spacing and density: tree species and sizes are to be randomly spaced in a staggered pattern between 6′ and 10′ on center. There should be a minimum of 50 trees per 100 linear feet, with 30 deciduous trees located on the front slope of the berm and 20 evergreen trees planted on the backslope.
    - Trees shall be underplanted with meadow mix as indicated on the species list.
- Plant species list: refer to Figure 21.



PLAN VIEW OF PLANTINGS AT BERM AND SWALE



BERM TREE PLANTING DENSITY

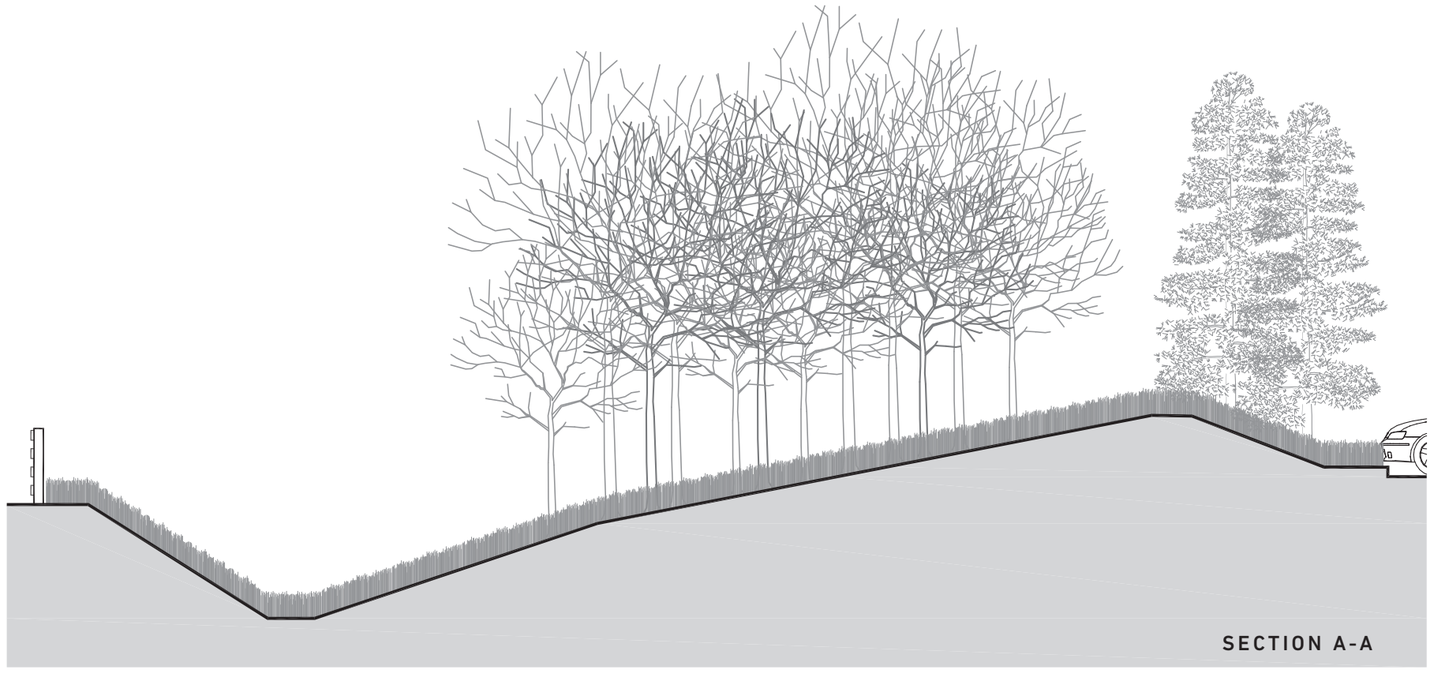


MEADOW AND TREE PLANTINGS

MEADOW
FROM FENCE TO PARKING

DECIDUOUS PLANTINGS TO BE INSTALLED IN RANDOM MASSINGS AND LOCATED ON THE MOUND'S PUBLIC SIDE BETWEEN THE TOP OF SLOPE AND TOP OF THE TYPICAL SWALE WATERWAY.

EVERGREEN PLANTINGS TO BE INSTALLED ON THE MOUND'S PRIVATE SIDE.

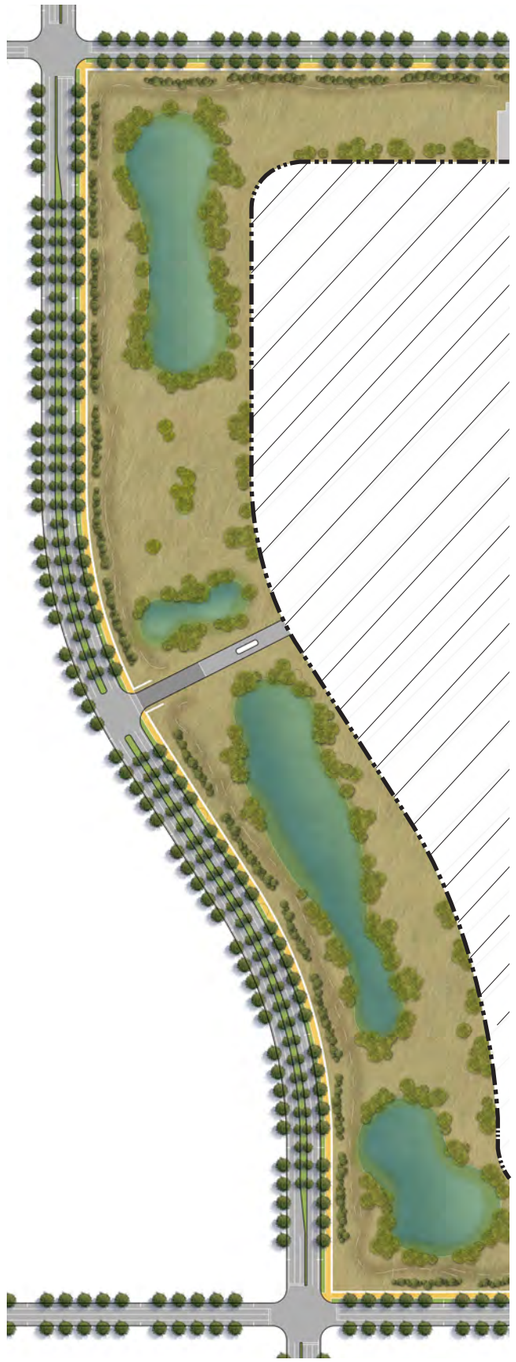


SECTION A-A

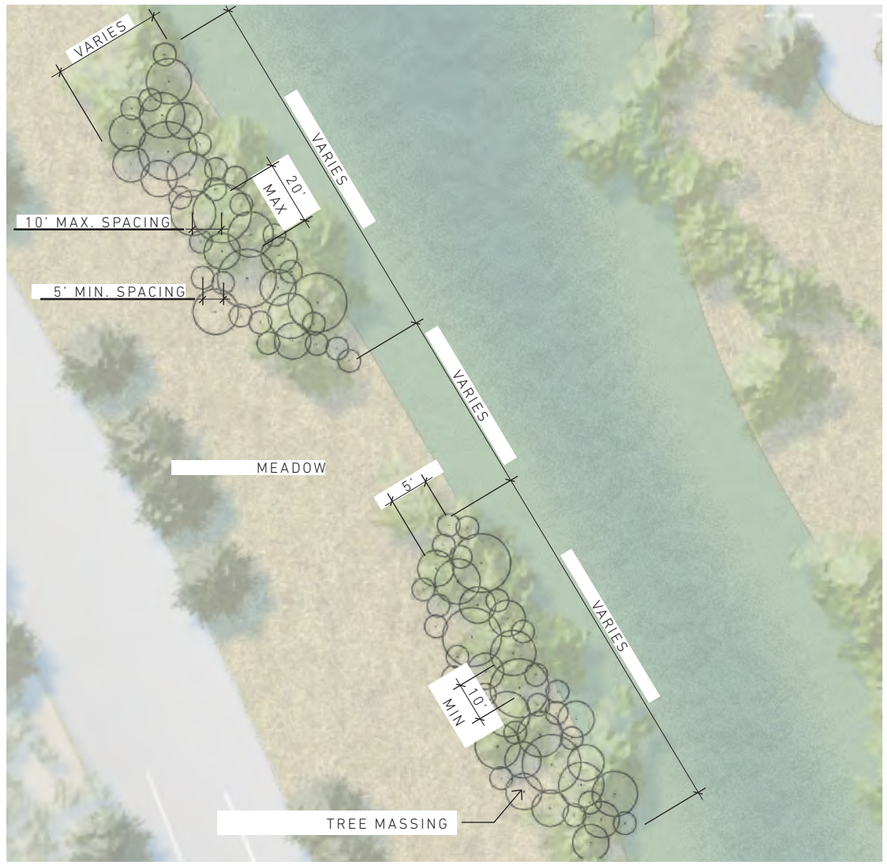
FIGURE 10

DETENTION POND PLANTING & GRADING

- Ponds shall have a simple edge of meadow grass, wetland plantings (in emergent areas), and tree groupings.
- Ponds shall have a natural shape and be planted and graded in an attractive manner to be aesthetically integrated into the surrounding landscape.
- Meadow shall be the same seed mix as swale and berm meadow mix.
- Trees shall be native canopy trees.
    - Species diversity: At least 8 species shall be used. No quantity of any given species shall comprise more than 20% of the overall quantity of trees.
    - Installation sizes: trees are to be planted in a variety of sizes, ranging from 3-year seedlings to 1.5" caliper trees. No more than 60% of trees can be seedlings. At least 20% of trees shall be 1.5" caliper.
    - Tree spacing: tree species and sizes are to be randomly spaced in a staggered pattern between 4' and 10' on center.
- Wetland mix shall be developed in consultation with a wetland ecologist.
- Diffused or bubbler-type aeration devices are permitted in stormwater ponds. Fountains or any above-water aeration devices are prohibited.
- Generally, detention pond slopes (from pond shelf) should be an average of 12:1 slope, but no steeper than 6:1 and no more gradual than 20:1.
- Ponds may be constructed within the defined building and pavement setbacks.
- Plant species list: refer to Figure 21.



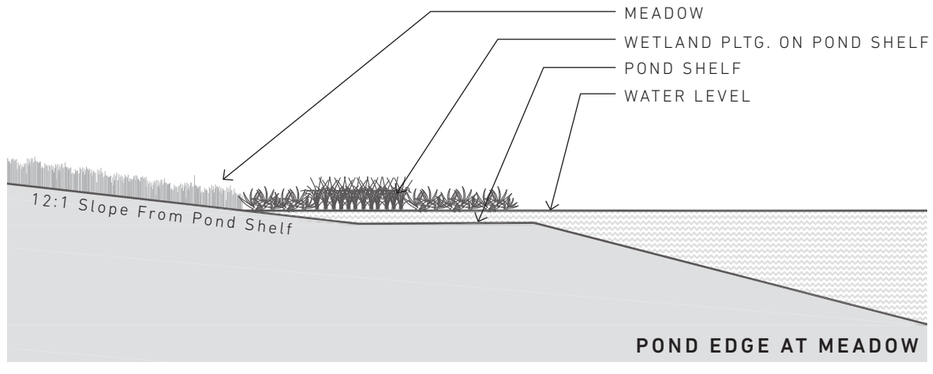
PLANT MASSINGS AT PONDS



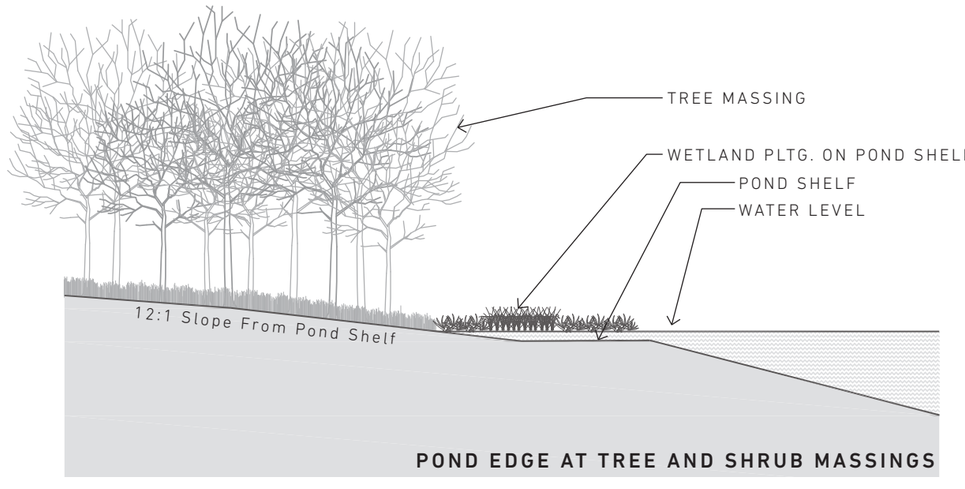
TREE PLANTINGS AT POND EDGE



EXAMPLE: MEADOW AT POND EDGE



POND EDGE AT MEADOW



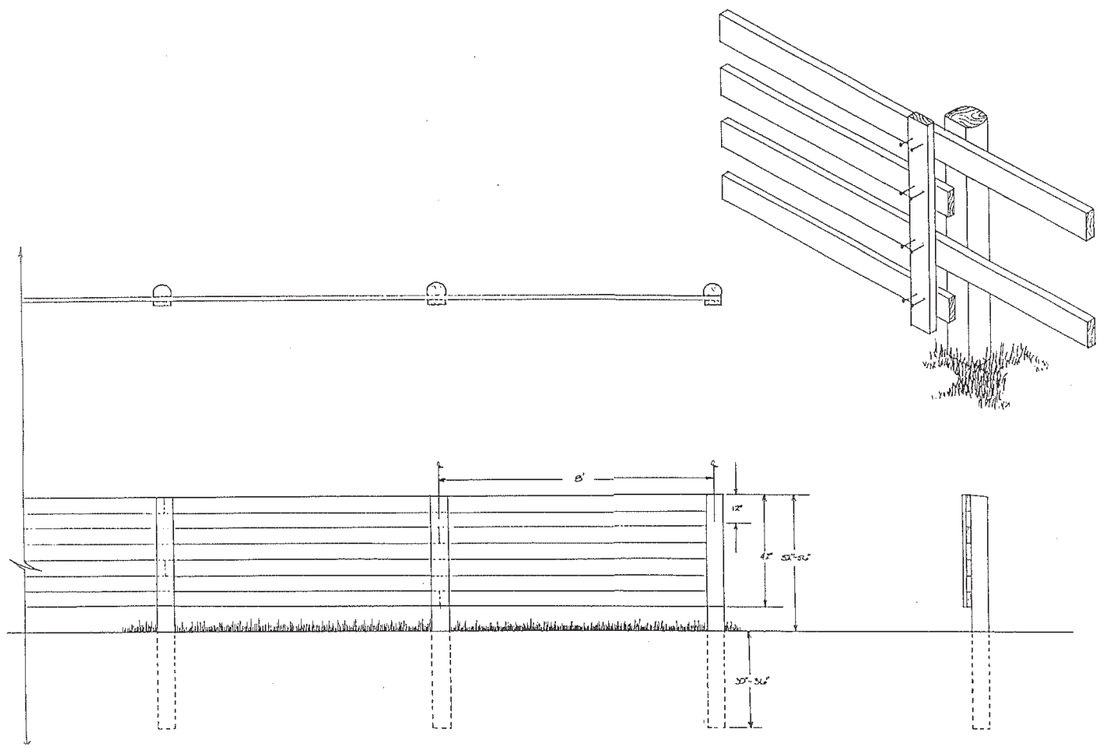
POND EDGE AT TREE AND SHRUB MASSINGS

PRIMARY ROAD - DETENTION POND PLANTING

FIGURE 11

RAIL FENCE & LEISURE TRAIL

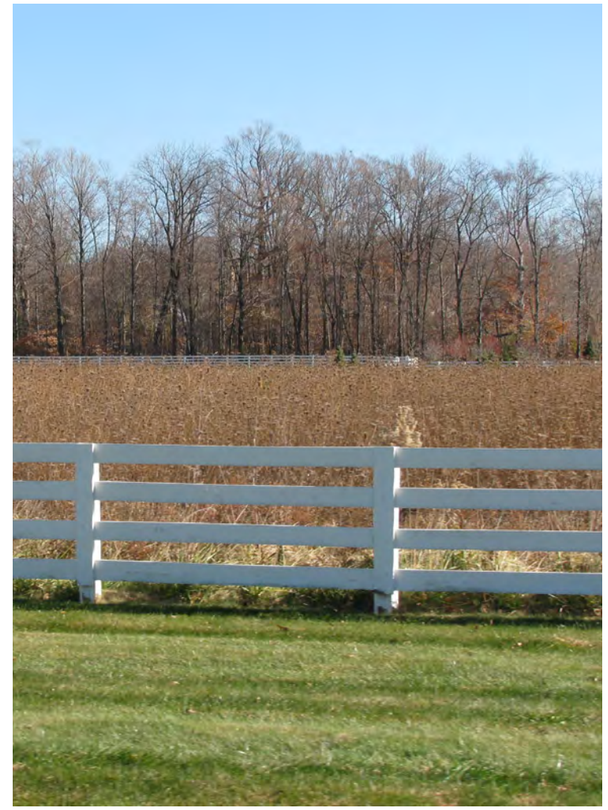
- Fence to be placed on both sides of public roads.
- Top of fence elevation to match (tolerance of +/- 6″) on both sides of road.
- Fence to be located 2′ away from leisure trail.
- Fence to begin and terminate with a 12″ x 12″ end post.
- Fence character to match the current standard City of New Albany four-rail horse fence in each of the following characteristics:
    - Finish: barn and fence paint by Sherwin-Williams. Color to be consistent with fencing throughout the City. Primer used for treated wood.
    - Rail: 1″x6″x16′, treated rough-sawn poplar
    - Intermediate post: 6″x7′-6″, treated Southern Yellow Pine, installed with post driver.
    - End post: 12″x12″x7′-6″, treated Southern Yellow Pine.
- A leisure trail shall be placed along the inside of the road.
- Leisure trail location: 8′ from back of curb, consistent.
- Leisure trail width: 8′ wide.
- Leisure trail material: bituminous concrete (asphalt) paving.
- Turf shall be planted between the leisure trail and roadway curb and between the leisure trail and the four-rail horse fence.



FENCE DETAIL



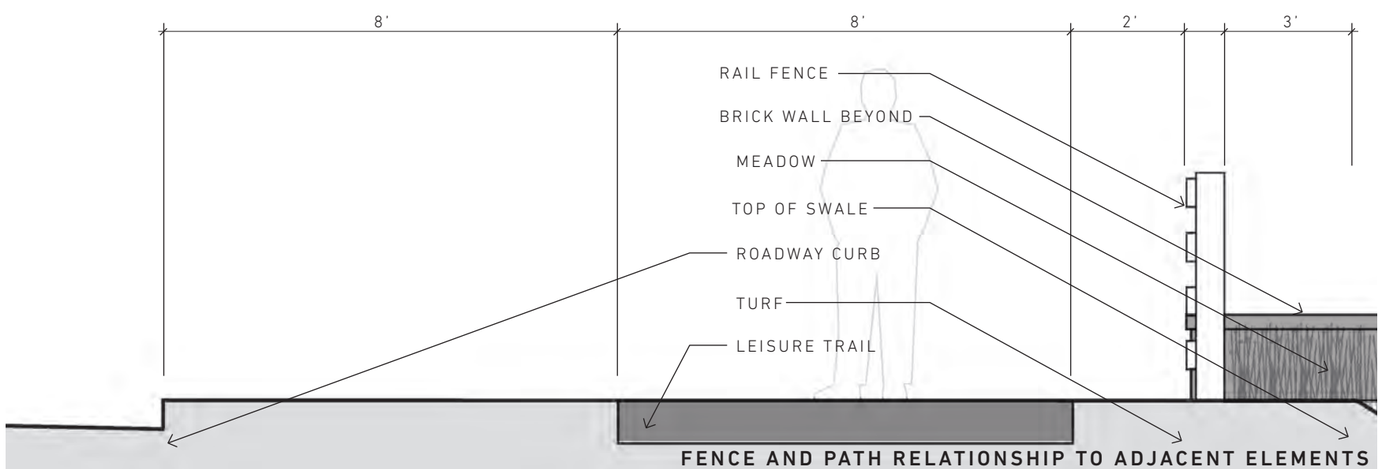
FENCE ELEVATION



FENCE WITH MEADOW GRASS BEHIND



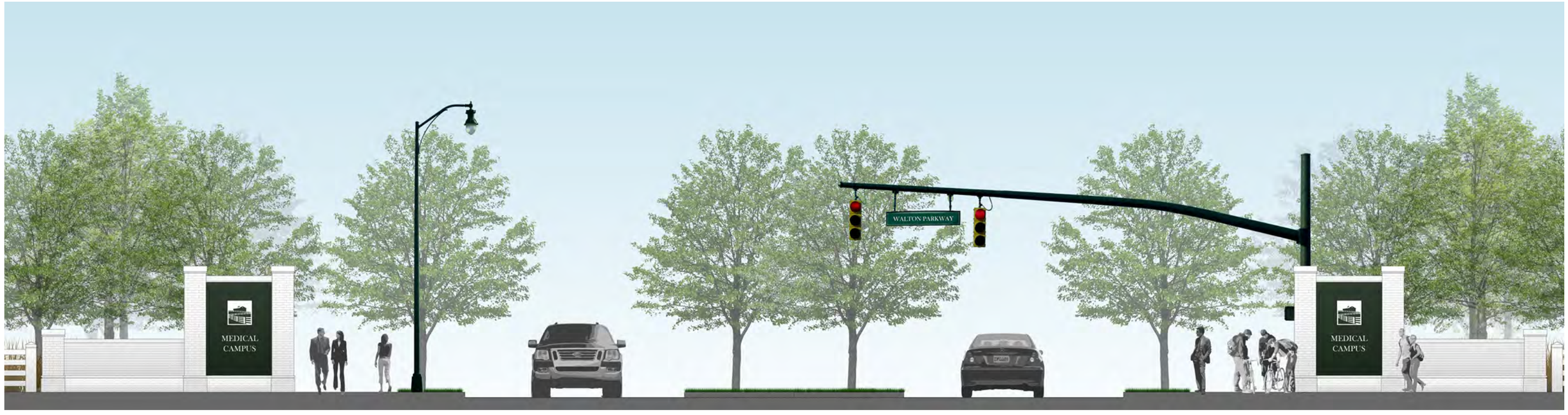
LEISURE TRAIL WITH FENCE AND TREE LAWN



FENCE AND PATH RELATIONSHIP TO ADJACENT ELEMENTS

FIGURE 12
SIGNAGE & STREET LIGHTING

- All street lights shall match the optics, lamping, and style established within the existing Business Park.
- Street light metal post, base, and luminaire shall be dark green. The final color selection is to be coordinated with the City.
- Street lights shall be located in the middle of the tree lawn between the leisure trail and back of road curb.
- Street lights shall be spaced according to the current road bid documents, and coordinated with recommended street tree plantings. See Figure 13.
- Signs shall be permitted at each drive off the truck road, with an address and company name. The size and character of these signs shall match City regulatory signage.
- The size and character of street signs shall match street signs within the existing Business Park. Street signs shall have a mix of upper and lower case letters.



PROPOSED DISTRICT MARKERS

STREET LIGHT



EXISTING/PROPOSED REGULATORY AND STREET SIGNAGE

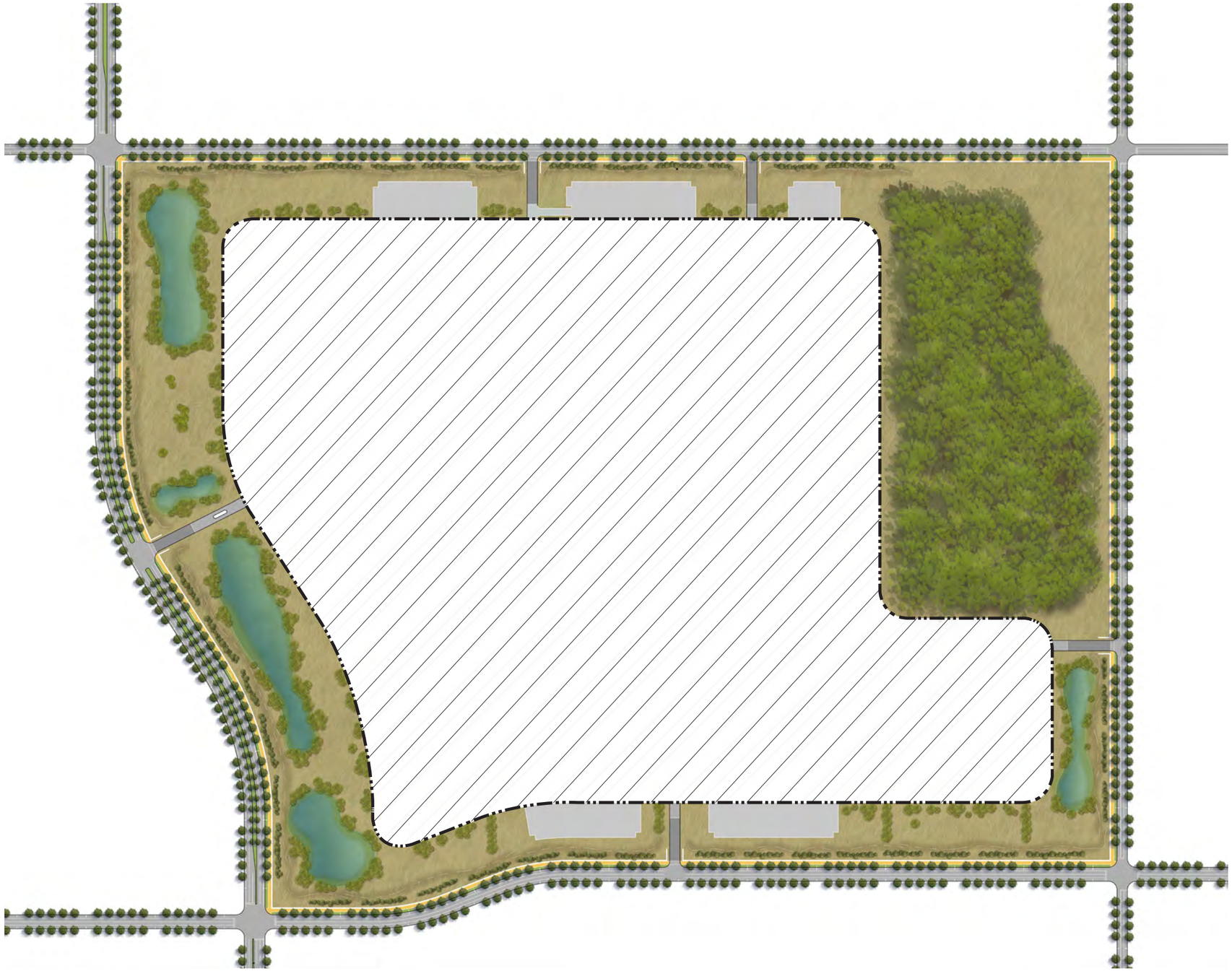




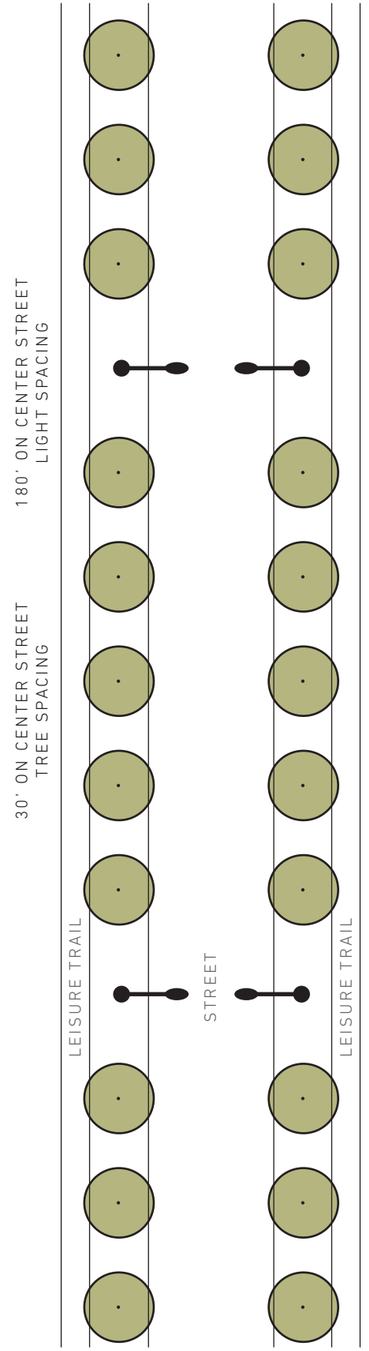
FIGURE 13

STREET TREE & STREET LIGHT SPACING

- All street trees shall be canopy trees.
- Trees shall be planted in the middle of the tree lawn between the leisure trail and back of road curb.
- Trees shall be planted at a spacing of 30′ on center.
- Street lights shall replace street tree locations every 180′ (every sixth tree).
- Installation size: 2.5″ caliper in utility easements, 3″ caliper elsewhere.
- Tree species list: refer to Figure 21.



EXAMPLE SITE PLAN VIEW

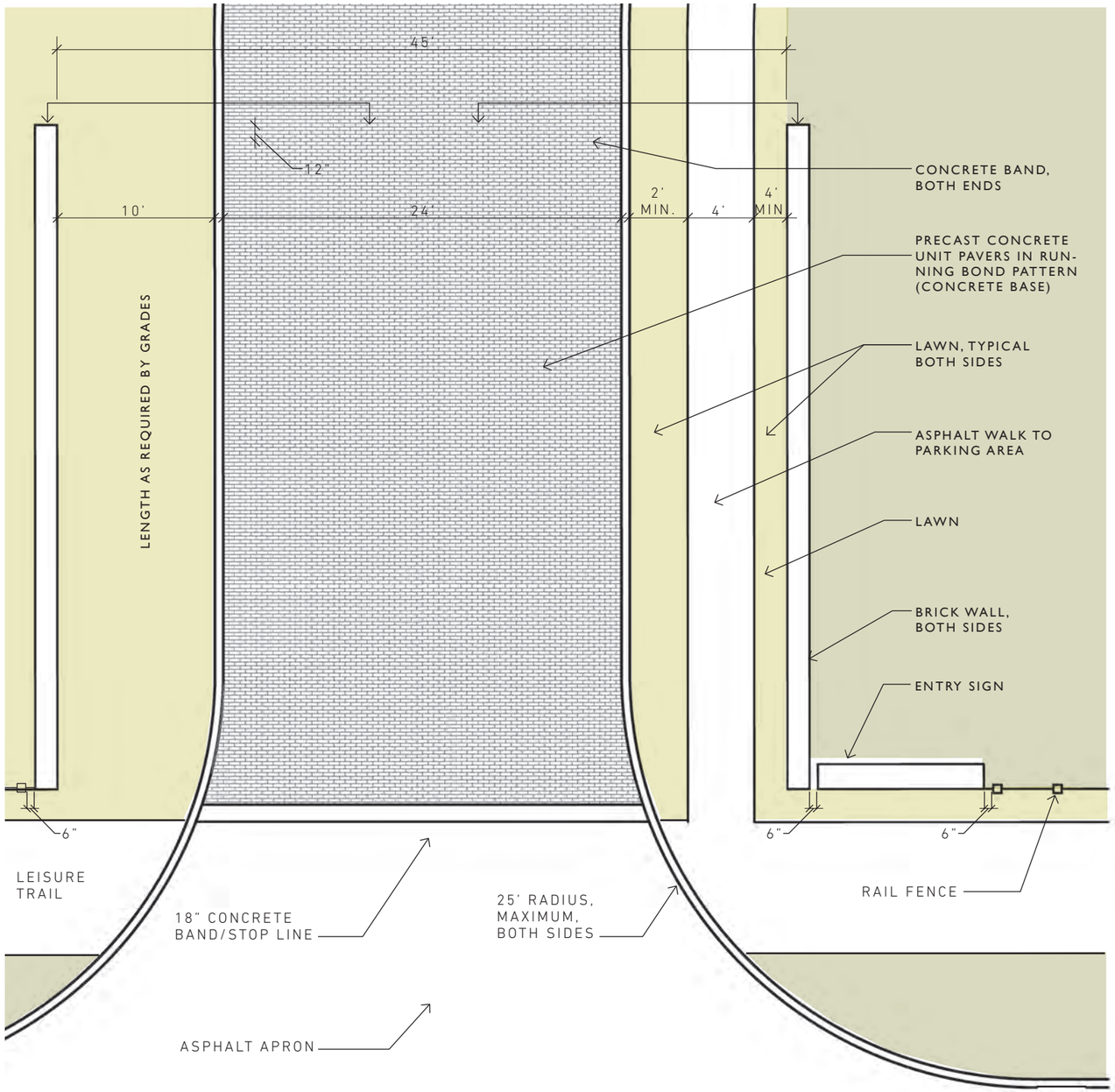


ENLARGEMENT PLAN - STREET TREE & STREET LIGHT SPACING

FIGURE 14
PRIMARY ENTRY DRIVES

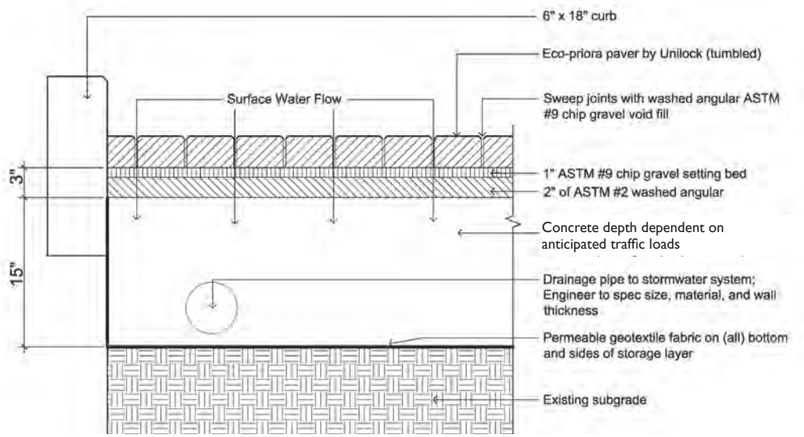
Standards set forth below apply to primary vehicular entry drives for employees and visitors. Service drives (trucks) should be asphalt and can vary in width based on engineering (traffic) study.

- Width: drive shall be 24′ wide.
- Radii of curbing from entry drive to road shall be 25′ maximum.
- Roadway material shall be bituminous concrete.
- Roadway material over bridge shall be as follows:
    - Pavers shall be Eco-Priora by Unilock, color: granite, texture: tumbled, size: rectangle (9.36″ x 4.68″ x 3.12″).
    - Field paving shall be precast concrete pavers laid in a running bond pattern and set on an aggregate setting bed and permeable aggregate base.
    - A 12″ wide concrete band shall separate the precast concrete pavers from the asphalt roadway.
    - Area of pavers shall equal the length of the bridge minus the two 12″ concrete bands.
- Driveway pavers extend back to first parking or drive intersection.
- Pathway adjacent to entry drive shall be 4′ wide minimum, and 6′ wide maximum. If pathway is wider than 4′, additional width shall be split evenly on either side of the pathway centerline.
- Concrete band/stop line shall be 18″ wide.



ENTRY DRIVE PLAN VIEW



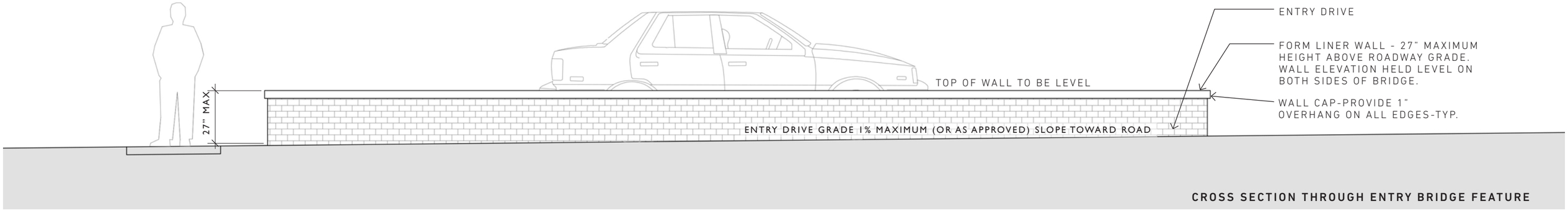


PRECAST CONCRETE UNIT PAVER IMAGE AND SCHEMATIC CONSTRUCTION DETAIL

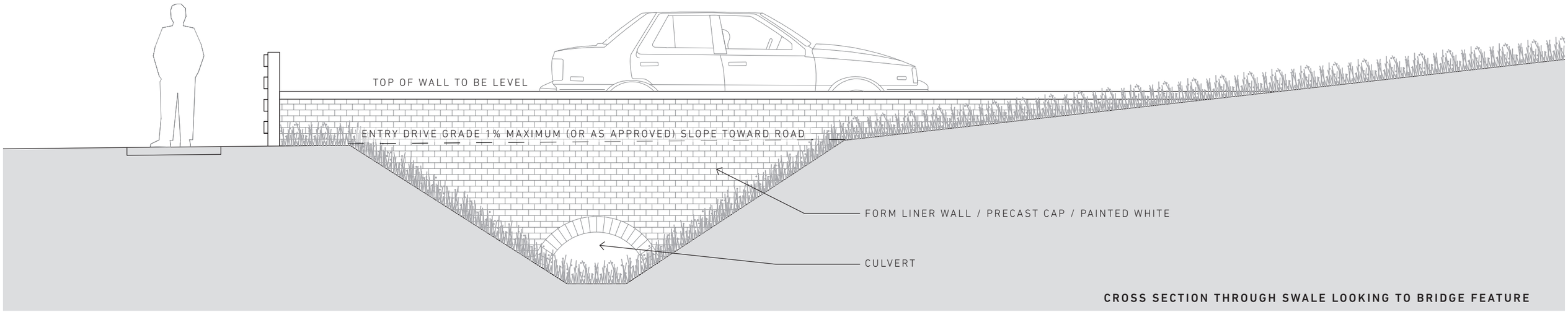
FIGURE 15

BRIDGE AT ENTRY DRIVE

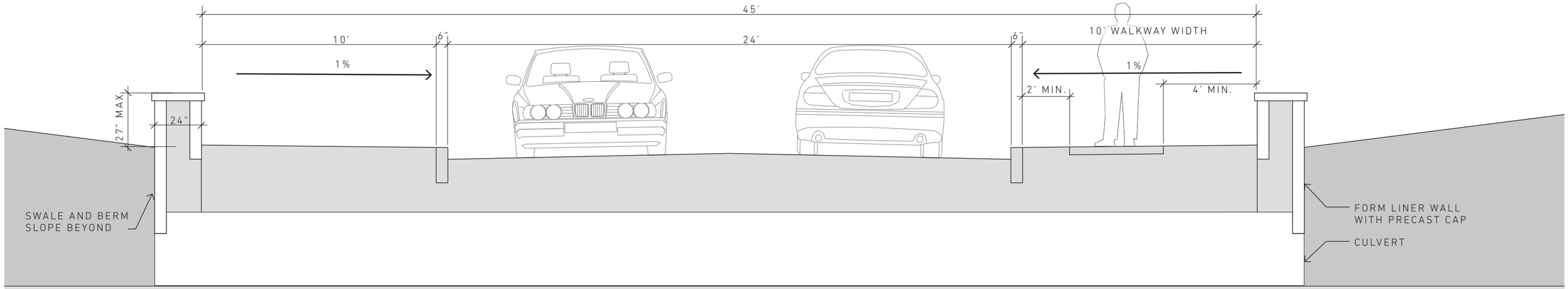
- Bridge wall shall be parallel with entry drive.
- Face of bridge wall shall be located 10′ away from back of entry drive curb.
- Height of bridge wall shall be 27″ above finish grade on entry drive side of wall at entrance adjacent to sign wall location (see Figure 16 for sign base details). Top of wall shall be held level.
- Wall width shall be 24″.
- Wall Construction: cast-in-place concrete form liner. Paint color shall match color on fence. Finish face of form liner to be smooth and free of voids. Coordinate appropriate concrete mix design with structural engineer to provide this finished look.
- Capstone: white painted precast stone. Minimum lengths of 4′ with a thickness of 4″. All sections to be equal. Provide 1″ overhang on all edges.
- Culvert Size and Shape: arch-shaped or round precast concrete pipe equivalent to 4′ diameter flow.
- Example supplier: Rinker Materials (concrete arch pipe - 54″ round equivalent).
- Additional vehicular lanes on entry drives may be warranted based on traffic volumes.



CROSS SECTION THROUGH ENTRY BRIDGE FEATURE



CROSS SECTION THROUGH SWALE LOOKING TO BRIDGE FEATURE



CROSS SECTION THROUGH ENTRY BRIDGE FEATURE

FIGURE 16

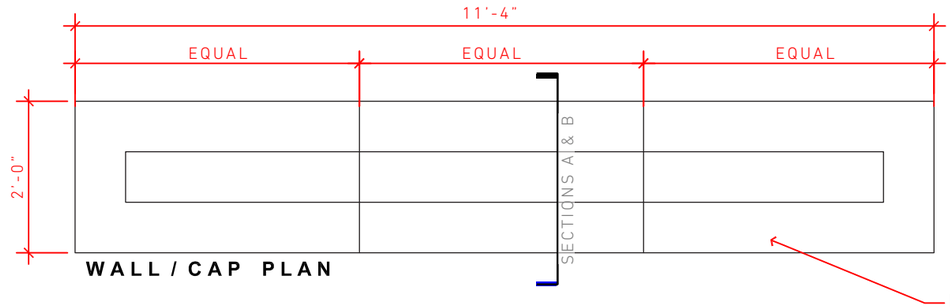
PRIMARY ENTRANCE SIGNAGE

- Sign shall be parallel with road and in line with four-rail horse fence and end of bridge wall.
- Overall sign size (including brick base element): 11'-0" wide x 7'-2" tall. (Sign size can be assessed on a case-by-case basis - Size defined here is minimum size).
- Sign shall be composed of a form liner concrete base and aluminum sign frame.
- Wall Base: cast-in-place concrete form liner. Paint color shall match color on fence. Finish face of form liner to be smooth and free of voids. Coordinate appropriate concrete mix design with structural engineer to provide this finished look.
- Capstone: white painted precast stone. Lengths as shown. Cap thickness: 4". Overhang: 1"-All Sides.
- Metal Sign Frame: painted aluminum, white, RAL 9003.
- Metal Sign Panel: painted aluminum, dark charcoal, RAL 7021.
- Sign Graphics and Type:
  - Letters: 1/2" thick aluminum letters - color: white [RAL 9003]. Letters mounted to face of sign panel (company names and addresses).
  - Colors: Max of Four Colors Permitted
    - Letters: White [RAL 9003]
    - Sign Panel: Charcoal [RAL 7021]
    - Company Logo: Two Color Max.
  - Note: Address font shall be Baskerville BT Regular. Address shall appear on single line.
- Sign Lighting
  - Hydrel: Rhythm-Linear LED Flood - See pages 41-42 for product cutsheet.

NOTE:

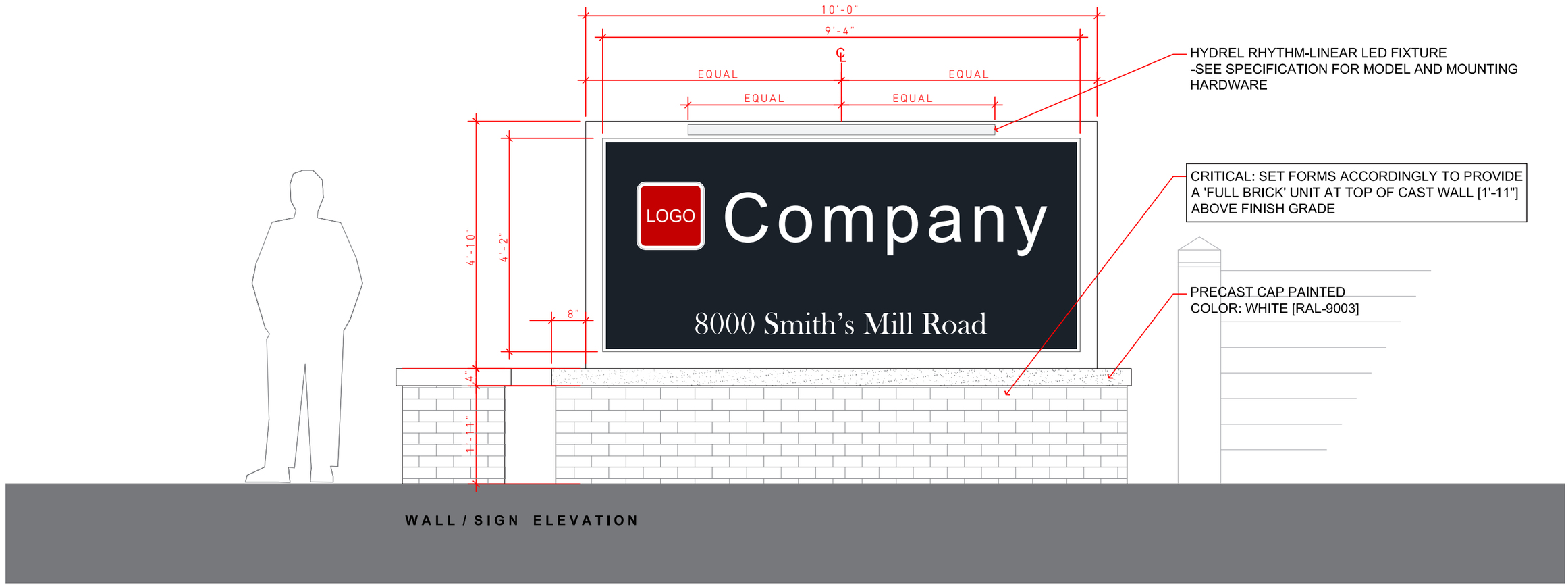
I. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.



WALL / CAP PLAN

PRECAST CAP PAINTED
COLOR: WHITE [RAL-9003]



HYDREL RHYTHM-LINEAR LED FIXTURE
-SEE SPECIFICATION FOR MODEL AND MOUNTING HARDWARE

CRITICAL: SET FORMS ACCORDINGLY TO PROVIDE A 'FULL BRICK' UNIT AT TOP OF CAST WALL [1'-11"] ABOVE FINISH GRADE

PRECAST CAP PAINTED
COLOR: WHITE [RAL-9003]

WALL / SIGN ELEVATION

NOTE:

I. All electrical / lighting is shown for design intent purposes only.

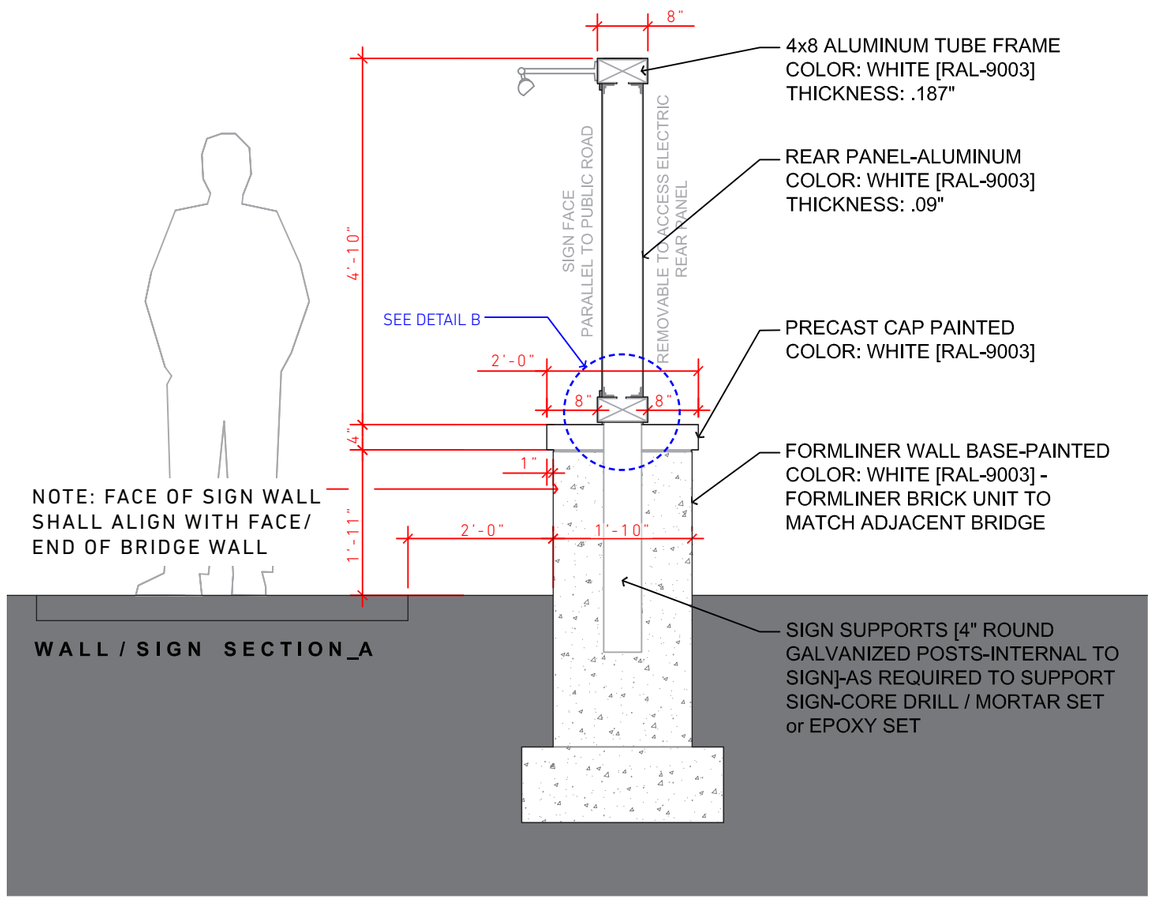
II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.



NOTE:

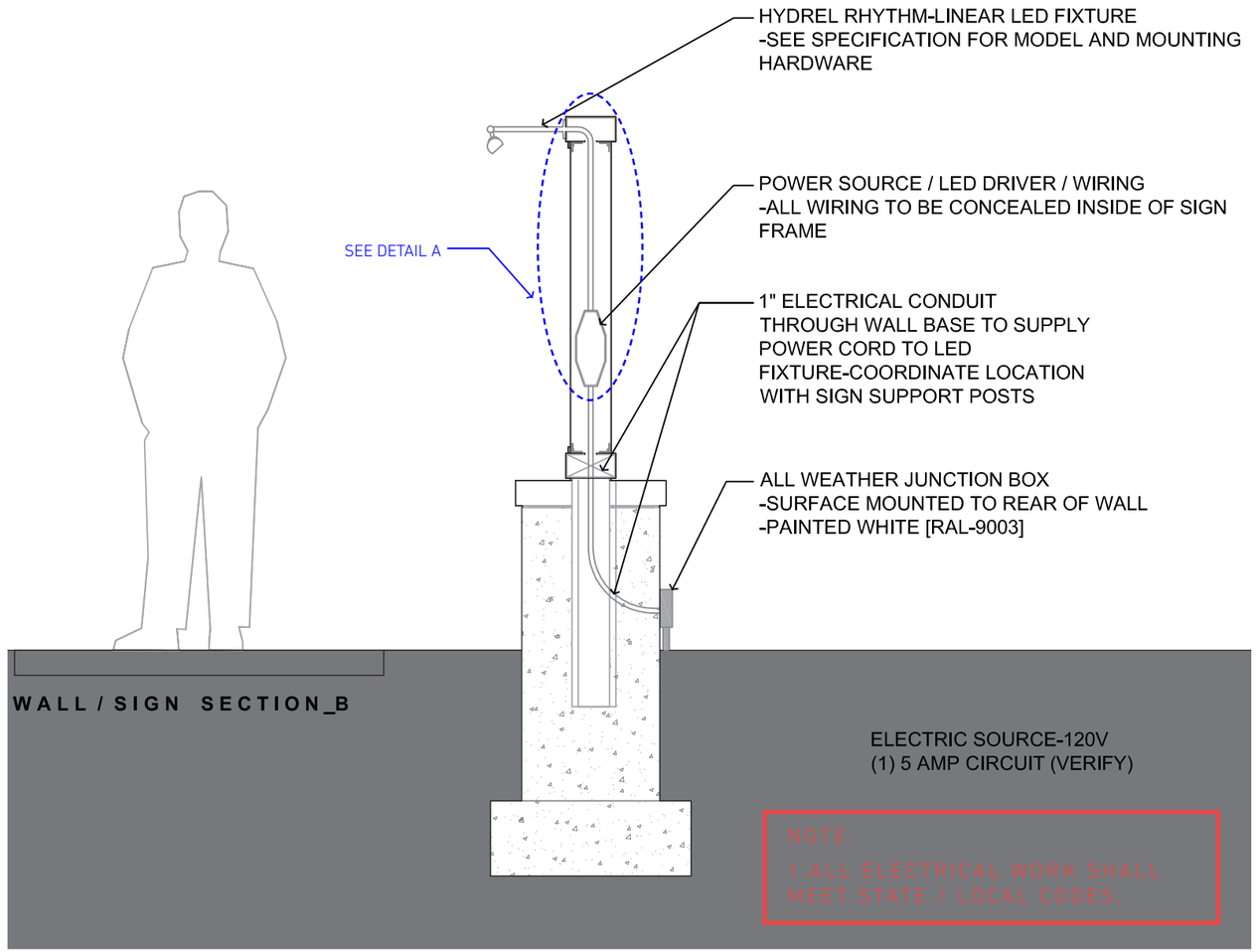
I. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.



WALL / SIGN SECTION_A

PROPERTY ENTRANCE SIGN_SECTION A



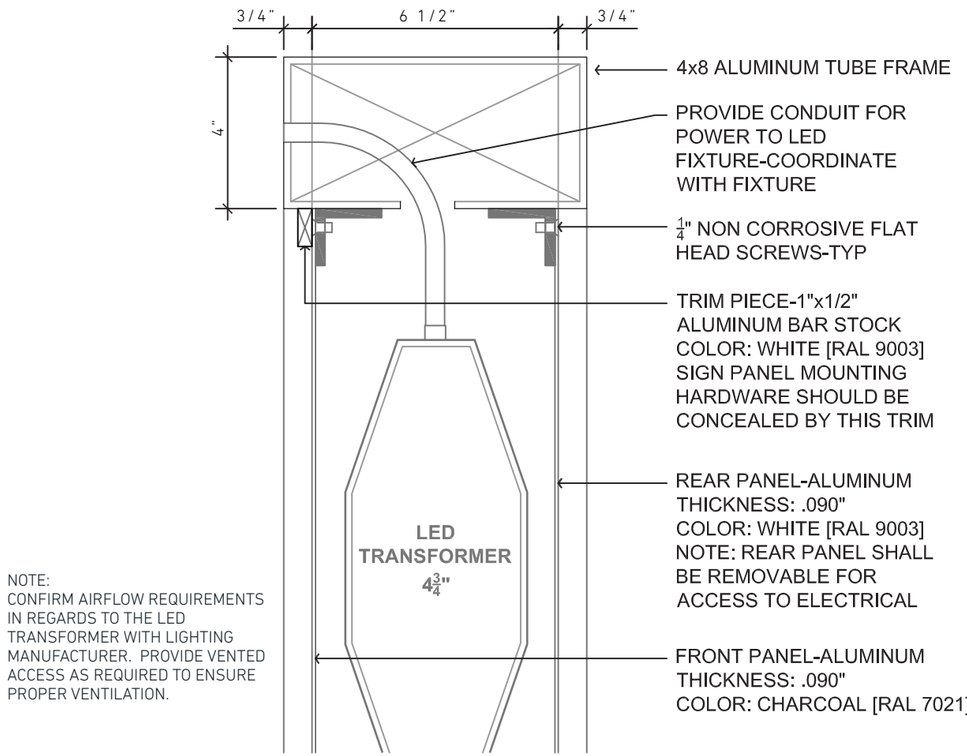
WALL / SIGN SECTION_B

PROPERTY ENTRANCE SIGN_SECTION B

NOTE:

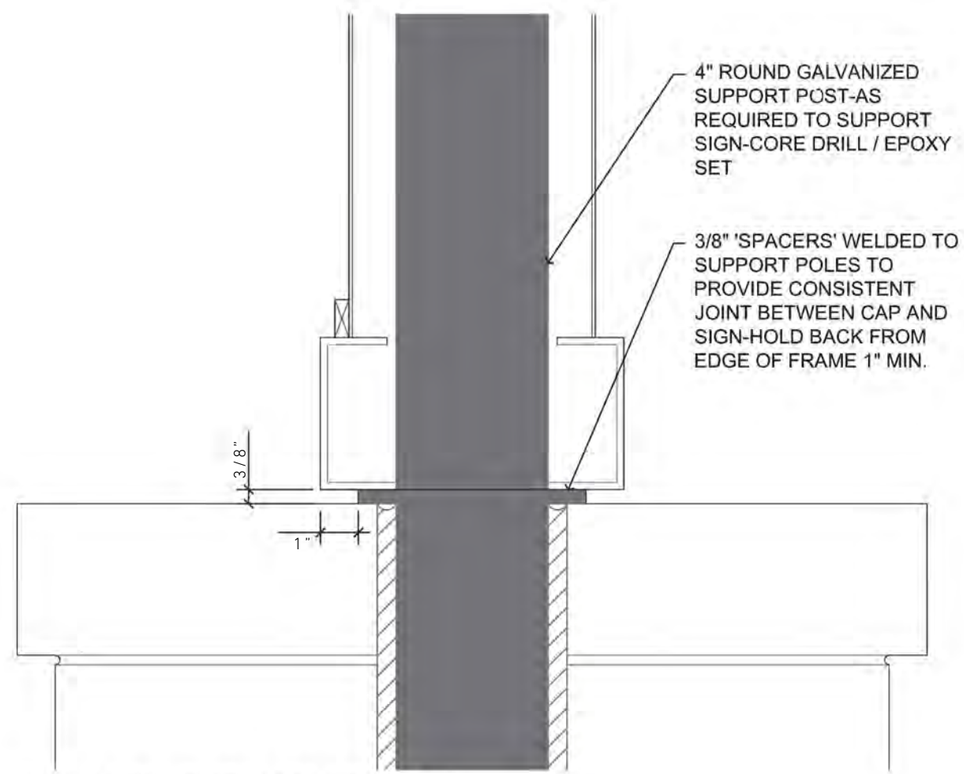
I. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.



A PANEL ATTACHMENT
SCALE: 3" = 1'-0"

DETAIL A



B MOUNTING DETAIL
SCALE: 3" = 1'-0"

DETAIL B

HYDREL
An AcuityBrands Company

IP66

CE-5829
LINEAR LED FLOOD

TYPE	JOB NAME
PART NUMBER	CE-5829

DESCRIPTION
Hydrel's CE-5829 Linear LED Flood series is a knuckle mount, versatile and distinct LED-based range of linear floodlights, providing designers unlimited options to illuminate and enhance the architecture for interior and exterior applications. Clean, sophisticated lines blend seamlessly with architectural elements and create dramatic washes of light for spectacular effects. Luminaire designs balance day form with function while incorporating the smallest surface mountable power LED's available today. Designed to optimize thermal management, Rhythm luminaires deliver industry best lumen maintenance of 50,000 hours life at 615 mA with 70% lumen maintenance. CE-5829 unique custome finish includes a complete white finish scheme including cord, all external housing and attatchement components.

Enclosure Construction: Designed to marry the day-form of the Rhythm wall mount plate, the SSBR power supply enclosure is a wet location housing suitable for surface mounting.

FEATURES & SPECIFICATIONS

MATERIAL: **FIXTURE -** Extruded 6063-T4 aluminum with die cast A360 aluminum mounting. All fasteners are stainless steel.
SSBR - Copper-free cast aluminum A360.
All aluminum materials treated prior to anodizing..

LENS: High strength optical grade clear acrylic.

MOUNTING: Knuckle Mount (KM).

SOURCE: Quantity six (6) Rebel™ LED's per linear foot, driven at 615 mA, with maximum power consumption of 13 watts per linear foot. Lumen Maintenance of individual LED light sources have been independently tested to IESNA LM-80 standards. *(NOTE: LM-80 does not cover measurement of luminaire.)*

POWER SUPPLY: 60W power supply is provided standard with NEMA rated enclosure, and may be remotely located up to 20' (w/ 18AWG). Two (2) 60W power supplies and two (2) NEMA rated enclosures required for 6' luminaires.

VOLTAGE: MVOLT (120-277V) 60HZ.

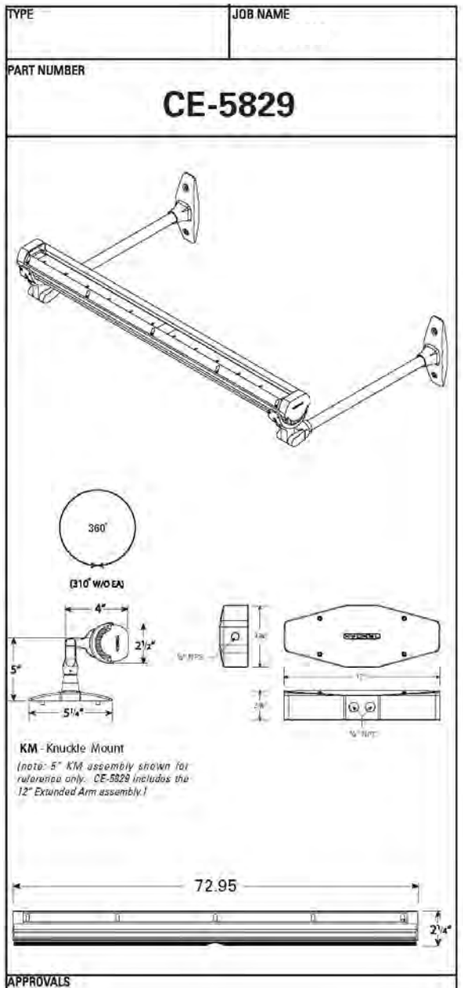
DISTRIBUTION: 55° Wall Wash Distribution. All photometry tested to IESNA LM-79 Standards.

OPTIONS: EARM12 - Extended Arm 12" *(Included)*

FASTENERS: Stainless Steel.

FINISH: : WH - White

WARRANTY: Five (5) year limited warranty. *Consult factory for details.*



APPROVALS

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

©2012 Acuity Brands Lighting, Inc.
2/6/12
CE-5829 LED

20600 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 866.533.9901
Fax: 866.533.5291
www.hydrel.com

LIGHTING CUT SHEET #1

HYDREL
An AcuityBrands Company

IP66

RHYTHM ORDERING INFORMATION

60-50 Hz Application
Choose the boldface catalog nomenclature that best suits your needs.

PART NO.

EXAMPLE: RHY6 SSBR WHT41K MVOLT WWD ASM EARM-12" HVSR CSL20 RAL9003

Model
- ☐ RHY2
- ☐ RHY3
- ☐ RHY4
- ☐ RHY6
- ☐ RHY8

LED Color
- ☐ WHT53K White
- ☐ WHT41K White
- ☐ WHT30K White
- ☐ RED Red
- ☐ GRN Green
- ☐ BLU Blue

Mounting Options
- ☐ EARM_ Extended Arm Specify length 6" 12"
- ☐ EASRM_ Extended Arm with Strut 12", 18", 24", 36"

Cord Length[5]
From fixture to driver
- ☐ CSL20 20' of cord (18 AWG)

Accent Finish
Optional
- ☐RDA Red Accent
- ☐GNA Green Accent
- ☐BUA Blue Accent

Voltage
- ☐ MVOLT 120-277VAC
- ☐ 12 12VDC

Mounting[3]
- ☐ ASM Adjustable Surface Mount
- ☐ SASM Side Adjustable Surface Mount
- ☐ KM Knuckle Mount

Accessories
External
- ☐ HVSR Half Visor
- ☐ FVSR Full Visor

Options
- ☐ LDIM[4] 0-10V Dimming
- ☐ ETE End-to-End

Listing
- ☐ IEC International Electrotechnical Commission

Power Supply
- ☐SSBR[2] Surface Box Rhythm
- ☐NRPS[2] NEMA Power Supply
- ☐ L/PS[1] Less Power Supply
- ☐BPCA[6] Polymeric Combo Box Aluminum Lid
- ☐BPCB[6] Polymeric Combo Box Bronze Lid

Distributions
- ☐ NSP Narrow Spot
- ☐ MFL Medium Flood
- ☐ FL Flood
- ☐ WFL Wide Flood
- ☐ WWD Wall Wash Distribution

Finish
- ☐BLA Black Anodized
- RAL9003 White (custom color)

**Note. Entire fixture, cord & end caps to be RAL9003. 20' power cord is 18AWG.

**SSBR notes: 1/2" NPT watertight conduit connest to SSBR conduit hub. (2) SSBR power supplies per 8ft fixture

LIGHT ENGINE SPECIFICATIONS

COLOR	TYPE	COLOR TEMP	CRI	QTY / LINEAR FOOT	LUMENS / WATT	LUMENS / LINEAR FOOT	INPUT WATTS / LINEAR FOOT
White (WHT53K)	REBEL	5300° K	70	6	75.84	950	12.56
White (WHT41K)	REBEL	4100° K	70	6	75.64	950	12.56
White (WHT30K)	REBEL	3000° K	85	6	46.18	580	12.56
Red (RED)	REBEL	627 nm		6	33.43	440	13.16
Green (GRN)	REBEL	530 nm		6	75.64	950	12.56
Blue (BLU)	REBEL	470 nm		6	19.90	250	12.56

Notes:
1. L/PS requires remote 12V +/- 5% DC Power Supply at Site. If L/PS then 12 required.
2. Quantity (2) Two Power Supplies provided with RHY6 & RHY8 models.
3. Two (2) horizontally adjustable mounting arms provided with RHY2, RHY3, and RHY4. Three (3) arms provided with RHY6 and RHY8.
4. If LDIM is chosen, SSBR required.
5. All fixtures shipped with 20' cord (18 AWG).
6. For ground mount applications only.

©2011 Acuity Brands Lighting, Inc.
10/25/11
Rhythm

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

20600 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 866.533.9901
Fax: 866.533.5291
www.hydrel.com

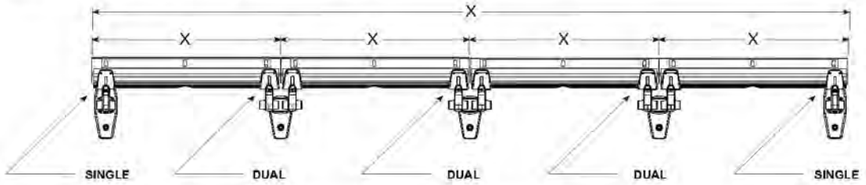
LIGHTING CUT SHEET #2

HYDREL
An AcuityBrands Company

IP66

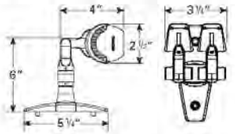
END-TO-END SYSTEM (ETE)

When specifying end-to-end (ETE) option, each luminaire will ship with one single and one dual mounting configuration, ensuring ease of specification and installation everytime.

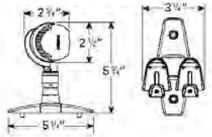


Refer to housing chart on first page for actual lengths.

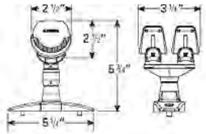
ETE - DUAL MOUNT DIMENSIONS



KM - Knuckle Mount
(DUAL)



SASM - Side Adjustable Surface Mount
(DUAL)



ASM - Adjustable Surface Mount
(DUAL)

NEMA RATED SURFACE BOX (SSBR)

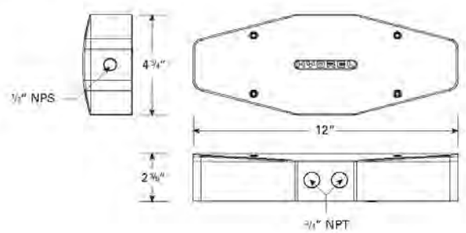
Enclosure Construction: Designed to marry the day-form of the Rhythm wall mount plate, the SSBR power supply enclosure is a wet location housing suitable for surface mounting. The SSBR box is available with side conduit entries or standard with back mounting over recessed splice box.

MATERIAL: Copper-free cast aluminum A360. All aluminum materials treated prior to anodizing.

FINISH: Black powder coat

FASTENERS: Stainless steel tamper resistant

LISTING: CSA, CSA$_{US}$



©2011 Acuity Brands Lighting, Inc.
10/25/11
Rhythm

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

20660 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 866.533.9901
Fax: 866.533.5291
www.hydrel.com

LIGHTING CUT SHEET #3

HYDREL
An AcuityBrands Company

IP66

NRPS - NEMA RATED POWER SUPPLY

DESCRIPTION:

Lightweight, compact LED driver designed for remote applications at a maximum of 50 feet. Integrated wiring compartments for easy installation and intended for both indoor/outdoor applications. **(UL wet location listed).**

SPECIFICATIONS:

MATERIAL: Lightweight extruded aluminum case.

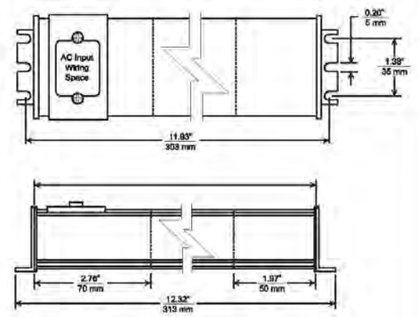
CONDUIT: 1/2" NPT Side with input access plate.

VOLTAGE: MVOLT (120 - 277).

CONSTANT VOLTAGE: 12 Volt DC Calibrated for 5 amps output.

PROTECTION: Over-Voltage, Over-Power and Short Circuit Protection. Has auto-recovery feature.

TYPE	JOB NAME
PART NUMBER	



APPROVALS

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension. "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

©2011 Acuity Brands Lighting, Inc.
10/25/11
Rhythm

20660 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 866.533.9901
Fax: 866.533.5291
www.hydrel.com

LIGHTING CUT SHEET #4

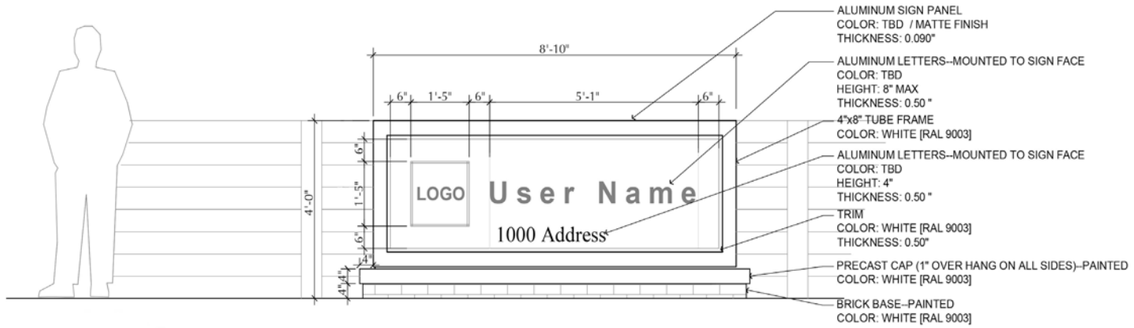
This page is intentionally left blank.

FIGURE 17

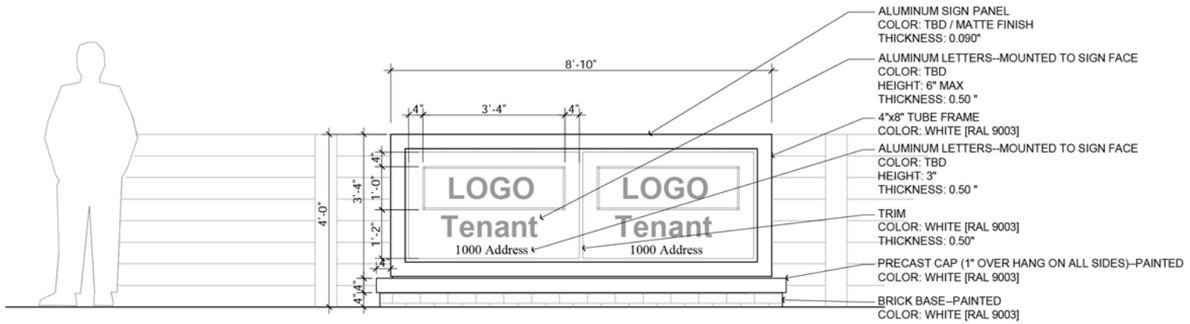
INTERIOR PROPERTY SIGNAGE

In the special case of secondary signage needed (visible from the public ROW), including address, directional, and other signage required by the state and federal agencies, the following standards shall be met.

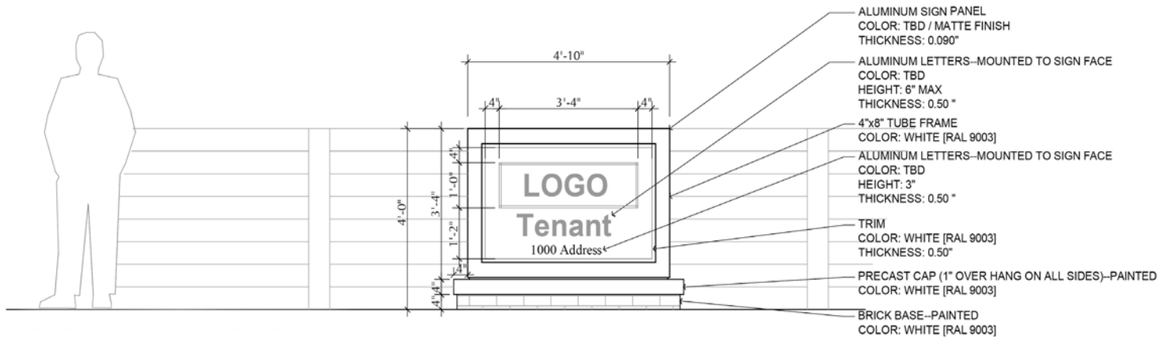
- Sign shall be parallel with road and in line with four-rail horse fence and end of bridge wall.
- If multiple tenants are to be listed, tenants should be included on one sign.
- Refer to Figure 16 exhibits for sign details (materials, sizing, placement).
- In the case of a tenant needing to remain unlisted, an address-only sign may be approved to be placed along the fence - as illustrated on the following page.
- Additional internal signage, not seen from the exterior of the site, is permitted by right. The quantity and size of these signs shall be determined by the developer.



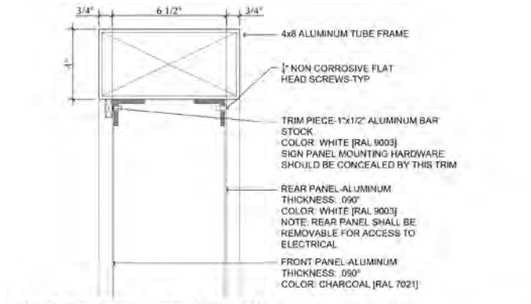
SECONDARY - SINGLE TENANT SIGN



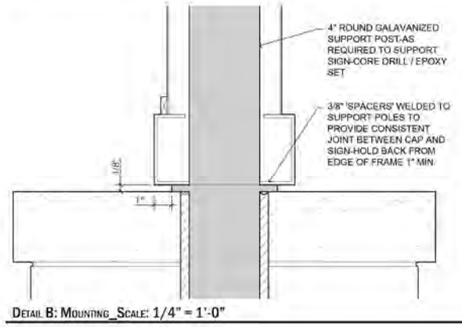
SECONDARY - MULTI-TENANT SIGN



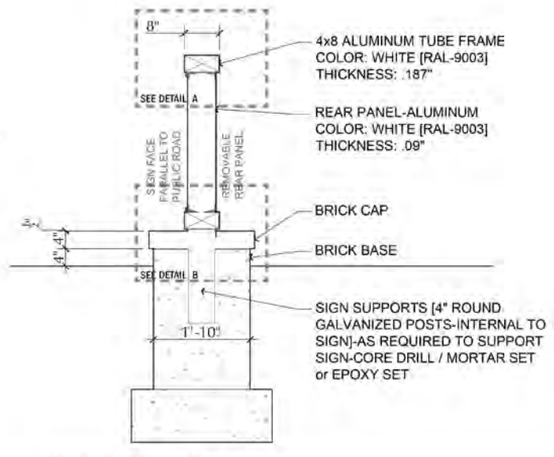
SECONDARY - SINGLE TENANT SIGN



DETAIL A: PANEL ATTACHMENT_SCALE: 1/4" = 1'-0"



DETAIL B: MOUNTING_SCALE: 1/4" = 1'-0"

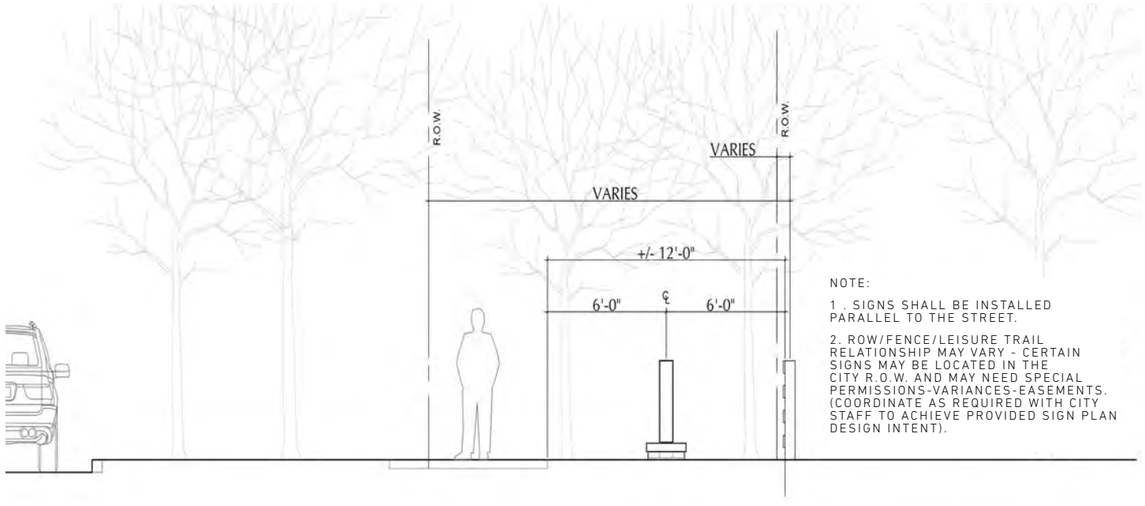


SIGN SECTION_SCALE: 1/16" = 1'-0"

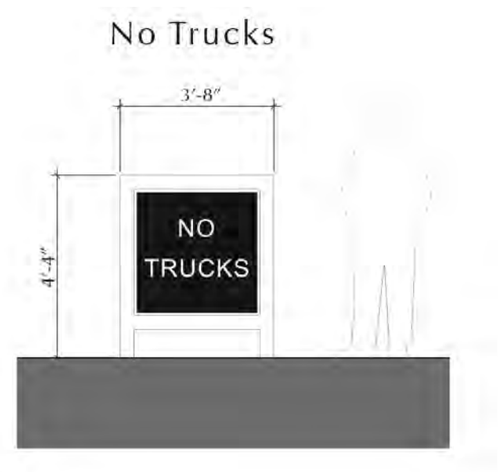
SECONDARY - TENANT SIGN DETAIL



SECONDARY - ADDRESS ONLY SIGN



SECONDARY - TENANT SIGN



WAYFINDING SIGNAGE

WAYFINDING SIGNAGE MATERIALS:

Frame: 4" Steel Tube

Frame Color: Powder-Coated White [RAL 9003]

Sign Panel: 36" x 36" Aluminum Sign Panel

Sign Color: Charcoal [RAL 7021]

Company Name: 5" White Letters, Font: TBD by Company

Address: 2.5" White Numbers, Font: New Baskerville

Street Name: 2.5" White Letters, Font: New Baskerville

FIGURE 18
FRONT YARD PLANTING

- Refer to Swale & Berm Planting where parking areas abut the back of road berm.
- All front yard plantings shall be meadow and the occasional canopy tree grouping.
- Species diversity: At least 5 species shall be used throughout front yard plantings. No quantity of any given species shall comprise more than 40% of the overall quantity of trees in the front yard plantings.
- Installation sizes: trees are to be planted in a variety of sizes, ranging from 1″ to 2″ caliper trees. No more than 60% of trees can be 1″ caliper.
- Tree spacing: tree species and sizes are to be randomly spaced in groups of 3 to 6 trees, and spaced between 12′ and 18′ apart within groupings. Distribution of groupings shall be as generally shown on the overall plan.
- Lane tree plantings shall be planted 6′ on center, consistently offset 8′ from the end of the entry drive.
- Tree species list: refer to Figure 21.



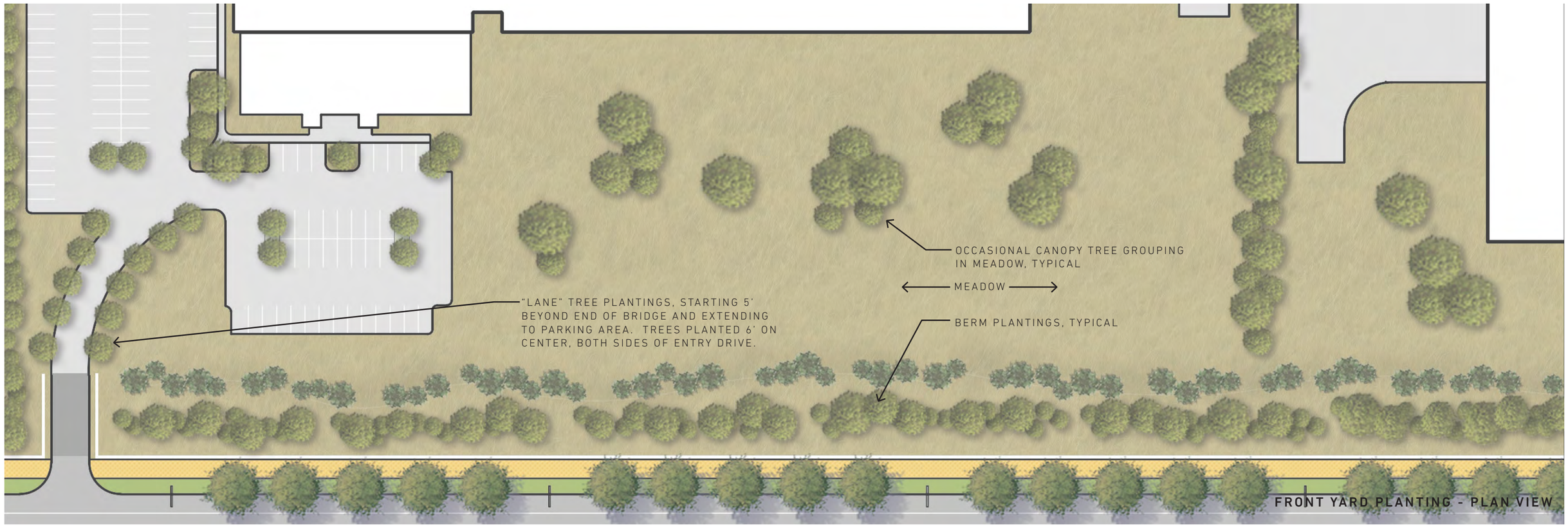
LARGE BUILDING IN MEADOW



A RURAL OHIO LANE



TREE GROUPINGS IN MEADOW



FRONT YARD PLANTING - PLAN VIEW

FIGURE 19

HEDGEROW PLANTING

Hedgerows shall be planted along shared property lines where two nonresidential parcels under separate ownership directly abut one another and are not separated by a public street.

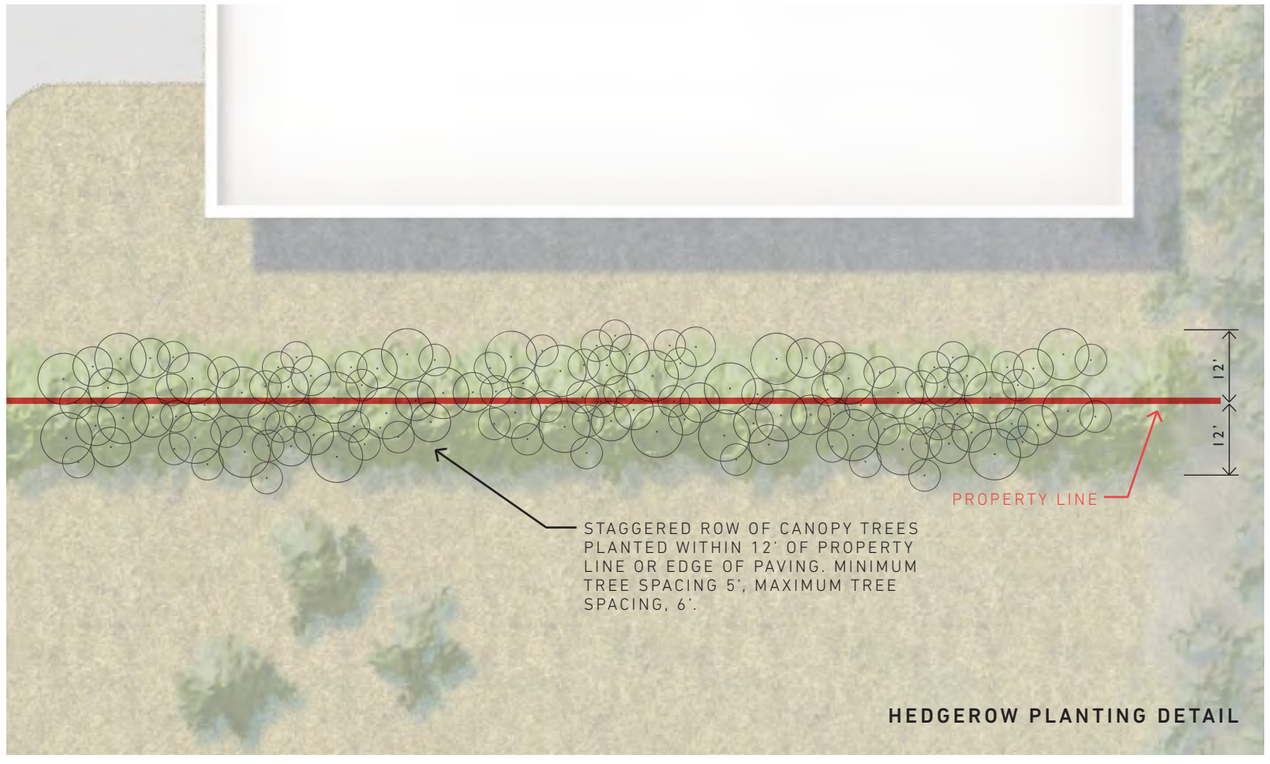
- Hedgerows shall consist of large deciduous shade and understory trees. Plant material shall be tightly spaced and comparable to the existing mature agricultural hedgerows surrounding the district.
- To either side of the property line, a 12′ wide area shall be planted with native trees as a hedgerow.
- Where hedgerows are planted in swales, begin hedgerow plantings 3′ upslope from the bottom of the swale.
- Species diversity: At least 5 species shall be used. No quantity of any given species shall comprise more than 40% of the overall quantity of trees in the hedgerow.
- Installation sizes: trees are to be planted in a variety of sizes, ranging from 3-year seedlings to 1″ caliper trees. No more than 60% of trees can be seedlings. At least 20% of trees shall be 1″ caliper.
- All installed plant material will require tree protection until the plant material reaches 3″ caliper for single-stem trees and 6′ height for understory and/or multistem trees. Tree protection fence should be a neutral color and a minimum 3′ in height.
- Hedgerow tree spacing: tree species and sizes are to be randomly spaced in a staggered pattern between 5′ and 6′ on center.
- At power line easement, tree species shall be selected to not exceed 30′ in height.
- Interior side yards should be meadow with random massings of large deciduous shade trees. Random massings should consist of 3-7 trees and be installed at a minimum 3″ caliper.
- Tree species list: refer to Figure 21.



HEDGEROWS WITHIN THE CAMPUS



A RURAL OHIO HEDGEROW



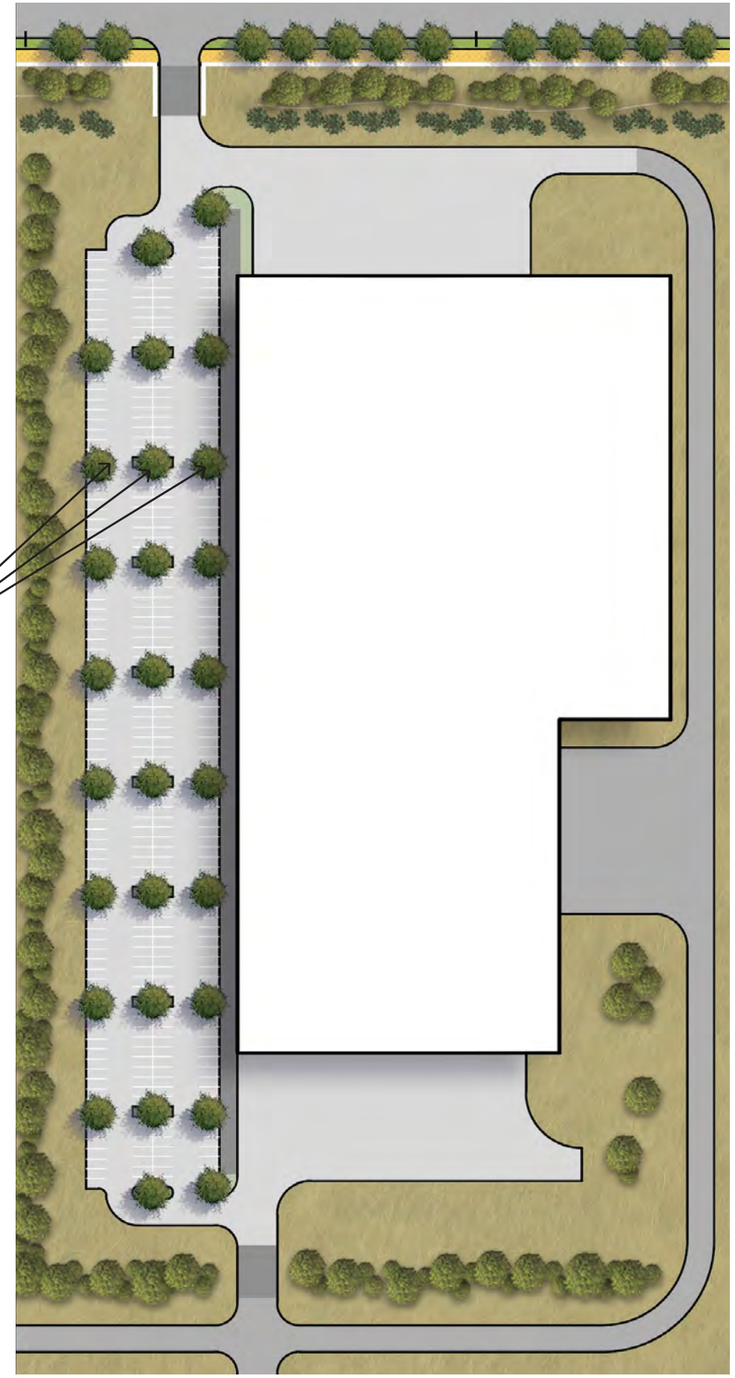
HEDGEROW PLANTING DETAIL

FIGURE 20
PARKING LOT PLANTING

- Parking lot islands shall be planted with native canopy trees and meadow mix.
- Every ten parking spaces shall be separated by one tree island.
- Species diversity: At least 4 species shall be used per parking lot. No quantity of any given species shall comprise more than 50% of the overall quantity of trees in parking areas.
- Installation sizes: trees are to be planted as 3" caliper trees.
- Vehicular parking lots shall be screened from public streets by a 3.5' minimum height evergreen hedge or similar landscaping, wall, mound, or combination thereof. Landscaping shall be planted at least 2' in average height when planted and shall conform to the height requirements within 4 years after planting.
- Tree species list: refer to Figure 21.

MEADOW AND CANOPY TREES PLANTED IN 9' WIDE ISLANDS. MINIMUM ONE ISLAND SEPARATING EVERY 10 PARKING SPACES.

ANY REMAINING REQUIRED TREES SHALL BE PLANTED AROUND THE EDGES OF THE SITE (NOT WITHIN THE PUBLIC ROW).



PARKING LOT PLANTING

FIGURE 21

PLANT SPECIES GUIDELINES

- Street Trees
- Swale/Berm Plantings
    - Trees
    - Woody Shrubs
    - Meadow
    - Maintained Turf
- Swale/Berm Plantings - Alternates
    - Trees
- Detention Pond Plantings
    - Trees
    - Woody Shrubs
    - Wetland Shelf
    - Meadow
- Front Yard / Side Yard Plantings
    - Trees
    - Meadow Mix
    - Maintained Turf Mix
- Hedgerow and Side Yard Plantings
- Parking Lot Trees

Street Trees

- Primary
  - Quercus coccinea - scarlet oak
  - Celtis occidentalis - hackberry
  - Quercus rubra - red oak
- Secondary
  - Celtis occidentalis - hackberry
  - Quercus bicolor - swamp white oak
  - Celtis occidentalis - hackberry

Swale/Berm Plantings

- Trees
  - Acer nigrum - black maple
  - Acer saccharum - sugar maple
  - Aesculus flava - yellow buckeye
  - Asimina triloba - common pawpaw
  - Betula alleghaniensis - yellow birch
  - Carya ovata - shagbark hickory
  - Celtis occidentalis - hackberry
  - Gleditsia triacanthos var. inermis - thornless honeylocust
  - Juglans nigra - black walnut
  - Liquidambar styraciflua - sweetgum
  - Prunus serotina - wild black cherry
  - Quercus alba - white oak
  - Quercus bicolor - swamp white oak
  - Quercus coccinea - scarlet oak
  - Quercus rubra - red oak
  - Robinia pseudoacacia - black locust
  - Tilia americana - American linden
  - Abies concolor - white fir
  - Juniperus virginiana - eastern red cedar
  - Picea abies - Norway spruce
  - Picea glauca - white spruce
  - Pinus strobus - white pine
  - Pseudotsuga menziesii - Douglas fir
  - Thuja occidentalis - northern white cedar
  - Thuja plicata x T. standishii - Green Giant arborvitae
  - Tsuga canadensis - Canadian hemlock
  - Thuja plicata - western red cedar
- Woody Shrubs
  - Aronia melanocarpa - black chokeberry
  - Comptonia peregrina - sweetfern
  - Diervilla lonicera - dwarf bush-honeysuckle
  - Rhus aromatica - fragrant sumac
  - Rubus odoratus - flowering raspberry
  - Rhus typhina - staghorn sumac
  - Spiraea tomentosa - steeplebush
  - Symphoricarpos albus - common snowberry
  - Vaccinium angustifolium - lowbush blueberry
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

Swale/Berm Plantings - Alternates

- Trees
  - Quercus sp.
  - Acer sp.
  - Aesculus sp.
  - Fagus sp.
  - Betula sp.
  - Ulmus americana
  - Gleditsia sp.
  - Gymnocladus sp.
  - Pinus strobus
  - Pinus nigra
  - Picea abies
  - Picea omorika
  - Juniperus virginiana

Detention Pond Plantings

- Trees
  - Acer rubrum - red maple
  - Asimina triloba - common pawpaw
  - Betula nigra - river birch
  - Gymnocladus dioicus - Kentucky coffeetree
  - Juglans nigra - black walnut
  - Liriodendron tulipifera - tuliptree
  - Nyssa sylvatica - black gum
  - Platanus occidentalis - sycamore
  - Populus deltoides - eastern cottonwood
  - Quercus bicolor - swamp white oak
  - Salix discolor - pussy willow
  - Taxodium distichum - bald cypress
- Woody Shrubs
  - Cephalanthus occidentalis - buttonbush
  - Clethra alnifolia - sweet pepperbush
  - Cornus sericea - redosier dogwood
  - Hamamelis virginiana - common witchhazel
  - Ilex verticillata - common winterberry
  - Myrica pensylvanica - northern bayberry
  - Potentilla fruticosa - bush cinquefoil
  - Vaccinium corymbosum - highbush blueberry
- Wetland Shelf - plant list to be developed in consultation with wetland ecologist.
- Meadow: See Meadow Mix, this sheet.

Parking Lot Trees

- Trees
  - Acer nigrum - black maple
  - Acer saccharum - sugar maple
  - Celtis occidentalis - hackberry
  - Gleditsia triacanthos var. inermis - thornless honeylocust
  - Liriodendron tulipifera - tuliptree
  - Platanus occidentalis - sycamore
  - Quercus bicolor - swamp white oak
  - Quercus coccinea - scarlet oak
  - Quercus rubra - red oak
- Meadow: See Meadow Mix, this sheet.

Front Yard Plantings

- Meadow Trees
  - Aesculus flava - yellow buckeye
  - Fagus grandifolia - American beech
  - Quercus alba - white oak
  - Quercus macrocarpa - bur oak
  - Quercus muehlenbergii - chinkapin oak
  - Robinia pseudoacacia - black locust
  - Platanus occidentalis - sycamore
- Lane Trees
  - Ostrya virginiana - American hophornbeam
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

Hedgerow and Side Yard Plantings

- Trees
  - Acer nigrum - black maple
  - Acer saccharum - sugar maple
  - Betula lenta - sweet birch
  - Carya ovata - shagbark hickory
  - Juglans nigra - black walnut
  - Prunus serotina - wild black cherry
  - Quercus alba - white oak
  - Quercus bicolor - swamp white oak
  - Quercus coccinea - scarlet oak
  - Quercus palustris - pin oak
  - Quercus rubra - red oak
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

Meadow Mix

- Meadow Mix shall be:

  20% Aruba or Audubon red fescue

  20% J5 Chewings fescue

  20% Ecostar hard fescue

  20% Marco Polo sheep fescue

  20% annual ryegrass

  Application rate shall be 225 lbs per acre.
- Plant seed with “Brillion” type landscape seeding machine that accurately places seed at specified depth and rate and rolls in single operation. Plant seed no deeper than ½ inch. Hydroseeding of meadows is not permitted.
- Plant seed with slit seeder in areas that have been previously graded and seeded with annual ryegrass for erosion control. Plant seed no deeper than ½ inch.
- Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus of at least 1.5 lbs./1000 sq. ft.
- Maintain meadow no less than 12 months after planting.
- Mow meadow as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3 1/2 to 4 inches. Do not mow after 12 months from planting completion.
- Apply 2 applications of a broad-spectrum, 3-way selective herbicide to meadow within 12 months after planting. Schedule first application no earlier than 6 months after planting.

Maintained Turf Mix

- Turf Mix shall be:

  80% 2 of 3 Tall Fescue

  10% Kentucky bluegrass

  10% Perennial Ryegrass

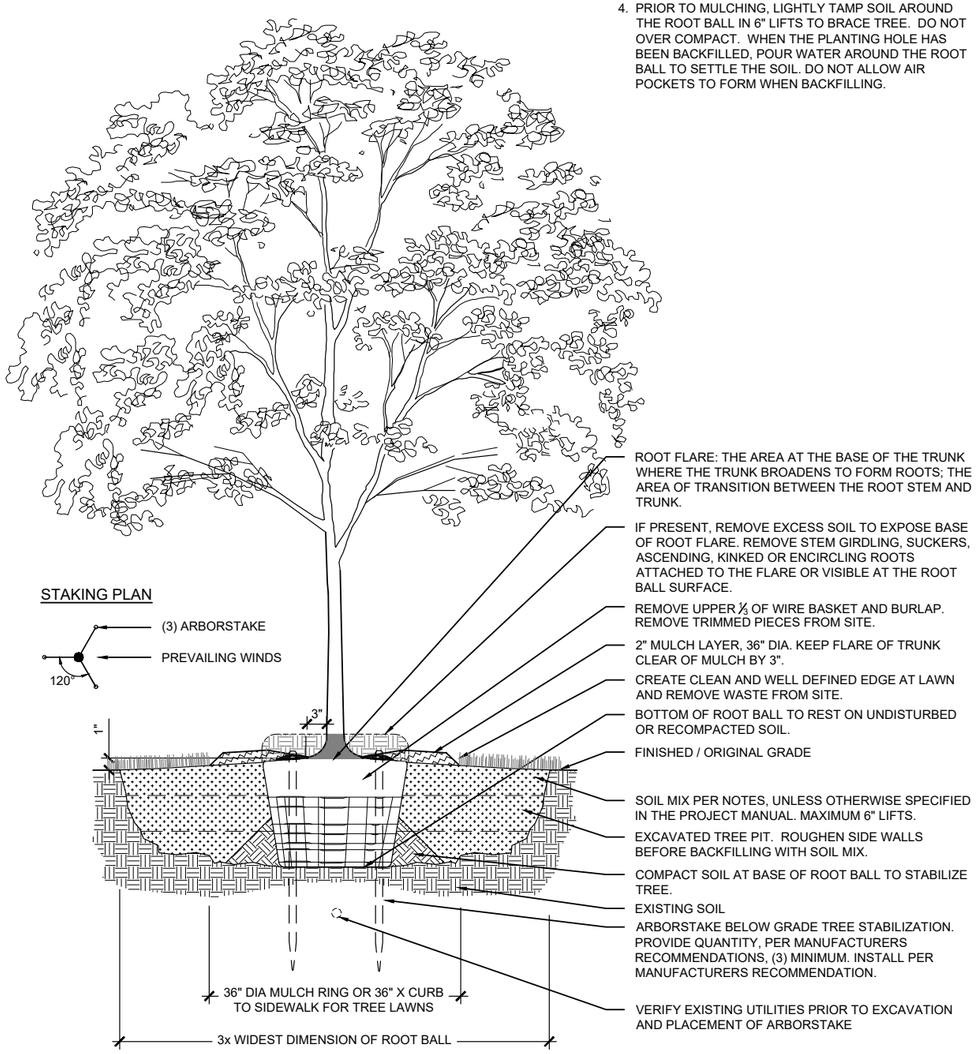
  Application rate shall be 225 lbs per acre.

General Planting Guidelines

- Trees
  - Trees over 2” shall be nursery tagged by a landscape architect. Trees under 2” shall be visually inspected with representative photographs by a landscape architect.
  - Areas of trees (not individual trees) to be planted along the road and detention ponds shall be staked for approval by a landscape architect.
  - Width of tree planting hole for trees shall be 3 times the diameter of the rootball. Bottom and sides of tree hole shall be loosened prior to planting.
  - Depth of tree planting hole shall be 1.5 times the depth of the rootball, minimum. Container grown or balled and burlapped trees shall be planted on a compacted mound of #57 stone.
  - Trunks of trees under 1” in caliper in size shall be protected with plastic wrap for a period of one year.
  - Seedlings/whips may be planted as bare root stock.
  - Reference Figure 22, Deciduous Tree Planting Standard for detailed guidance.
  - All sizes and grades of plant material shall be in accordance with the American Standard for Nursery Stock (latest edition), published by the American Nursery and Landscape Association.
- Woody Shrubs
  - Representative photos of woody shrubs shall be approved by a landscape architect.
  - Woody shrub beds shall be staked for approval by a landscape architect.
  - Shrub beds shall be a continuous excavation to the depth of the deepest rootball in the shrub bed. Bottom and sides of shrub bed excavation shall be loosened prior to planting.
  - All sizes and grades of plant material shall be in accordance with the American Standard for Nursery Stock (latest edition), published by the American Nursery and Landscape Association.
- Wetland Mix and Meadow Mix
  - Mixes shall be pre-packaged at the specified species percentages and applied at rates consistent with the seed supplier’s recommendations.
  - Bed preparation shall be in accordance with seed supplier’s recommendations.
- Planting Soil Composition
  - Planting soils shall be a mix of three components: topsoil, organic amendment, and sand.
  - Topsoil: central Ohio topsoil with a USDA texture classification of clay loam or loam and a pH of 5.5 to 7.0.
  - Organic Amendment: composted yard debris (green waste) compost with a pH of 7.2 to 8.0
  - Sand: ASTM C33 concrete sand.
  - The three components shall be blended into the following ratio: 4 parts sand, 2 parts topsoil, 1 part compost.
- Planting Soil Quantities
  - Trees shall be provided a minimum 2-3’ soil depth. Soil area width shall be a minimum of 3 times the rootball size. Reference Figure 22, Deciduous Tree Planting Standard.
  - Turf and meadow areas shall be a minimum 4-6” soil depth.
  - Shrub areas shall be a minimum 12” soil depth.

FIGURE 22
DECIDUOUS TREE PLANTING STANDARDS

NOTE:
1. DO NOT EXCAVATE HOLE BY MECHANICAL DRILL.
2. PRIOR TO PLACING THE ROOT BALL IN THE EXCAVATED HOLE, CONTRACTOR SHALL PERFORM ROOT BALL PREPARATION: REMOVE EXCESS SOILS AND BURLAP AT BURIED ROOT FLARES.
3. SET ROOT FLARE 1" ABOVE FINISHED GRADE AND ON-CENTER OF EXCAVATED HOLE
4. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



City Landscape Architect:

MKSK

Landscape Architecture
Urban Design
Planning

CONTACT:
462 S. LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796
MKSKSTUDIOS.COM

DECIDUOUS TREE
PLANTING STANDARD

CITY OF NEW ALBANY
STANDARD DRAWING
12/12/2025

STD. NO. NA-###-#

PLANTING NOTES

1. CONFIRM LOCATIONS OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO EXCAVATION.
2. SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. SUBSTITUTIONS FOR PLANT MATERIALS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
3. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
4. PROVIDE PLANT PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE CITY FOR COMPLIANCE REVIEW PRIOR TO PURCHASING.
5. PROTECT PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
6. THE CITY WILL REJECT TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED. DO NOT PROVIDE TREES WITH CROWNS HEADED BACK OR CUT BACK. THE CITY WILL ALSO REJECT TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER NOT COMPLETELY CLOSED.
7. PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE CITY BEFORE, DURING AND AFTER INSTALLATION.
8. VERIFY PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
9. STAKE TREE LOCATIONS FOR THE CITY'S REVIEW PRIOR TO INSTALLATION. PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE CITY AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE CITY.
10. REFER TO THE PLANTING DETAIL FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
11. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES, STONE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS.
12. BED EDGE SHALL BE SMOOTH, CONSISTENT, WELL DEFINED, HAND TRENCHED 4" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED.
13. ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN “AMERICAN STANDARDS FOR NURSERY STOCK” 260.2.
14. PRUNE TREES AFTER INSTALLATION PER ITEM 661.14: PRUNING. ONLY REMOVE BROKEN OR DAMAGED LIMBS. PRUNING SHALL NOT INCLUDE TRIMMING OF LEADER. IF REMOVAL OF DEAD/DAMAGED BRANCHES WILL RESULT IN MORE THAN 25% OF THE TREE CANOPY, THE TREE WILL NOT BE ACCEPTED AND SHALL BE REPLACED.
15. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MINIMUM.
16. TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS. TREES LOCATED IN LAWN AREAS BETWEEN STREET CURBS AND SIDEWALKS OR PATHS SHALL BE CENTERED IN THE LAWN AREA. TREES LOCATED IN THE MEDIAN ISLANDS SHALL BE CENTERED IN THE MEDIAN ISLAND, UNLESS OTHERWISE SPECIFIED.
17. TEST FILL EACH TREE AND PLANTING PIT WITH WATER, PRIOR TO PLANTING TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER SCARIFIED ALONG OUTER EDGES AND SIDES OF PIT
18. PROVIDE BACKFILL SOILS THAT ARE 1 PART LEAF COMPOST / 1 PART EXCAVATED SOIL UNLESS OTHERWISE SPECIFIED.
19. DO NOT DISTURB AREA SUPPORTING TREE BALL. REPEAT TEST. ALLOWANCES WILL NOT BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE.
20. PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT.
21. REMOVE PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
22. WATER ALL TREES PER ITEM 661.17 - PERIOD OF ESTABLISHMENT AND AS MODIFIED. INCLUDE 2 APPLICATIONS PER WEEK STARTING IMMEDIATELY AT INSTALLATION AND CONTINUING THROUGH THE PERIOD OF ESTABLISHMENT. THE USE OF WATERING (GATOR) BAGS IS ACCEPTABLE. IF USING WATER BAGS, THE BAGS SHALL BE REMOVED ON OR AROUND DECEMBER 1 AND REINSTALLED NO LATER THAN MARCH 1 THE FOLLOWING YEAR. COSTS ASSOCIATED WITH WATERING ARE INCLUDED IN THE UNIT PRICE BID FOR EACH TREE. NO ADDITIONAL COMPENSATION WILL BE MADE FOR WATERING.
23. THE CITY MAY OBSERVE PLANT MATERIAL EITHER AT THE PLACE OF GROWTH OR AT THE PROJECT SITE BEFORE, DURING OR AFTER PLANT INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR SPECIES, VARIETY, CULTIVARS, SIZE AND QUALITY. THE CITY MAY SELECT AND TAG TREES AT PLACE OF GROWTH FOR INSTALLATION ON THIS PROJECT. THE CITY RETAINS THE RIGHT TO OBSERVE TREES FURTHER FOR SIZE AND CONDITION OF ROOTBALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS, DAMAGE DURING TRANSPORTATION. THE CITY RETAINS THE RIGHT TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. REMOVE REJECTED TREES IMMEDIATELY FROM PROJECT SITE.
24. THE GUARANTEE PERIOD BEGINS AT THE DATE OF FINAL ACCEPTANCE.
25. MAKE PERIODIC INSPECTIONS DURING THE GUARANTEE PERIOD TO MONITOR THE CONDITION OF THE TREES. WATER THE TREES AS NEEDED TO MAINTAIN THE TREES ALIVE AND IN AN ACCEPTABLE CONDITION.
26. PERFORM A SURVIVAL INSPECTION, JOINTLY WITH THE CITY, IN THE FIRST GROWING SEASON BEFORE THE END OF SUMMER. MEET WITH THE CITY IN THE FALL TO COMPARE LISTS, RECONCILE DIFFERENCES AND DEVELOP A SPRING REPLACEMENT LIST.
27. GUARANTEE HEALTHY AND FLOURISHING PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
28. REPLACE ALL PLANTS DETERMINED BY THE CITY TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, AT NO COST TO THE CITY. THE CITY WILL CONSIDER ACCEPTABLE PLANTS FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND BEARING FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACE DEAD OR UNACCEPTABLE PLANTS WITH PLANTS THAT CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. PROVIDE REPLACEMENTS THAT SATISFY ALL REQUIREMENTS STATED IN THIS SPECIFICATION.
29. GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AFTER REPLACEMENT. THE CITY MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR A REPLACEMENT PLANT DEEMED UNACCEPTABLE DURING OR AT THE END OF THE GUARANTEE PERIOD.
30. AT THE END OF THE GUARANTEE, RESET GRADES THAT SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.
31. BASIS OF PAYMENT: THE CITY WILL PAY 80% OF THE BID PRICE FOR PLANT MATERIALS DELIVERED, ACCEPTED AND INSTALLED AT THE PROJECT SITE. THE CITY WILL PAY THE REMAINING 20% OF THE BID PRICE AT THE END OF THE ESTABLISHMENT PERIOD. REPLACE ALL PLANTS NOT SURVIVING THE ESTABLISHMENT PERIOD AT NO ADDITIONAL COST TO THE CITY.

City Landscape Architect:

MKSK

Landscape Architecture
Urban Design
Planning

CONTACT:
462 S. LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796
MKSKSTUDIOS.COM

DECIDUOUS TREE
PLANTING STANDARD

CITY OF NEW ALBANY
STANDARD DRAWING
12/12/2025

STD. NO. NA-###-#

FIGURE 23

PLANT & LANDSCAPE MAINTENANCE

- Trees
- Shrubs
- Meadow
- Turf

Trees

- January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to 'limb-up' canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.
- February: If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application – temperatures must be >32 for 24 hours after application to be effective.
- March: Selectively hand prune limbs to repair, remove damaged limbs, or to 'limb-up' canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.
- April: Inspect for potential pest problems at 2-week intervals – document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plant beds and turf areas. Provide 2"-3" depth throughout entire tree ring. Pull mulch 2" away from trunk to prevent mold and rotting.
- May: Weed mulch tree rings as required. Continue inspections every two weeks for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.
- June/July: Irrigate trees if needed in the early morning hours to reduce water loss from evaporation. Trim/remove unwanted limbs from trees as required. Monitor for weed / insect / and disease problems – control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1" water per week (supplement natural rainfall with irrigation as needed).
- August: Maintain 2-3" depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2" away from trunk to prevent mold and rotting. Weed mulch tree rings as required.
- September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./ Nov.).
- October: Fertilize using a granular fertilizer with slow-release nitrogen – a 4:1:2 ratio is appropriate – Broadcast over entire root zone / dripline (if root zone includes turf do not exceed 2lbs of nitrogen / 1000 sf).
- November: Monitor for weed / insect / and disease problems – control as needed. Remove any diseased / damaged / or dead branches. If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application – temperatures must be >32 for 24 hours after application to be effective. Renew mulch tree rings - provide 3" depth for trees in plant beds and turf areas. Pull mulch 2" away from trunk.
- December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of Wilt-Pruf to reduce damage. More than one treatment is detrimental. Plants with recurring problems should be removed.

Shrubs

- January/February: Remove wind-driven leaves from shrub beds.
- March: Remove wind-driven leaves from shrub beds. Inspect for potential pest problems at 2-week intervals- document all findings.
- April: Inspect for potential pest problems at 2-week intervals- document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed – use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular pre-emergent control to shrub beds. Apply mulch to shrub beds. Provide 2"-3" depth within bed.
- May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue inspections every two weeks for pest/disease problems.
- June: Hand prune as needed (see April). Monitor for weed / insect / and disease problems – control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.
- July: Monitor potential weed / insect / and disease problems – control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.
- August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed / insect / and disease problems – control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain 2"-3" of mulch in all shrub beds. Remove weeds from beds weekly.
- September: Monitor for weed / insect / and disease problems – control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain 2"-3" of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.
- October: Fertilize using a granular fertilizer with slow-release nitrogen – a 4:1:2 ratio is appropriate – Broadcast over entire shrub bed. Remove fallen leaves to prevent damage to turf.
- November: Monitor for weed / insect / and disease problems – control as needed. Remove any diseased / damaged / or dead branches. If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application – temperatures must be >32 for 24 hours after application to be effective. Renew mulch at shrub beds - provide 2-3" depth.
- December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of Wilt-Pruf to reduce damage. More than one treatment is detrimental. Plants with recurring problems should be removed.

Meadow

- April (late): Apply 3-way selective herbicide to control weed populations - Do not apply pre-emergent to areas that need to be overseeded. Overseeding can take place in April for severe bare areas at rate of 4 lbs / 1000sf - slice seed or seed-a-vator method. (Note: Fall overseed is preferred)
- May: Mow at 4" height (Single Mow).
- June - September: No mowing to occur
- September: Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf. - Apply with broadcast spreader.
- October (early): Mow at 4" height (Single Mow). Overseed thin areas at rate of 4 lbs / 1000sf - slice seed or seed-a-vator method
- November (late): Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf. - Apply with broadcast spreader.

Turf

- January/ February/March: Minimize salt damage along walks and drives. Remove any wind-driven leaves from lawns/beds.
- April: Test soil pH. Turf areas should maintain pH levels between 6.2-7.0. Apply lime to increase pH as needed. Apply chemical pre-emergents as needed after soil temps reach 55 degrees and crabgrass begins to germinate. If season is advanced, begin mowing. First cut should be slightly shorter than normal (3"ht.) to encourage greening. Trim turf along all walks and road edges as required – DO NOT line trim around tree trunks. Core aerate prior to fertilization / lawn renovations. Avoid rolling of turf; this causes compaction/poor root development; it should be avoided unless excessive heaving has taken place. Overseed turf areas after aeration to increase lawn density and crowd out aggressive weeds.
- May: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Check for soil insects - document all findings. Treat as necessary. Spring Fertilization: Memorial Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.
- June: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply chemical weed killers as needed. New seeded lawn areas require the top 1/4" to remain moist – a thin layer of hydromulch will help to keep soil from drying out. New sod should be kept moist for 4-5 weeks or until firmly rooted.
- July: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive.
- August: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Core aerate prior to fertilization / lawn renovations. Monitor turf for insect and disease problems – Grubs are typical during this month. Cut section of lawn and examine roots for young grubs. Treatment is necessary at populations of 4 grubs / sf.
- September: Summer Fertilization: Labor Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis. Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Over-seed all bare areas – Rake bare soil and amend with three cubic yards of finely screened compost / 1000 sf. Broadcast seed and hand rake into top 1/4" topsoil. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed.
- October: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Continue monitoring turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed. Fall Fertilization: Late October; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.
- November: Remove fall leaves from turf to prevent damage. Reduce mower cutting height to 1 ½" for last cut of the season – to reduce chance of snow mold and winter burn. Apply spot applications of broadleaf herbicides as required.
- December: Complete any leaf removal to prevent damage to turf.