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

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 just the .3. He further stated that he expected that council will likely consider this rezoning ordinance as an emergency with a single reading; 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 no 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
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

NEW ALBANY

DEVELOPMENT

Community Development Department

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

Dear Aaron Underhill, MBJ Holdings LLC,

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

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

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

Please contact our office at 1 (614) 939-2254 with any questions.

Thank you.

NEW ALBANY

DEVELOPMENT

Community Development Department

Decision and Record of Action

Tuesday, October 20, 2026

The New Albany Planning Commission took the following action on 10/19/2026.

Zoning Amendment

Location:
Applicant: Aaron Underhill, MBJ Holdings LLC
Application: ZC-26-0001
Request: Adding a new parcel into the existing zoning
Motion: To approve

Commission Vote: Approved w/ Conditions, 5-0

Result: Zoning Amendment, ZC-26-0001 was Approved w/ Conditions, by a vote of 5-0.

Recorded in the Official Journal this Tuesday, October 20, 2026

Condition(s) of Approval:
1. That the engineering comments be addressed.
2. The text will include the same language as the I-PUD to the north about utilities being underground.

Staff Certification:

Kylie Blackburn

Kylie Blackburn
Planner

KITZMILLER PARK

DESIGN UPDATE

MKSK

September 15 - 2026

EXISTING CONDITIONS



MKSK

EXISTING CONDITIONS



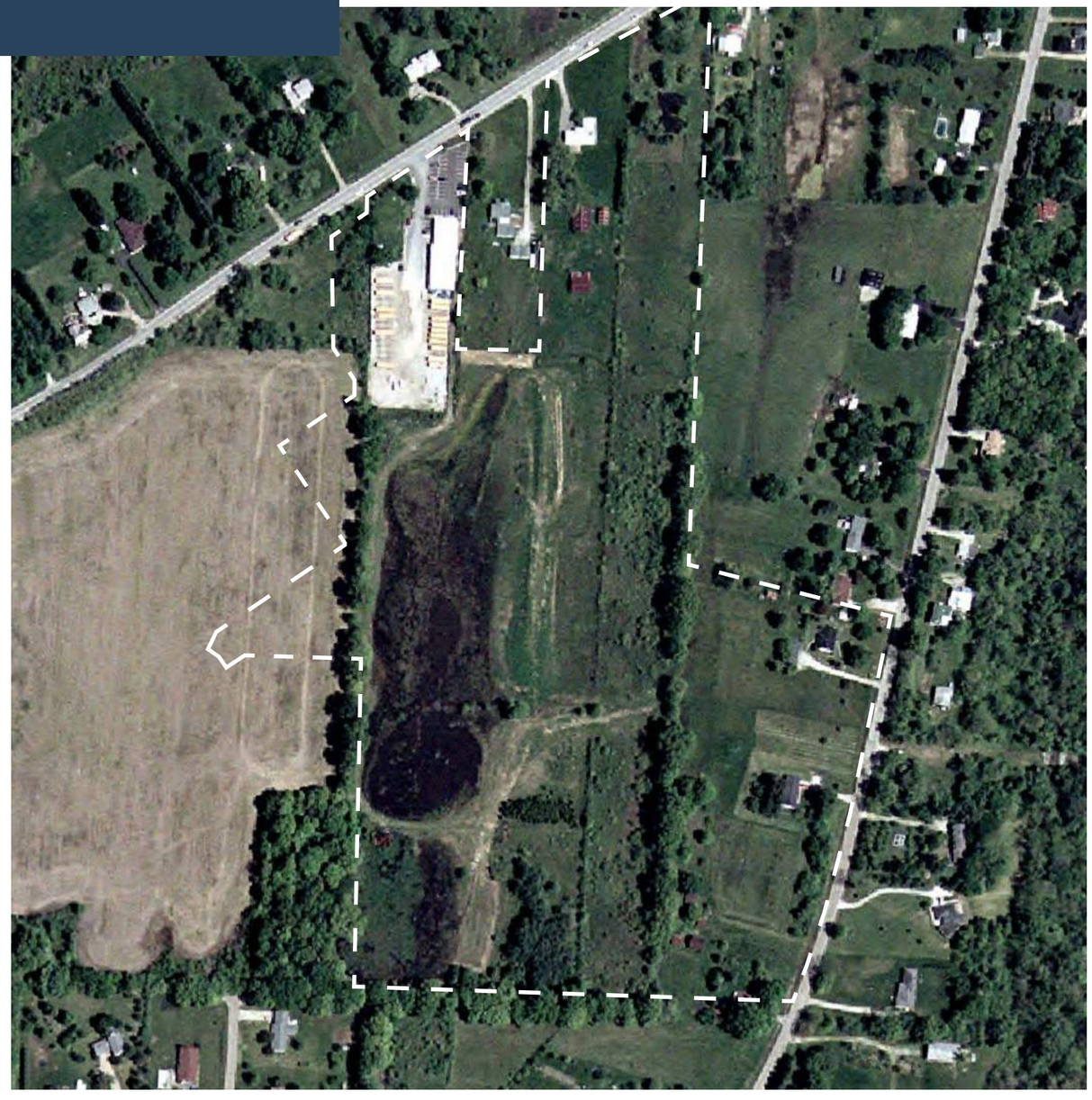
KEY CONSIDERATIONS

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



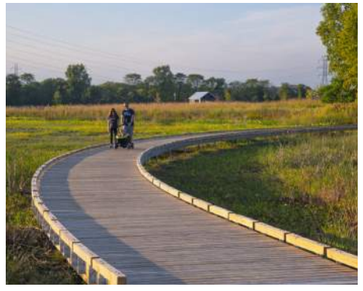
MKSK

September - 2026

>HAMMOCK GROVE | >READING ROOM | >PORCH SWINGS | >COMMUNAL TABLES | >BOARDWALKS | >WATER INTERACTION | >PLATFORMS

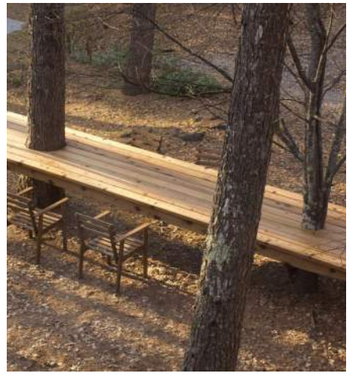















>PLAY FEATURES | >INTERACTIVE ELEMENTS | >POETRY WALK | >SCULPTURES | >VERTICAL ELEMENTS | >PLACES OF REST | >EDUCATION



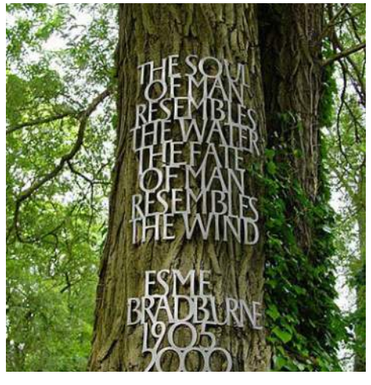

















SENIOR CONNECTIONS AND CITY COUNCIL - FEEDBACK

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.

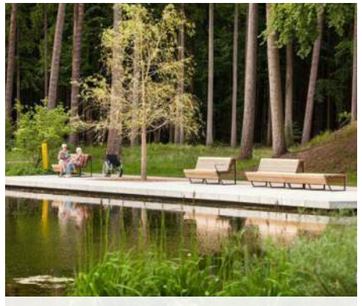
In their personal top 5 · Supported · Unsure · Rejected · No mark

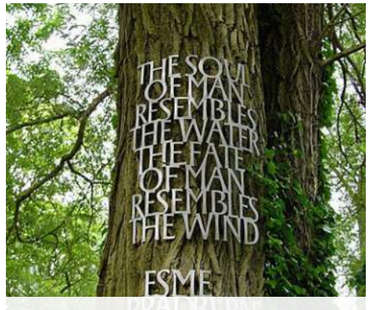
	Sloan	Matt	Member #3	Member #4	Member #5	Member #6	Member #7	Member #8	Yes
Porch swings	6	**5**	9	✓	✓	✓	✓	✓	8
Water interaction	**3**	**2**	6	✓	✓	?	✓	✓	7
Play features	✗	**4**	**5**	✓	✓	✓	✓	✓	7
Vertical elements	**1**	**3**	14	✓	✓	✗	✓	✓	7
Boardwalks	8	**1B**	**1**	·	✓	✓	✓	✓	7
Communal tables	7	✗	11	·	✓	✓	✓	✓	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



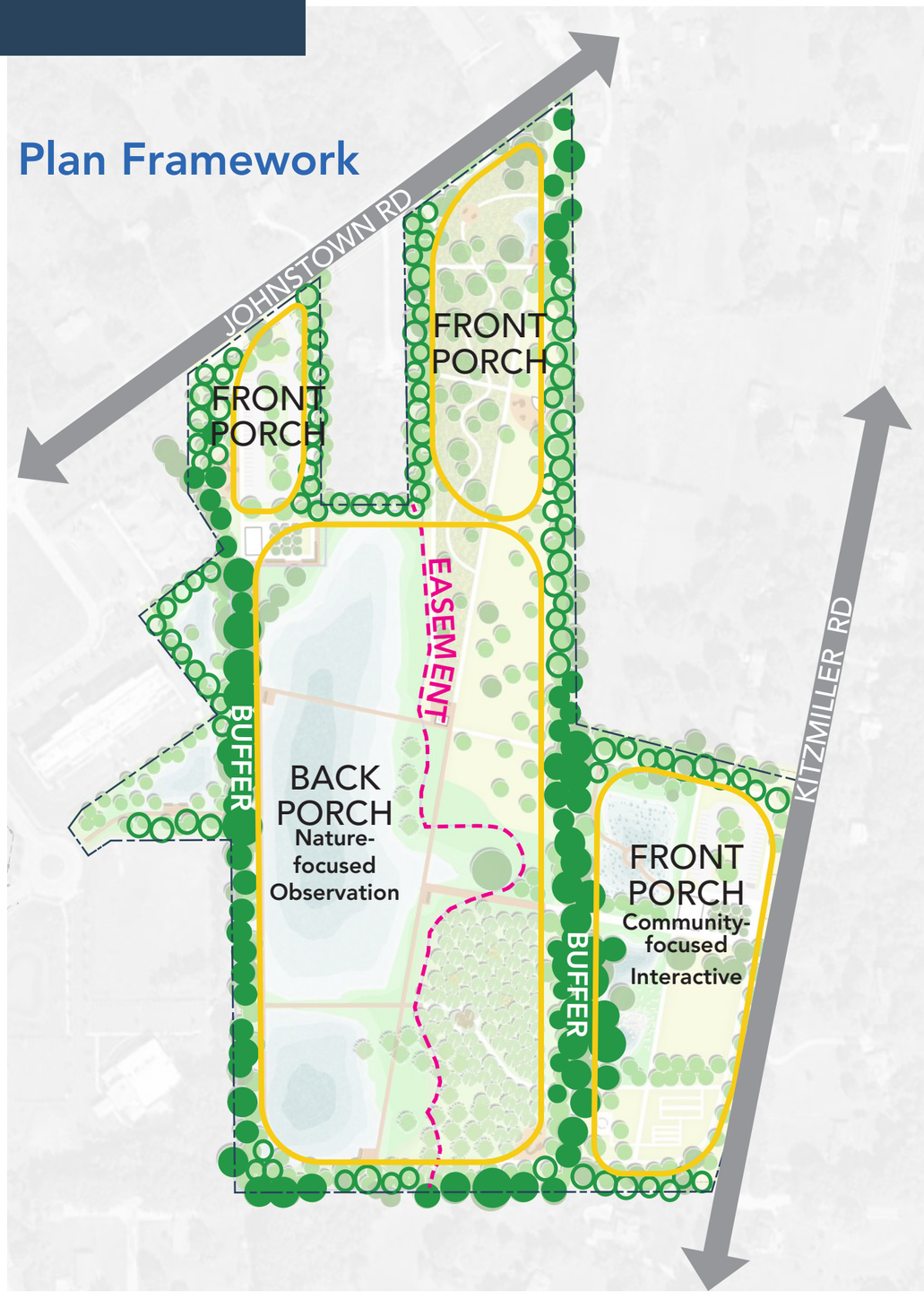
MKSK

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)

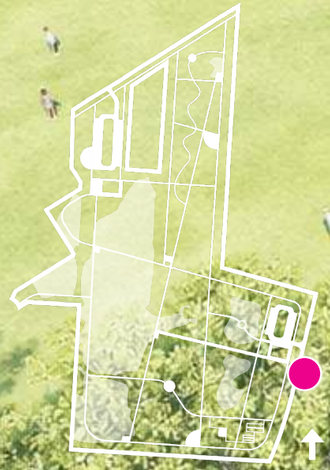

JOHNSTOWN RD
KITZMILLER RD

SANDSTONE STEPPING STONES

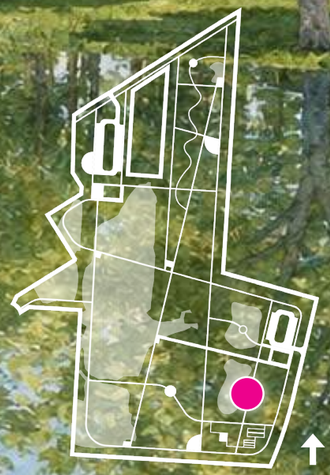
BOOK LOFT

LOTUS DOCK

PORCH SWINGS



Front Porch



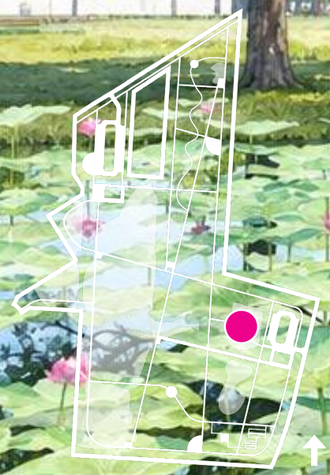
Water Access



Book Share

Porch Swings





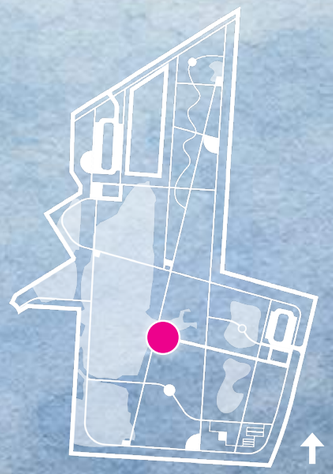
Lotus Dock

August 04 - 2026

SWING NODE

RESTROOM

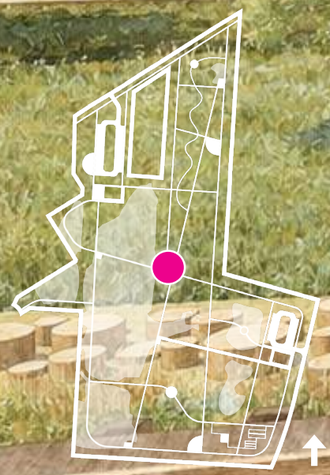
BIRDWATCHING TOWER



Back Porch



Birdwatching Tower



View from Tower

BIRDWATCHING TOWER

BOOK LOFT



Boardwalk

HAMMOCK GROVE

BIRDWATCHING TOWER

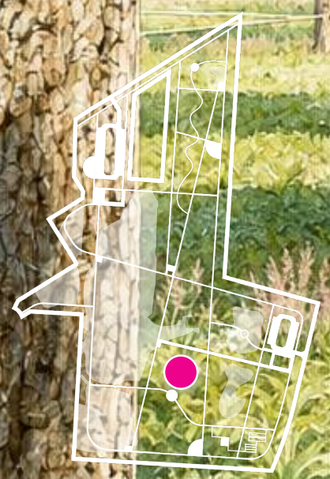


Forest Pavilion

BIRDWATCHING TOWER

RESTROOM

SWING NODE

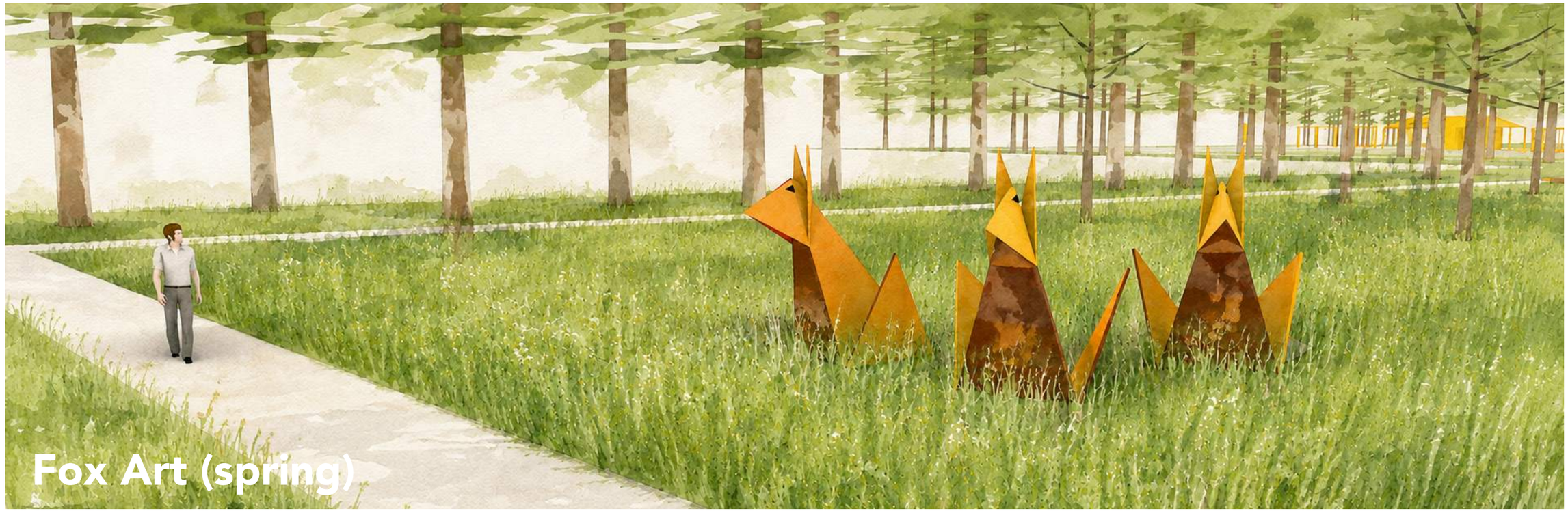


Forest Hammocks

RESTROOM



Wetland Overlook


Fox Art (spring)


Fox Art (summer)

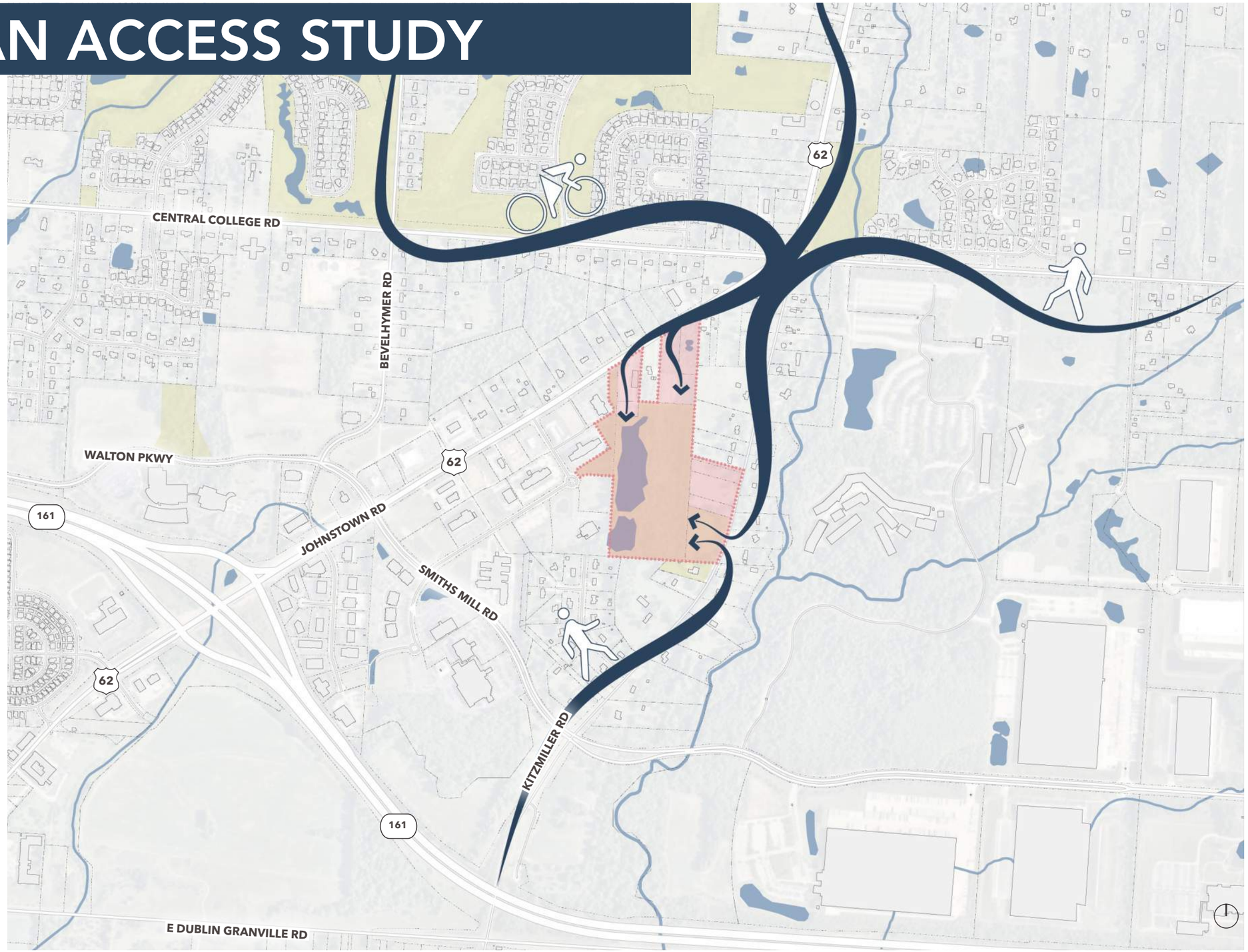
KEY CONSIDERATIONS

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

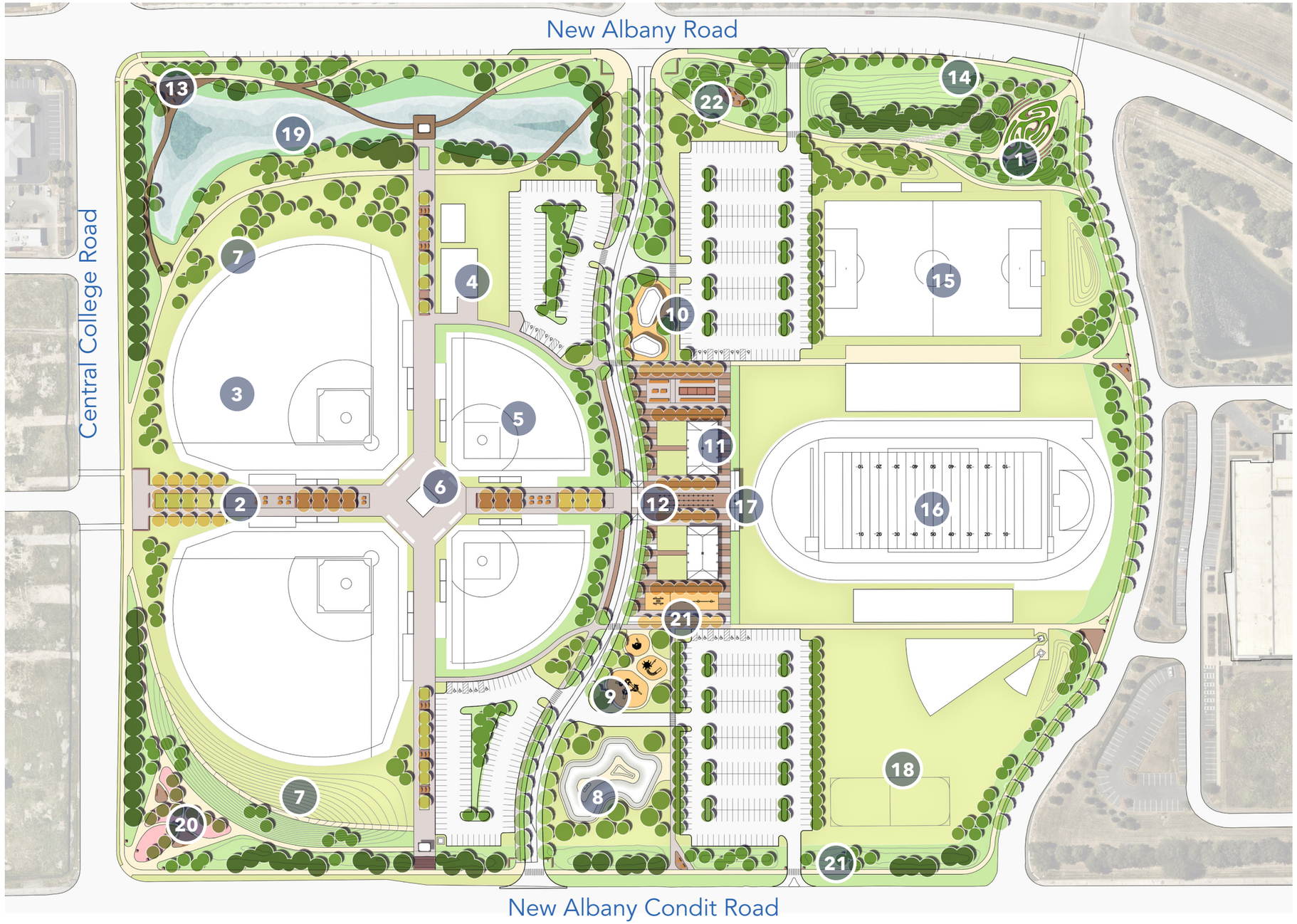
NEW ALBANY
COMMUNITY CONNECTS US

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.)