New Albany Planning Commission Meeting Agenda
Monday, April 6, 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: March 16, 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:

ZC-05-2026 Community Facilities Rezoning
Request for a zoning change from Agricultural District (AG) to Community Facilities (CF) for 69.654+/- acres of land to allow for a community fieldhouse, police training facility, and associated greenspace at Bevelhymer Park (PIDs: portion of 222-002944, 222-004741, 222-005558, 222-002941).
Applicant: City of New Albany c/o EMH&T

Motion of acceptance of staff reports and related documents into the record for ZC-05-2026.

Motion of approval for application ZC-05-2026 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

ZC-15-2026 Prairie House Neighborhood Rezoning
Request for a zoning change from Low-Density Single-Family Residential (R-2) to Infill Planned Unit Development (I-PUD) with a zoning text to be known as the "Prairie House Neighborhood" for 18.461+/- acres of land at 6060 Dublin-Granville Road (PID: 222-000387).
Applicant: Five Development LLC, c/o Aaron Underhill Esq.

Motion of acceptance of staff reports and related documents into the record for ZC-15-2026.

Motion of approval for application ZC-15-2026 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

FDM-16-2026 Stack Final Development Plan Modification
Request to modify the final development plan FDP-96-2025 for the Stack data center to allow the relocation of the entry drive and stormwater basin on 16.81+/- acres of land generally located north of New Albany Road East on the eastern side of Souder Road (PID: 222-005106).
Applicant: Nicholas Ovens, EMH&T

Motion of acceptance of staff reports and related documents into the record for FDM-16-2026.

Motion of approval for application FDM-16-2026 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

FDM-17-2026 Visions Professional Final Development Plan Modification
Request to modify the final development plan FDP-01-2022 for the Forest Drive Office Building to revise the parking lot layout on 1.13+/- acres of land in the Canini Trust Corp. at 5175 Forest Drive (PID: 222-004965).
Applicant: See New Albany Properties LLC, c/o Chris Smiley

Motion of acceptance of staff reports and related documents into the record for FDM-17-2026.

Motion of approval for application FDM-17-2026 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment

New Albany Planning Commission
Monday, March 16, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, March 16, 2026 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:00 p.m. and recognized Council Member Wiltrout to administer the Oath of Office to Dr. Taru Saigal. Dr. Saigal was appointed to the commission by the New Albany City Council to fill the seat vacated by Hans Schell upon his election as a Plain Township Trustee.

II. Swear in New Member

Council Member Wiltrout administered the Oath of Office to Dr. Taru Saigal.

Thereafter, Chair Kirby asked to hear the roll.

III. Roll call

Those answering the roll:

Neil Kirby	present
David Wallace	present
Sarah Briggs	present
Bruce Larsen	present
Taru Saigal	present
Council Member Andrea Wiltrout	present

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

Staff members present: Law Director Benjamin Albrecht, Planner I Kylie Blackburn, Planning Manager Christopher Christian, Planner I Javon Henderson, Planner II Sierra Saumenig, Development Engineer Jeremiah Woods, Planner I Lauren Sauter, Deputy Clerk Christina Madriguera.

IV. Action on minutes: January 21, 2026

Chair Kirby asked whether there were any additions or corrections to the minutes from the January 21, 2026 meeting.

Hearing none, Commissioner Briggs moved to approve the minutes. Commissioner Larsen seconded the motion.

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

Upon roll call: Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes, Dr. Saigal yes, Mr. Kirby abstained from the vote.

Having four yes votes, the motion passed and the January 21, 2026 meeting minutes were approved as submitted.

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 also advised everyone that now is a good time to silence cell phones.

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

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

Hearing none, Chair Kirby introduced the first case and asked to hear from staff.

VI. Cases:

FDP-88-2025 Food Pantry Final Development Plan
Final development plan for a new Healthy New Albany food pantry on a portion of 10.99+/- acres of land at 5220 Johnstown Road (PID: 222-004475).
Applicant: Todd Parker

Planner Sauter delivered the staff report.

Engineer Wood delivered the engineering report.

Applicant and Architect Todd Parker spoke in support of the application. He explained that the application has received preliminary approval from the New Albany Company and a favorable recommendation from the New Albany Architectural Review Board. He confirmed that he has no conflict with the conditions in the staff report.

Applicant Rachel Haugk, Executive Director of Healthy New Albany spoke in support of the pantry. [See Appendix for Director Haugk's Notes] She stated that this is a relocation of a service that already exists. She explained what the food pantry does and who they serve. The food pantry serves people who live in New Albany, the school district and the employees of the schools. Many clients are senior citizens and live on a fixed income. In 2025 they served 450 unique families; the annex was never designed to serve as a food pantry; most of the food must be stored upstairs in lockers. It is extremely difficult to find a location that serves the community's needs. The church coming forward is a trememdous gift.

Chair Kirby cautioned about positioning cranes in the easement, particularly in wet weather. He further requested a minor fix to condition 3, regarding lighting at less than 3,000 Kelvin. He suggested that the color temperature is what is really being measured so the consider reinserting the color.

Commissioner Wallace clarified that the property owner is Rose Run Presbyterian Church, not the New Albany Presbyterian Church. He asked how the screening will be maintained.

Planning Manager Christian responded that the city has worked with the applicant to purchase the plant materials and the city will maintain the landscaping as they do with all other city properties.

Law Director Albrecht added that once installed it becomes the city's responsibility.

Commissioner Briggs confirmed that the conditions added by the Architectural Review Board are in red on the slide.

Planner Sauter agreed and added that the third condition would also be modified to include the color temperature.

Commissioner Saigal confirmed that there is sufficient turning radius in the loading area to accommodate the food pantry's box truck.

Mr. Parker confirmed that the radius is sufficient, the driveway is wide enough to accommodate a fire truck which is larger than the food pantry's box truck.

Commissioner Wallace observed that the door that looks like the main entrance is not actually the main entrance and, as a result, he suspected there will be some confusion. He then asked if that is the case, whether the applicant will seek a variance. Then for staff, he noted that the traffic study included the type of usage and asked whether there are other uses, and what was the basis for choosing variety store. He also asked whether there is sufficient right-of-way in the event that a turn lane needs to be added.

Planning Manager Christian explained that the use was included in the current zoning text for the church. He also responded that staff will look into whether there is sufficient right of way in the event a turn lane needs to be added.

Chair Kirby discussed the reduction to less than 3000 from 5000 Kelvin maximum in condition 2 and questioned the practicality of getting it below 5000. Below 3000 was quite red. There was input from the audience, and the consensus was that 2700 Kelvin to 5000 Kelvin was typical. Chair Kirby was satisfied.

Planning Manager Christian verified that there is 60 feet of right of way on Harlem Road, which is more than sufficient.

Chair Kirby opened the Public Hearing.

Val Robinson, 4550 Ackerly, New Albany 43054. Ms. Robinson has been a volunteer at the pantry for the past 6 years. She is also a member of the Rose Run Presbyterian Church. She explained the important role the food pantry has in New Albany and added that the pantry also provides kids with food for the weekend.

Mark Koenig, 7238 Tumblebrook, New Albany 43054. Mr. Koenig is the Treasurer at Rose Run Presbyterian Church and leader of the Stewardship Ministry. He spoke in support of the new food pantry. He stated that it has been unanimously approved by the Session and the congregation of the church. The church is in close proximity to other places of worship. Furthermore, by doing a simple lot split the church can ensure that no utility costs incurred by the pantry will be borne by the church.

Plain Township Trusttee Hans Schell, 3960 Farber Court, New Albany 43054. Trustee Schell congratulated Commissioner Saigal on her appointment to the commission. He spoke in support of the pantry. He stated that the pantry has an important role in our community. It helps fight hunger and food insecurity for our neighbors, and it also provides a means of service. He explained that his son did his senior seminar project at the food pantry and it was a very rewarding experience.

Don Holler, 4099 Harlem Road. Mr. Holler stated that he supported the mission of the pantry but he was concerned about the location of the pantry. He was concerned about the traffic that would result. Travel is already too speedy on Harlem Road. A good option is to route ingress to the pantry from US 62.

Jon Calland, 7190 Achcombe, New Albany, 43054. Mr. Calland lives across the street from the proposed site for the food pantry. He explained that he supports the pantry just not the placement. 25 years ago he chose the location of their residence because it was secluded. He further explained that he has consulted with land use attorneys and the way this is zoned now it is an accessory to the church. If there is a change of heart the community could be stuck with this use because the pantry is a separate parcel. None of the attorneys he has discussed this with could understand why this was a separate parcel.

There was discussion surrounding zoning text language application to separate parcels within the zone.

Law Director Albrecht stated that a food pantry is a permitted use in the current zoning text which applies to all of the parcels in the zoned district.

Mr. Calland continued that most of the neighbors don't know anything about this and that this is being proposed for location on a residential street.

Council Member Wiltrout responded that the zoning text applies to all of the parcels in the zoned area. She further stated that city will look into the speed zone on Harlem and asked what other concerns Mr. Calland has.

Mr. Calland responded that he is concerned that property values will decrease if this use is permitted.

Joanne Calland, 7190 Ashcombe, New Albany, 43054. She agreed with Mr. Calland and remarked that the residents will be much happier if there is access from Johnstown Road, which is the address of the pantry.

Chair Kirby explained that at present it is one lot, the church is on Johnstown Road. When the lot is split, the pantry will be on the second lot and the only access to the pantry will be on Harlem. At that point the address will become Harlem as is required.

Chair Kirby asked if there were other members of the public who wished to comment on the application. Hearing none he asked for further questions from the commission. Hearing none, he moved to admit the staff reports and related documents into the record, noting the corrections and the conditions imposed by the Architectural Review Board, for FDP-88-2025, noting also that the degrees Kelvin in condition 3 includes the color of the lights. Commissioner Saigal seconded the motion.

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

Upon roll call: Mr. Kirby yes, Dr. Saigal yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Larsen yes. Having five yes votes, the motion passed and the staff reports and related documents were admitted to the record for FDP-88-2025.

Commissioner Briggs moved to approve FDP-88-2025 based on the findings in the staff report with the conditions in the staff report, and the two new conditions added by the ARB and the change to condition 3, subject to staff approval. Commissioner Larsen seconded the motion.

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

Upon roll call: Ms. Briggs yes, Mr. Larsen yes, Mr. Kirby yes, Dr. Saigal yes, Mr. Wallace yes. Having five votes, the motion passed and FDP-88-2025 was granted.

Chair Kirby thanked all present and congratulated the applicants, a robust applause erupted.

ZC-09-2026 Clover Valley East Zoning District Rezoning
Request for a zoning change from Agricultural District (AG) to Limited General Employment (L-GE) with a limitation text to be known as the "Clover Valley East Zoning District" for 22 parcels comprising 106.4+/- acres of land generally located northeast of and adjacent to the intersection of Jug Street and Clover Valley Road (see next page for list of parcel IDs).
Applicant: Lincoln Property Company, c/o Aaron Underhill, Esq., Underhill & Hodge LLC

Planner Sauter delivered the staff report.

Engineer Wood delivered the engineering memo.

Applicant Aaron Underhill spoke in support of the application. He noted the notch in the site map indicating that there was a residential property that they had not yet acquired. They are continuing to work with that property owner on reaching a sale agreement, and would provide the same buffering around that property.

Chair Kirby confirmed that the zoning text excepted solar panels on the roof top from screening requirements. He also asked whether the provision of one tree for every 30 feet of road frontage on Jug Street Road could be "at least" and not exactly one tree for every 30 feet of road frontage. He also noted that there were places that noted 10 trees for every 100 feet, but also there was language providing one tree for every 30 feet and those numbers did not match. In the staff report it was on E4.

Mr. Underhill responded that the 10 trees per 100 feet were in addition to the street trees.

Chair Kirby noted that he did not see parallel construction along Jug Street Road and asked whether it was intended that the standards are different, and if so what were the other standards.

Planner Sauter answered yes, there are differing standards, the street trees are at least one every 30 and the area behind that was 10 trees per 100 feet.

Chair Kirby thanked Planner Sauter and wanted the record to be clear.

Planner II Saumenig responded that the standard for Beech Road north it is the same as Jug Street which is 30 trees per 100 feet.

Planning Manager Christian added that there are two developments on the west side of the road.

Mr. Underhill committed to matching the Beech Road standard.

Commissioner Larsen asked whether the term "contemporary design" has been reviewed by the city architect.

Mr. Underhill explained that this language has been carried over.

Commissioner Larsen noted that contemporary standards will change over time. He further stated that he is not too concerned about it; it will not withhold approval.

Council Member Wiltrout asked whether someone will be reviewing contemporary to be sure it tracks.

Planning Manager Christian responded that this is a tilt up concrete building; the provision is meant to provide guildance in addition to the DGRs.

Commissioner Saigal clarified that the language on p4, Section B is throughout the eastern boundary.

Chair Kirby opened the public hearing.

Jeff Lutz, 12170 Jug Street Road. Mr. Lutz objected to being characterized as a hold out because he has agreed to the price three times and NACO has withdrawn. He asked why the commission is hearing the rezoning when the applicant does not own the property. Lincoln does not yet own the property. He challenged Mr. Underhill's claim that the buyers and sellers interests are the same, and asked how one would know that. He further wondered how many property owners were pressured into selling their property, and whether property owners had been notified of the hearing. He suspected that there was coercion to sell under threat of suit.

Chair Kirby explained the neighbor notification process and showed Mr. Lutz the list of neighbors who had been sent a letter notifying them of the hearing.

Commissioner Wallace remarked that an assertion of coercion is speculative because they are not here.

Mr. Lutz asked the commission whether they have considered what would happen if Lincoln Property defaults, he stated that according to his attorney Lincoln Property does not have enough money on their own to buy the property. He asked whether due diligence had been performed. He said that the property should be purchased before it is rezoned.

Mr. Underhill responded that the contracts have contingencies. Annexation is about to happen and there is an obligation to close before the annexation happens. He has been appointed the agent for the property owners in the annexation. He was not involved in the contract negotiation and he is not sure whether there are damages clauses. Coercion is serious and there is no indication it is happening here. If the annexation is not approved then the rezoning evaporates.

Commissioner Larsen clarified that the zoning and the annexation were two different things. This commission does not have a role in annexation.

Council Member Wiltrout thanked Mr. Lutz and encouraged any person that feels coerced to seek relief in court. She feels confident that there are lawyers that will take the case

There was discussion of neighbor notification and signage posting. The distinction between notice of signage for the zoning change and clarification that signs are not posted for annexations

Chair Kirby asked if there was anyone else who would like to comment on the application or whether the commission had any more questions. Hearing none, he moved to admit the staff reports and related documents into the record for ZC-09-2026. Commissioner Wallace seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Ms. Briggs yes, Dr. Saigal yes. Having five yes votes the motion passed and the staff reports and related documents were admitted into the record for ZC-09-2026.

Chair Kirby moved for approval of ZC-09-2026 based on the findings in the staff report with the condition listed in the staff report and the following two additional conditions, with all conditions subject to staff approval:

2. VI, E, p7 of the text at least one tree per 30 ft;
3. trees at least as many as on the other side of Clover Valley [Beech Road].

Commissioner Wallace seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Ms. Briggs yes, Dr. Saigal yes. Having five yes votes, the motion passed and ZC-09-2026 was favorably recommended to the city council.
The commission thanked all present and wished them good luck.

Thereafter Chair Kirby introduced the first item of other business and asked to hear from staff.

VII. Other business

1. **City Code Amendment**: C.O. Chapter 1159

Planner II Nichols delivered the staff report. She explained the code change and the following updated code language that was distributed immediately prior to the meeting:

1159.11 RECORDING AND TRANSFER.

(a) Final Plat: When a final plat is approved by Council, the owner shall file and record the same in the Office of the County Recorder within twelve (12) months unless such time is, for good cause shown, extended by resolution of Council. If not recorded within this time, the approval of Council shall become null and void.

(b) Final Development Plan: If construction is not begun within two (2) years of approval of the Final Development Plan, all approvals and permits shall be invalidated and canceled. Original tracings will become the permanent record of the County Recorder. One copy of this tracing, reproduced on mylar, showing the date and place of recording, shall be supplied by the owner to Council as local public records. Such two (2) year period may be extended by the Commission for good cause. The applicant may request a one-time timeframe extension for one

(1) year by the Commission, if the applicant has documented in-writing one of the following: a) Financial issues that would alter the expected FDP timeline; b) Delay in acquiring a required building or utility permit necessary to carry out the provisions of the FDP; c) Presence of an environmental or other public safety issues; d) Other unique reasons deemed as permissible by the Commission.

(Ord. 44-97. Passed 12-16-97; Ord. 25-2007. Passed 7-10-07.)

Chair Kirby commented that as far as he could tell the meta data is for the two documents are the same.

Commissioner Wallace agreed clarified that the record should differentiate between the two documents. He further remarked that as long as these requests will always come to the commission, he was good with the code change.

Hearing no further questions or discussion, Chair Kirby moved to admit the staff reports and related documents into the record for City Code Amendment C.O. Chapter 1159, as updated and presented at the meeting. Commissioner Saigal seconded the motion.

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

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

Chair Kirby moved to favorably recommend the code update to the city council. Commissioner Wallace seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Ms. Briggs yes, Dr. Saigal yes, Mr. Larsen yes. Having five yes votes, the motion passed and the proposed amendment was favorably recommended to the New Albany City Council.

Thereafter Chair Kirby opened the final business item on the agenda, the Annual Organizational Meeting.

2. **Annual Organizational Meeting**

Commissioner Wallace nomintated Neil Kirby to serve as chair. Commissioner Wallace seconded the nomination. Chair Kirby asked if there wee any other nominations or discussion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace yes, Ms. Briggs yes, Dr. Saigal yes, Mr. Larsen yes, Mr. Kirby yes. Having five yes votes, Neil Kirby was unanimously elected Chair of the New Albany Planning Commission.

Commissioner Briggs nominated David Wallace to swerve as vice chair. Commissioner Larsen seconded the nomination. Chair Kirby asked whether there were any other nominations or discussion. Hearing none, he asked to hear the roll.

Upon roll call: Ms. Briggs yes, Mr. Larsen yes, Dr. Saigal yes, Mr. Wallace yes, Mr. Kirby yes. having five votes David Wallace was unanimously elected Vice Chair of the New Albany Planning Commission.

Commissioner Wallace nominated Bruce Larsen to serve as secretary. Commissioner Briggs seconded the nomination. Chair Kirby asked if there were any other nominations or discussion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace yes, Dr. Saigal yes, Mr. Wallace yes, Mr. Larsen yes, Mr. Kirby yes. Having five votes, Bruce Larsen was unanimously elected Secretary of the New Albany Planning Commisson.

Chair Kirby nominated Sarah Briggs to be the commission liaison to the Board of Zoning Appeals. Commissioner Saigal seconded the motion. Chair Kirby asked if there were any other nominations or discussion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Dr. Saigal yes, Mr. Wallace yes, Ms. Briggs yes, Mr. Larsen yes. having five yes votes, Sarah Briggs was unanimously elected Planning Commission Liaison to the Board of Zoning Appeals.

Chair Kirby moved to establish the first and third Mondays of the month at 7:00 p.m. in the New Albany Village Hall as the date, time, and location for the commission meetings. Commissioner Briggs seconded the motion. Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes, Dr. Saigal yes, Mr. Larsen yes. Having five votes the motion passed and the first and third Mondays of the month at 7:00 p.m. in the New Albany Village Hall was established as the date, time, and location for the commission meetings

VIII. Poll members for comment and adjournment

Chair Kirby polled the members for comment.

The commissioners welcomed Dr. Saigal and thanked her for her willingness to serve. They stated that the meeting was a good example of what she can expect during her tenure on the commission.

Commissioner Saigal thanked them and staff for welcoming her.

Having no further business and having completed their agenda, Chair Kirby adjourned the March 16, 2026 meeting at 8:43 without objection.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix
FDP-88-2025
- **Staff Report**
- **Notes from Executive Director Haugk**
- **Record of Action**

ZC-09-2026
- **Staff Report**
- **Record of Action**

City Code Amendment to C.O. Chapter 1159

OATH OF OFFICE
FOR ELECTED AND APPOINTED OFFICIALS OF THE
CITY OF NEW ALBANY, OHIO

CITY OF NEW ALBANY
COUNTIES OF FRANKLIN AND LICKING
STATE OF OHIO, §:

Do you, Taru Saigal, solemnly swear (or affirm) that you will support the Constitution of the United States, and the State of Ohio, and will obey the laws thereof?

Furthermore, will you uphold and enforce the provisions of the New Albany Charter and Ordinances, and faithfully discharge the duties of the New Albany Planning Commission?

Taru Saigal

Sworn to and subscribed before me in the City of New Albany, Ohio, this 16th day of March, 2026.

Andrea Wiltrout, New Albany City Council Member

NEW ALBANY

Community Development Department

Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Jon Calland	7190 Ashcombe	614-531-1151	Joncalland@gmail.com
Joanne Calland	7190 Ashcombe	614-2084300	Joannecalland@gmail.com
Linda Moore	3322 Strickland Dr.	203722-0318	
Linda Foster	6358 Portrait Ct	614-846-6944	
Jeffery Lutz	12130 Jug St	614-270-(52)	
VAL ROBINSON	4550 ACKERLY FARM RD	614 446 6787	ronval@me.com.
RONNIE ROBINSON	4550 ACKERLY FARM RD	614 446 6787	
Janet Fallon			
Kathy Denison			
Pamela Conn	4865 Sloane Place	614-502-3429	pmela.conn@healthynewalbany.org
Rachel Haugh	150 W Main	6146851396	rachel.haugh@healthynewalbany
Don Keller	4099 Harlem Rd	6148559573	kellerde@yahoo.com
Mark Koenig	7238 Tumblebeck	6149158858	Mark Koenig 10@gmail.com
Terry & Warren Keller	5203 Windorf Dr.	570-881-0311	
HANS SCHOLL	Westerville	614-565-3579	
Jon Carlisle	3960 FAEBER CT	740-502-3301	highpockets3jc@yahoo.com
Bree Carlisle	4815 Powderhorn Ln Westerville	740 502-5542	jonsue71@yahoo.com
Linda Brandlee	7022 Gray Loop	(614)656-7565	linda.lee@healthynewalbany.org
DIANE KURTZ			
Denise Dahl	4992 Brooksview Circle	910-224-1800	ericdahl71@hotmail.com

Laura Wedekind 5016 Straits Link 614-439-5684 Lwedekind@stern.com

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
March 16, 2026 Meeting

HEALTHY NEW ALBANY FOOD PANTRY
FINAL DEVELOPMENT PLAN

LOCATION:	5220 Johnstown Road (PID: 222-004475)
APPLICANT:	Todd Parker
REQUEST:	Final Development Plan
ZONING:	New Albany Presbyterian Church Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN:	Residential
APPLICATION:	FDP-88-2025

Review based on application materials received February 20, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval of a final development plan for a Healthy New Albany food pantry. The development proposal includes the 8,460-square-foot building, parking, signage, landscaping, and other features. The food pantry is proposed as an accessory use to the existing Rose Run Presbyterian Church.

Section 8 of the Design Guidelines and Requirements requires civic and institutional buildings to have a final development plan be reviewed by the Architectural Review Board. The Architectural Review Board heard this application at its meetings on January 12, 2026, and March 9, 2026.

Per C.O. 1159.09(h), applicants may submit the preliminary and final development plans as a single application, which the applicant has done for this case. In addition to the recommendation of the Architectural Review Board, the appropriateness of the use is considered as part of the purview of the Planning Commission.

Because the development site is located within an Infill Planned Unit Development (I-PUD), the applicable standards are those outlined in the New Albany Presbyterian Church I-PUD zoning text, the New Albany Design Guidelines and Requirements, and other relevant city code provisions.

II. SITE DESCRIPTION & USE

The subject property currently comprises approximately 10.99 acres of land at the intersection of Johnstown Road and Harlem Road. The property includes the Rose Run Presbyterian Church, of which the food pantry is proposed to be an accessory use. The lot is proposed to be split in a manner such that the church is on the northern portion and the food pantry is on the southern portion of the existing area; the Rose Run Presbyterian Church will retain ownership of both parcels of land. The new parcel will be approximately 2.83 acres and have frontage on Harlem Road.

The full site is abutted by low-density residential uses to its east and southwest, medium-density residential uses to its south, and Comprehensive Planned Unit Development (C-PUD) residential uses in the Lansdowne (New Albany Country Club Section 20) and Waterston (New Albany

Country Club Section 17) subdivisions to the north. The Oakland Nursery is located to the northwest across Johnstown Road.

III. STATEMENT FROM THE CITY ATTORNEY

It is understood that an application to construct a food pantry on the parcel currently owned by the New Albany Presbyterian Church (the "Church") adjacent to the intersection of Johnstown Road and Harlem Road has been submitted for review. In constructing a food pantry, it is recognized the Church will be splitting its lot, but retaining ownership of both parcels. The Church, then, intends on leasing one parcel for the construction and operation of the food pantry. Operation of a food pantry is a permissible "accessory use" of the Church's property. Similarly, a building containing a food pantry is a permissible "accessory building" as defined by the I-PUD Development Standards Text established for the Church's I-PUD Zoning District and the New Albany Code of Ordinances Sections 1105.02(a)-(b). Furthermore, permitting the operation of a food pantry as an accessory use of the Church ensures compliance with the Federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) which prohibits local governments from imposing a "substantial burden" on and discriminating against religious activity and institutions through land use regulations and zoning.

IV. EVALUATION

Staff's review of this application is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Review Process

This final development plan application requires review and approval by both the Architectural Review Board and Planning Commission. Architectural Review Board review is required for civic and institutional projects per Section 8: Civic and Institutional Buildings of the Design Guidelines and Requirements (DGRs).

Planning Commission Review Criteria

The Planning Commission's review authority is found in C.O. Chapter 1159. The Commission should consider, at a minimum, the following (per C.O. Section 1159.08):

a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
c. *That the proposed development advances the general welfare of the Municipality;*
d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
e. *Various types of land or building proposed in the project;*
f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
j. *Gross commercial building area;*
k. *Area ratios and designation of the land surfaces to which they apply;*
l. *Spaces between buildings and open areas;*
m. *Width of streets in the project;*
n. *Setbacks from streets;*
o. *Off-street parking and loading standards;*

p. *The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
q. *The potential impact of the proposed plan on the student population of the local school district(s);*
r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required); and*
s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

In addition, the Planning Commission should consider the purpose and intent of the Planned Unit Development (PUD) (as outlined in C.O. Section 1159.02):

a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible;*
c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
k. *Provide an environment of stable character compatible with surrounding areas; and*
l. *Provide for innovations in land development, especially for affordable housing and infill development.*

Engage New Albany Strategic Plan

The Engage New Albany Strategic Plan recommends the following development standards for the Residential future land use category:

1. Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
2. A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of development. Typically, neighborhood parks range from a half acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
3. All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
4. Houses should front onto public open spaces and never back onto public parks or roads.
5. 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.
6. Any proposed residential development outside of the Village Center shall have a base density of one dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A

transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.

7. Private streets are at odds with many of the community's planning principals, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments must be public.
8. In considering the expansion of residential uses into Licking County, the city will take into consideration factors such as community impacts, financial implications, the adequate delivery of services, and the impact on school districts.

Use, Site, and Layout

1. The applicant is proposing an 8,460-square-foot food pantry on a 10.99-acre site. The site is proposed to be split in a manner such that the new development will be located on the southern 2.83+/- acres of the lot and the existing Rose Run Presbyterian Church will be located on the northern remaining 8.16+/- acres of the lot.
2. The food pantry is proposed as an accessory use to the existing religious exercise facility use, as permitted by section II of the zoning text.
3. The zoning text requires the following applicable setbacks for buildings and pavement from perimeter boundaries:

Table 1: Setback Requirements

Boundary	**Requirement**	**Proposed**
Harlem Road	40 feet	46 feet, 9 inches—meets code
Interior setbacks	0 feet	34 feet, 1.5 inches—meets code
Other boundaries	*Buildings*: 75 feet *Pavement*: 20 feet	Building: over 75 feet—meets code Pavement: over 20 feet—meets code

   - "Interior setbacks" refers to property lines that are interior to the zoning district. The existing parcel is proposed to be split; the zero-foot setback will apply to the newly shared lot line between the existing church and the proposed food pantry.
   - "Other boundaries" refers to all perimeter boundaries of the site that are not adjacent to the public right-of-way.
4. Zoning text section IV(6) indicates a maximum lot coverage of 70 percent. The applicant is proposing a lot coverage of approximately 24.1 percent.

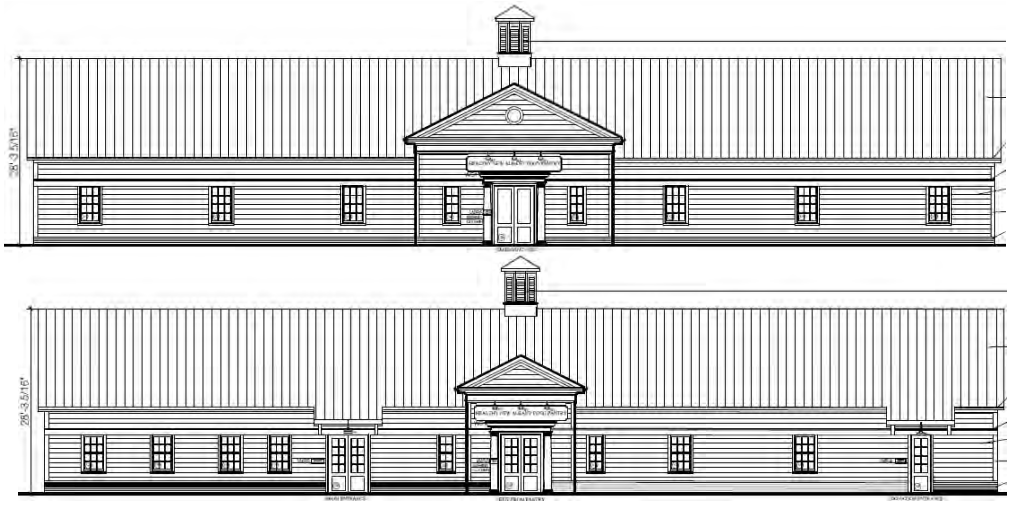
Access, Loading, and Parking

1. Vehicular access to the site is proposed from one new full-access curb cut via Harlem Road. Vehicular circulation continues past and behind the building to the parking lot.
2. The zoning text requires a minimum of one loading space for church uses and related accessory uses. One loading space is proposed on the south side of the building.
3. The zoning text states that parking for all accessory uses shall be provided in accordance with C.O. 1167.
    a. The proposed parking spaces meet the minimum length and width requirements with a width of nine feet and a length of 19 feet. Additionally, the maneuvering lane is 22 feet in width and meets requirements.
    b. The proposed loading space exceeds minimum length, width, and height clearance requirements.
    c. C.O. 1167.05 requires community centers to have one parking space per 400 square feet of gross floor area. The size of the proposed food pantry (8,460 square feet) necessitates 21 parking spaces. The applicant has provided 36 parking spaces and exceeds the minimum parking requirement.
4. The existing leisure trail at the northernmost part of the site will be extended southward along the remainder of the site's Harlem Road frontage. The bike path will be constructed of asphalt with a minimum width of eight feet. Additional sidewalks to the front and rear of the building are included from the leisure trail for pedestrian access to the site.

5. There are six pedestrian doors in total on the building exterior. Each is designated for specific pedestrian circulation into or out of the building:
    a. East elevation: one double-door exit.
    b. West elevation: one double-door main entrance, and one single-door donation entrance. Each set of doors has windows.
    c. North elevation: one single-door volunteer entrance.
    d. South elevation: one single-door warehouse exit. Additionally, there is a single-bay door for loading and unloading.
6. A Traffic Access Study (TAS) was submitted as requested by the City Engineer, who provided the following comments:
    a. The TAS follows the MOU scope and analyzes the intersection and turn lanes that were requested.
    b. The site plan included in the TAS suggests one full-movement site driveway on Harlem Road as indicated in the MOU.
    c. Turn lane warrants in this study indicate that neither a right turn lane nor left turn lane are warranted for this proposed site on Harlem Road.
    d. The study found that no permanent issues are noted in the sight triangle review related to the proposed site drive. It is suggested the city make sure no mounding, trees or signs are permitted in these areas in the final site plan that significantly obstruct sight distance for egress traffic from the Healthy New Albany site. Staff recommends a condition of approval that no mounding, trees, or signage be located in the sight triangle, subject to staff approval (condition #1).
    e. No off-site impacts are warranted and no improvements to Harlem Road are needed to facilitate this site and proposed site access.

Architectural Standards

1. The purpose of the New Albany Design Guidelines and Requirements (DGRs) is to help ensure that the New Albany community enjoys the highest possible quality of architectural design. The site and development are regulated by Section 1: Design Principles and American Architectural Precedent and Section 8: Civic and Institutional Buildings of the DGRs.
2. DGR Section 8(III)(2) recommends that, in general, high-style and ornate designs with grander scale are appropriate for major structures such as government buildings, schools, and churches, while more modest, smaller-scaled styles are appropriate for other types of public structures. As an accessory use, the food pantry offers an appropriately smaller scale in height and square footage compared to the existing church while still utilizing distinguishing qualities of Georgian architecture.
3. DGR Section 8(III)(3) requires entrances to civic and institutional buildings to be oriented toward primary streets and roads and should be of a distinctive character that makes them easy to locate. The front building elevation features a set of double doors distinguished by columns and a pediment that all face Harlem Road. The main entrance on the rear of the building features signage, columns, and a pediment as well.
4. The design of the building conforms with American architectural styles as required by DGR Section 8(III)(4) and as described in DGR Section 1, including in wall height and width, roof shape, and proportions of windows to doors.
    - The proposal includes four-sided architecture and avoids windowless, blank walls. Vertically oriented, double-hung windows are included on every elevation, and they are used on the side elevations to create the appearance of a second story.
    - The building includes formal symmetry, entrances with a pediment and entablature, pilasters, and a gable roofline and dormers, all of which are character-defining features of American Georgian architecture.



Images: Front building elevation (top) and rear building elevation (bottom).

5. The zoning text requires buildings to be no more than 45 feet in height when measured to the ridge of the roofline. The food pantry is proposed to be approximately 28 feet and 3.31 inches in height when measured as such.
6. The zoning text allows primary exterior materials such as brick, stone, wood, fiber cement board, metal board and batten, and hardi-plank, and prohibits the use of vinyl siding. The proposed food pantry uses horizontally oriented board siding that matches part of the existing Rose Run Presbyterian Church, which is permitted. Additionally, the zoning text recommends the quantity of exterior building materials be minimized, which the proposed development is following by using one main exterior siding material.
7. The City Architect reviewed the proposal and had no concerns or comments.

Parkland, Buffering, Landscaping, Open Space, and Screening

1. A 150-foot-wide private utility easement is located through the site, within which any above-grade improvements, including landscaping, are not permitted by the utility company. The zoning text acknowledges the presence of the electrical easement and exempts the development from landscape buffering requirements along this boundary between the development and residential development.
2. The following landscaping requirements are applicable to the proposed development and are contained in C.O. 1171.05:
    - All areas used for service and loading must be screened on portions of the lot abutting districts where residences are a permitted use with minimum seven-foot-tall screening; natural vegetation screening shall have a minimum opaqueness of 75 percent during full foliage and shall be planted no closer than three feet to any property line. Green giant arborvitae and red maples are proposed to screen the loading space from Johnstown Road. The utility easement prevents landscape screening from residential uses generally west and south of the site.
    - Trash and garbage containers shall be screened or enclosed by walls, fences, or natural vegetation at least six feet in height, and natural vegetation shall have a maximum opaqueness of 75 percent at full foliage. Container systems shall not be located in front yards and shall conform to the side and rear yard pavement setbacks. The dumpsters are located in the loading area and are fully enclosed by a trash enclosure wall and gate. Further, the loading area is screened from Harlem Road by landscaping.
    - The total proposed ground coverage of structures and vehicular use areas is 29,802 square feet. For developments with this amount of ground coverage, there must be a minimum of one tree for each 5,000 square feet of ground coverage and a total tree planting equal to 10 inches plus one-half inch tree trunk size for every 2,000 square feet over 20,000 feet in ground coverage. This necessitates five trees with

tree trunk sizes of 12 inches. The application shows 25 deciduous trees with a minimum caliper of 2.5 inches are proposed to be installed; five of these deciduous trees will have a total tree trunk size of at least 12.5 inches, meeting the requirement.

3. The following landscaping requirements for the proposed parking lot are contained in C.O. 1171.06:
    - A minimum of five feet of landscaped area needs to be provided for each 100 square feet of parking area (or fraction thereof). The applicant has verified this requirement will be met.
    - Parking areas must contain a minimum of one deciduous canopy tree for every 10 parking spaces. The proposed parking lot has 36 parking spaces, which necessitates four deciduous canopy trees. The applicant has provided an updated site plan with four deciduous canopy trees in the parking lot peninsulas, which meets the requirement.
    - Trees used in parking lot islands must have a clear trunk at five feet above the ground, and the remaining areas must be landscaped with shrubs or ground cover not to exceed two feet in height. The applicant has verified this requirement will be met.
    - Parking lots must be screened from primary streets, residential areas, and open space by a 3.5-foot minimum height evergreen hedge, masonry wall, or combination of walls and plantings. Zoning text section VII(6) additionally requires this headlight screening provision be met for parking areas. The parking lot is located behind the proposed building and is thus already largely screened from the primary street. Residential areas exist generally west and south of the parking lot; because a portion of the parking lot is located in the private utility easement, landscaping or wall screening is only viable along a portion of the lot. Eastern white pines are proposed along the western portion of the parking lot where possible outside of the utility easement. The proposed landscape screening is 6 to 8 feet in height and will meet these requirements.
4. Per C.O. 1171.08, landscape treatments at the perimeter of stormwater basins shall be designed either with maintained turf to the pond's edge or a naturalized planting of native landscape material, subject to approval of the City Landscape Architect. The landscape plantings shall be in large masses and drifts, and shall not include decorative landscape boulders, large mulch beds, or specimen plantings. The retention pond is located fully within the private utility easement so that no trees at the southern portion of the site need to be removed; however, landscaping cannot be installed within the easement.
5. Zoning text section VII(2) defines "Protected Trees" as any tree with a trunk that measures six inches or more in diameter at breast height (4.5 feet above the ground) and states that all Protected Trees that die or are severely harmed due to construction shall be replaced elsewhere within the zoning district on a tree-for-tree basis with at least a 2.5-inch diameter at installation. The application shows that a total of 13 deciduous and evergreen trees will be removed, and 25 deciduous trees with a minimum caliper of 2.5 inches are proposed to be installed. Additionally, 25 evergreen trees with a minimum height of 6 feet are proposed to be installed.
6. Per the zoning text, street trees are not required along Harlem Road.
7. The City Landscape Architect provided the following comments on January 9, 2026. Staff recommends a condition of approval that the City Landscape Architect's comments be met, subject to staff approval (condition #2).
    - Reduce the width and overall square footage of the paved drive apron in the area outlined in the memo or provide additional turning radius studies in support of the current alignment (including necessary vehicular movement specific to the loading and trash receptacle area).
    - Revise the proposed landscape plan to remove the Green Giant Arborvitae at the edge of the parking lot. Replace screening material with deciduous shade trees.

- Adjust the proposed retention basin location to avoid the removal of the existing tree stand as outlined on sheet L102 of the submitted materials.

8. The applicant has included additional landscaping on James River Park to facilitate additional screening from the residential uses to the west.

Lighting

1. External cut-off lighting is proposed to illuminate wall signage and building entries. The main entrance light is ceiling-mounted, and the rest of the lighting is wall-mounted. All proposed lighting is black and similar in appearance and style.
2. C.O. 1169.12(c)(1) requires external lighting of signs to be of a lighting technology that delivers 50 or more lumens per watt and to utilize a warm color temperature range of less than 5,000 Kelvin. The proposed lights all deliver 125 lumens per watt and utilize a warm color temperature range of 6,500 Kelvin. Staff recommends a condition of approval that the external sign lights be reduced to less than 5,000 Kelvin (condition #3).
3. No parking lot lighting is proposed; because of this, a photometrics plan was not submitted.

Signage

1. The zoning text states that all signage shall conform with C.O. 1169. Institutional developments are permitted to have a maximum of three sign types, excluding by-right sign types. The applicant proposes two sign types: a wall sign and a dual-post sign. A by-right wall plaque is proposed as well.
2. Some signage details were not specified in the final development plan, such as sign relief and projection from the building façade. Staff recommends a condition of approval that the signage meet code requirements, subject to staff approval (condition #4).
3. The applicant proposes one wall sign on the west (rear) elevation above the exit. The sign is dark navy in color with a white plaque trim and white, six-inch-tall lettering. Wall signs are regulated by C.O. 1169.16(d).
    a. Quantity: one wall sign—meets code (max. one per building frontage)
    b. Area: 33.38 square feet—meets code (max. 45 square feet)
    c. Projection: less than 1 inch (max. 18-inch projection from building)—meets code
    d. Relief: not specified (min. 1-inch sign relief)—see condition #4
    e. Illumination: external—meets code (external or halo lighting)

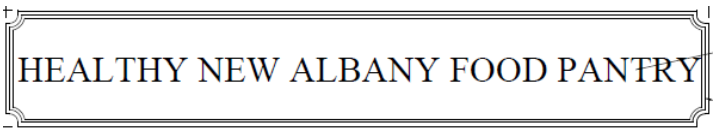


Image: Proposed wall sign on the rear elevation.

4. The applicant proposes one dual-post sign located near the vehicular entrance to the site. Such signs are regulated by C.O. 1169.17(b).
    a. Quantity: one—meets code (one per street entrance)
    b. Area: 22.5 square feet—meets code (max. 30 square feet per side)
    c. Height: 6 feet, 8 inches—meets code (max. 7 feet)
    d. Width: 4 feet (max. 7.5 feet)—meets code
    e. Relief: not specified (min. 1-inch sign relief)—see condition #4
    f. Illumination: none

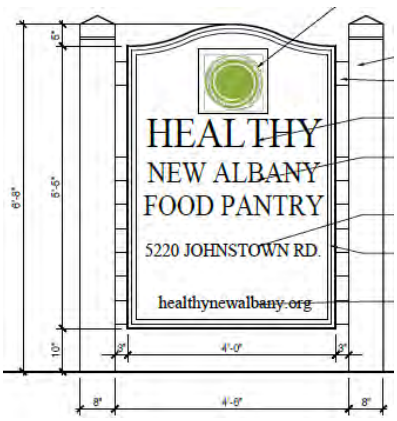


Image: Proposed dual-post sign.

5. The applicant proposes one by-right wall plaque on the west (rear) elevation next to the main entrance. Wall plaques are regulated by C.O. 1169.18(d).
    f. Quantity: one—meets code (max. one per building)
    g. Area: 1.66 square feet—meets code (max. 4 square feet)
    h. Relief: not specified (max. 4 inches from façade)—see condition #4
    i. Illumination: none
    j. Material: not specified (must be a durable material such as cut or etched stone, glass, tile, or metal)—see condition #4



Image: Proposed wall plaque.

V. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. Staff recommends a condition of approval that the City Engineer's comments be addressed, subject to staff approval (condition #5).

1. Add notes and the title block depicted on Exhibit A to the cover sheet.
2. Update the Project Data table on the cover sheet to show parking stalls required/provided and ADA stalls required/provided.
3. Show stop bars/signs at all curb cuts.
4. Staff shall evaluate storm water management, water distribution, sanitary sewer collection, and other construction-related details once detailed construction plans become available.

VI. SUMMARY

The applicant proposes a final development plan for an 8,460-square-foot food pantry at 5220 Johnstown Road. The proposed development is consistent with the purpose, intent, and applicable standards of the zoning code, I-PUD zoning text, and Design Guidelines and Requirements.

The buildings and structures are appropriate with regard to the land, which is encumbered by a 120-foot-wide private utility easement within which above-grade improvements are not permitted by the utility company. The zoning text allows development to not meet landscaping requirements contained in the codified ordinances within the easement, including landscaping otherwise required for parking lot screening or stormwater basin landscaping. Landscaping requirements have been met where feasible, including for the replacement of protected trees.

The proposed project is appropriate with regard to the existing Rose Run Presbyterian Church as an accessory use and with complementary architectural features. The proposed building utilizes character-defining features of American Georgian architecture. Further, the City Engineer has evaluated the Traffic Access Study and concurs that no off-site impacts are warranted and no improvements to Harlem Road are needed to facilitate this site and proposed site access.

VII. ACTION

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

Move to approve final development plan application FDP-88-2025 with the following conditions:

1. No mounding, trees, or signage can be located in the sight triangle, subject to staff approval.
2. The City Landscape Architect's comments will be met, subject to staff approval.
3. The external sign lights will be reduced to less than 5,000 Kelvin.
4. The signage will meet code requirements, subject to staff approval.
5. The engineer's comments will be addressed by the applicant, subject to staff approval.

Approximate Site Location:



Source: NearMap

City of New Albany
99 West Main Street
New Albany, Ohio 43054

MEMO

404.781-01
October 23, 2025

To: Lauren Sauter
City Planner

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

Re: Healthy NA Food Pantry
Final Development Plan

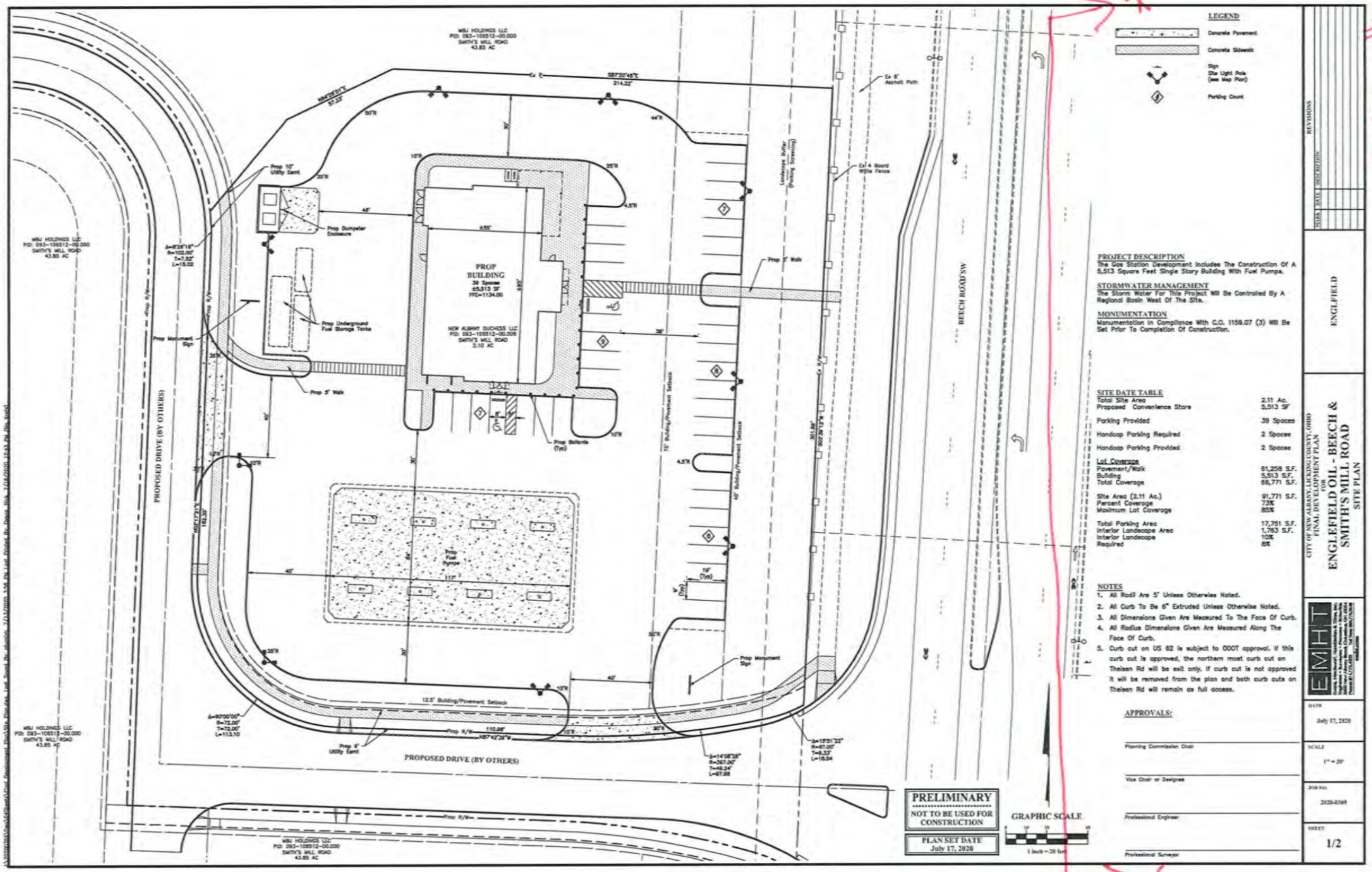
We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

1. Refer to Exhibit A attached. Add notes and the title block depicted on Exhibit A to the cover sheet.
2. Civil Sheet CP-02 not included with the submittal. Please provide.
3. Add grading sheets to the FDP and show major flood routing in plan view.
4. Update the Project Data table on the cover sheet to show parking stalls required/provided and ADA stalls required/provided.
5. Provide a Fire Truck Turning Radius analysis.
6. Show stop bars/signs at all curb cuts.
7. Provide a Traffic Access Study and determine if improvements in public r/w are required to support the project.
8. We will evaluate storm water management, water distribution, sanitary sewer collection and other construction related details once detailed construction plans become available.

MEF/JMH

(attachment)

cc: Josh Albright, Development Engineer
Jeremiah Wood, Development Engineer


MBJ HOLDINGS LLC
PID: 093-106512-00.000
SMITH'S MILL ROAD
43.85 AC
PROP BUILDING
39 Spaces
±5,513 SF
FFE=1134.00
NEW ALBANY DUCHESS LLC
PID: 093-106512-00.008
SMITH'S MILL ROAD
2.10 AC
PROPOSED DRIVE (BY OTHERS)
BEECH ROAD SW
Prop Dumpster Enclosure
Prop Underground Fuel Storage Tanks
Prop Monument Sign
Prop 5' Walk
Prop Bollards (Typ)
Prop Fuel Pumps
Prop 10' Utility Easement
Prop 5' Utility Easement
Landscape Buffer (Parking Screening)
Ex 6 Board White Fence
Ex 8' Asphalt Path
75' Building/Pavement Setback
40' Building/Pavement Setback
12.5' Building/Pavement Setback
LEGEND
Concrete Pavement
Concrete Sidewalk
Sign
Site Light Pole (see Map Plan)
Parking Count
PROJECT DESCRIPTION
The Gas Station Development Includes The Construction Of A 5,513 Square Feet Single Story Building With Fuel Pumps.
STORMWATER MANAGEMENT
The Storm Water For This Project Will Be Controlled By A Regional Basin West Of The Site.
MONUMENTATION
Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.
SITE DATE TABLE
Total Site Area 2.11 Ac.
Proposed Convenience Store 5,513 SF
Parking Provided 39 Spaces
Handicap Parking Required 2 Spaces
Handicap Parking Provided 2 Spaces
Lot Coverage
Pavement/Walk 61,258 S.F.
Building 5,513 S.F.
Total Coverage 66,771 S.F.
Site Area (2.11 Ac.) 91,771 S.F.
Percent Coverage 73%
Maximum Lot Coverage 85%
Total Parking Area 17,751 S.F.
Interior Landscape Area 1,763 S.F.
Interior Landscape Required 10% 8%
NOTES
1. All Radii Are 5' Unless Otherwise Noted.
2. All Curb To Be 6" Extruded Unless Otherwise Noted.
3. All Dimensions Given Are Measured To The Face Of Curb.
4. All Radius Dimensions Given Are Measured Along The Face Of Curb.
5. Curb cut on US 62 is subject to ODOT approval. If this curb cut is approved, the northern most curb cut on Thelsen Rd will be exit only. If curb cut is not approved it will be removed from the plan and both curb cuts on Thelsen Rd will remain as full access.
APPROVALS:
Planning Commission Chair
Vice Chair or Designee
Professional Engineer
Professional Surveyor
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
July 17, 2020
GRAPHIC SCALE
1 inch = 20 feet
REVISIONS
NO. DATE DESCRIPTION
ENGLEFIELD
CITY OF NEW ALBANY, LICKING COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
ENGLEFIELD OIL - BEECH & SMITH'S MILL ROAD
SITE PLAN
EMHT
DATE
July 17, 2020
SCALE
1" = 20'
JOB NO.
2020-0369
SHEET
1/2
EXHIBIT "A"

City of New Albany
99 West Main Street
New Albany, Ohio 43054

MEMO

401-001
December 23, 2025

To: Joshua Albright
Development Engineer

From: Matt Ferris, P.E., P.S.,
Consulting City Engineer

By: Doug Bender, PE, PTOE

Re: Healthy New Albany – Harlem Rd
Traffic Access Study Review

This memo provides our review comments on the Traffic Access Study (TAS) received by the City on December 18, 2025, for the proposed food pantry site on Harlem Road adjacent to the Rose Run Presbyterian Church. The TAS was received by EP Ferris on December 22, 2025. Overall, the TAS is acceptable, and these comments are provided for the City's benefit:

1. The TAS follows the MOU scope and analyzes the intersection and turn lanes and that were requested.
2. The site plan included in the TAS suggests one full-movement site driveway on Harlem Road as indicated in the MOU.
3. Turn lane warrants in this study indicate that neither a right turn lane nor left turn lane are warranted for this proposed site on Harlem Road, and we concur with that finding.
4. The study found that no permanent issues are noted in the sight triangle review related to the proposed site drive. We suggest the City make sure no mounding, trees or signs are permitted in these areas in the final site plan that significantly obstruct sight distance for egress traffic from the Healthy New Albany site.
5. We concur with the study that no off-site impacts are warranted and no improvements to Harlem Road are needed to facilitate this site and proposed site access.

MKSK

Development Review

project name	Healthy New Albany Food Pantry
prepared for	City of New Albany
date	January 09, 2026
date received	December 29, 2025

COMMENTS

Site Plan

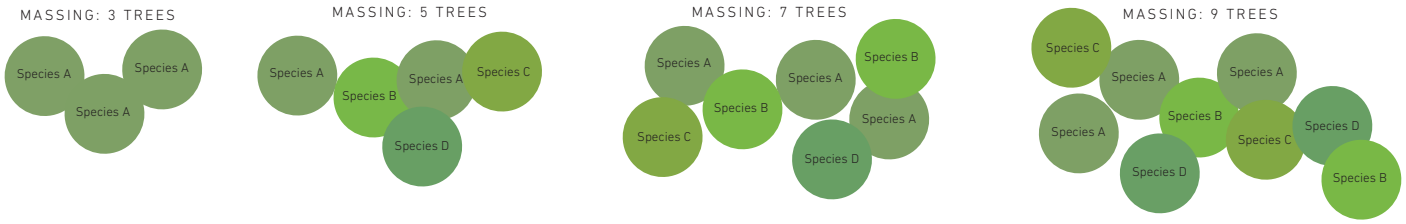
1. Reduce the width and overall square footage of the paved drive apron in the area outlined below, or provide adius studies in support of the current alignment (including necessary vehicular movement o the loading and trash receptacle area). See below.

Planting Plan

2. Revise the proposed landscape plan to remove the use of Green Giant Arborvitae (*Thuja plicata x standishii 'Green Giant'*) at the edge of the parking lot. Replace screening material with deciduous shade trees. See below.

3. Recommend the adjustment of the proposed reten a o avoid the removal of the exis ee stand as outlined on shee ed materials. See below.

Tree Grouping Standards



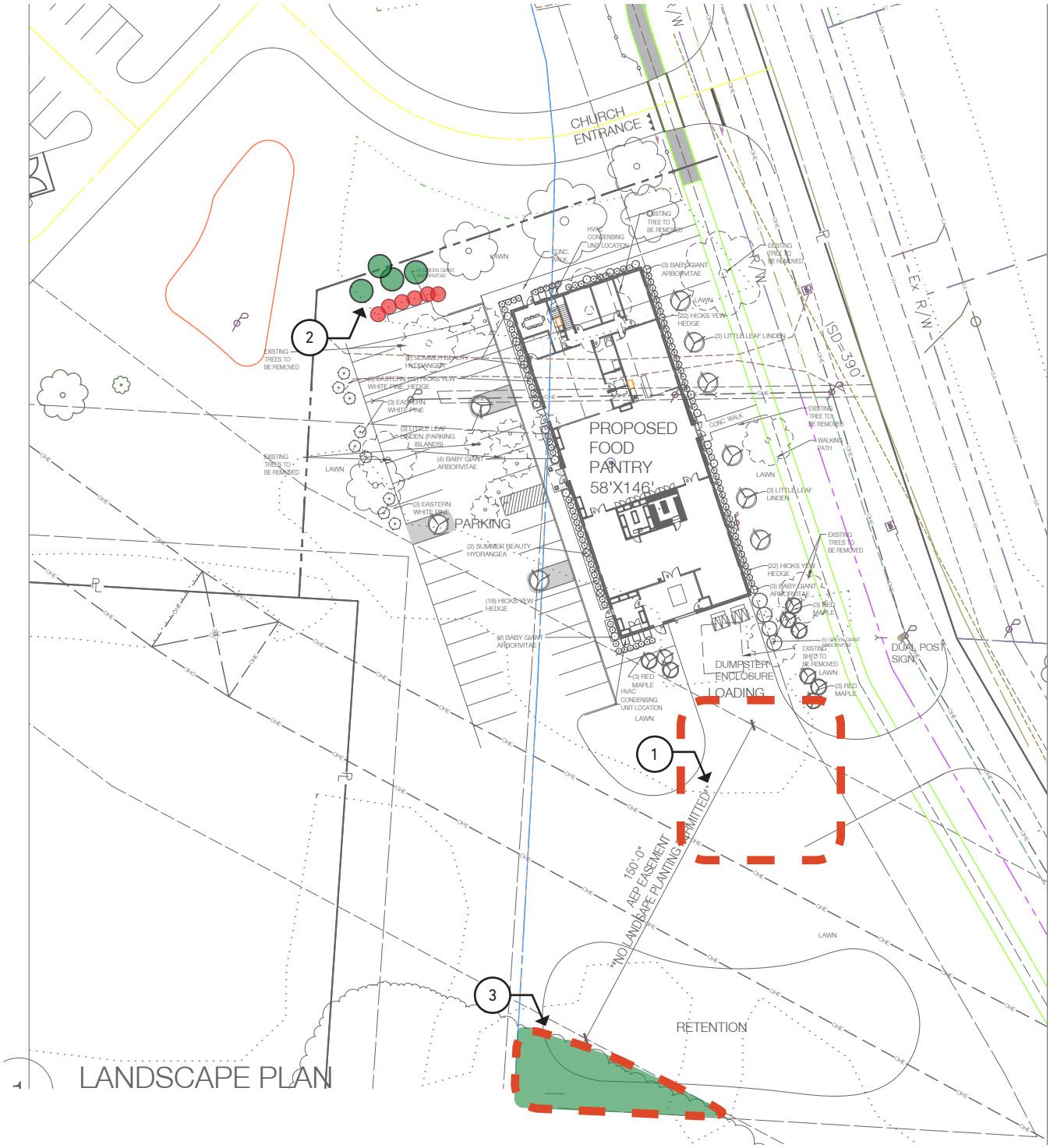
**NOTES:*

The provided diagram is f a tent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.

MKSK

Development Review

project name	Healthy New Albany Food Pantry
prepared for	City of New Albany
date	January 09, 2026
date received	December 29, 2025



LANDSCAPE PLAN

Director Rachel Haugk
Notes Used for Testimony before the New Albany Planning Commission
March 16, 2026 Meeting

Re: FDP-88-2025 Healthy New Albany Food Pantry

Introduction - Thank Todd
Speak to what those walls will mean for our community.

First, I want to make something very clear. There has been a lot of talk about the "new pantry." And while this will certainly be a new building, it is not a new service in New Albany.

The Healthy New Albany Food Pantry has been serving families in this community for many years under different names. We are currently located in the New Albany Schools annex building and have been operating there since 2017.
What we are proposing is simply a relocation of a service that already exists.
Approving this project would allow the pantry to continue serving this community in a more dignified and efficient way.
Denying this project could ultimately mean losing a service that currently supports hundreds of families here in New Albany.

With that said, I'd like to share a little about what we do and who we serve.
The New Albany Food Pantry is a Mid-Ohio Food Collective partner agency and part of a network of suburban food pantries.
Because of that, we serve a specific geographic area:
• Residents of the New Albany–Plain Local School District
• People who live in the 43054 zip code
• Employees of the New Albany–Plain Local School District
In other words, the Healthy New Albany Food Pantry is serving our neighbors.

These are people who live in this town and people who work in the schools.
In January and February of this year, 10.6% of the people we served were senior citizens. Many of them are living on fixed incomes and facing the rising cost of living in this area.

During those same months, 39% of the neighbors we served were under the age of 18. Nearly forty percent of the people served by the pantry are children.
Did you know that about 15% of students in the New Albany–Plain Local School District qualify for free or reduced lunch?
One of the ways we support this community is by helping ensure the families of those students have consistent access to food.

I also think there is sometimes a misconception about why a person might be visiting a food pantry.

Many of our clients are seniors who have lived in New Albany for many years, and who are now living on fixed incomes. As the cost of living rises, some of them are turning to the pantry for the first time.
We also see families who have missed work because of illness — a recent pantry visitor shared the challenge of missing work to be at the hospital when their child was facing health issues. Just a few missed shifts while caring for family can quickly create financial strain.
Some families are navigating difficult life transitions — divorce, loss of a job, or the death of a loved one that changes household income.

Some families shop at the pantry every time we are open.
Some come the last week of the month as they stretch their income.
And some come once and we never see them again.

When the pantry moved into the annex building about nine years ago, we were serving around 25 families.
In 2025, we served about 450 unique families.

The annex building was never designed to operate as a food pantry. It is an old school building, and while it has been a great home — and we are incredibly grateful to the school district — we have simply outgrown the space.
It also creates a number of operational challenges.
For example, all of our storage is on the second floor, and because there is no elevator, most of the food that comes into the pantry must be carried upstairs to be sorted and inventoried, and then carried back downstairs to stock the shelves.
Our team has become incredibly creative and resourceful. Today, canned goods, dried beans, and lentils are being stored in the lockers that line the upstairs hallway. This is not sustainable as we rise to meet the growing needs of the community.

Because of these limitations, our board and staff have spent many years searching for a permanent home.
It has been difficult to find a location in town that is affordable and that meets our operational needs.
When the school district notified us that they had future plans for the annex building, it increased the urgency for us to find a new space.
Rose Run Presbyterian Church coming forward with the gift of virtually free land so close to our current location is truly a gift to the pantry and to New Albany.

The phrase "it takes a village" is probably the best way to describe how the pantry operates.
Last year alone, 413 volunteers supported the pantry, donating over 5400 hours of time.
They unload trucks, sort inventory, clean the facility, and help neighbors navigate the pantry while they shop.
Many of those volunteers are here tonight, along with members of our board of directors and current and former staff.

As far as operations go, the pantry functions on a scheduled appointment system.
We schedule no more than four to five families every 20 minutes, which means we never have more than about 20 families shopping in an hour.
Because of this structure, the pantry does not generate significant traffic.
And importantly, this is exactly how we operate today at the annex building.

I've also heard concerns about access to public transportation. Our current location is not on a bus line, and most pantry clients use their own transportation.
Instead of driving to the annex building, pantry visitors would simply drive 2.1 miles down the road to the new location.

The food that stocks the pantry shelves comes from three sources:
• Community donations and food drives
• The Mid-Ohio Food Collective and food rescue programs
• Purchases from local grocery stores
None of this food arrives by semi-truck.
Most of it is transported either in personal vehicles or in the small box truck that the pantry owns. If you've driven down High Street, you've probably seen that truck parked near the annex building. That is the same truck we will continue to use in the new facility.

Our current hours are limited because we operate inside a school building.
We cannot serve clients while school is in session, so we are currently open Wednesday, Thursday, and Friday evenings from 3:45 to 7 p.m., and Saturday mornings.
In a new building, we hope to offer daytime shopping hours, which would better serve seniors, second-shift workers, and families with busy evening schedules.

Another misconception I want to clarify is zoning.
We are not requesting a commercial zoning change.
Under the existing zoning for the church property, a food pantry is already a permitted use.

Finally, I want to reiterate that we are committed to being good neighbors.
When some folks from the neighborhood behind the proposed pantry location raised concerns about headlights from the parking lot during the Architectural Review Board process, we worked with both the city and those neighbors to find a solution.
We have committed to planting additional screening trees on the city park property behind the pantry, and the city has agreed to maintain those trees.

In closing, this project simply allows an existing community service to continue operating — and to operate more efficiently.
It will allow us to better serve the hundreds of families in our community who rely on the pantry.
Without this project, that service could be at risk, and families in New Albany may have to leave the community to seek food assistance elsewhere.

With that, I respectfully ask you to approve this project and allow us to move forward.

NEW ALBANY

Community Development Department

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

Dear Todd Parker,

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

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

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

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

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, March 17, 2026

The New Albany Planning Commission took the following action on 03/16/2026.

Final Development Plan

Location: 5220 JOHNSTOWN RD
Applicant: Todd Parker

Application: PLFDP20250088 (FDP-88-2025)
Request: Request for approval of a final development plan for a new Healthy New Albany food pantry on a portion of 5220 Johnstown Road.
Motion: To approve

Commission Vote: Motion Approved with Conditions, 5-0

Result: Final Development Plan PLFDP20250088 was Approved with Conditions by a vote of 5-0.

Recorded in the Official Journal this March 17, 2026.

Condition(s) of Approval:

1. No mounding, trees, or signage can be located in the sight triangle, subject to staff approval.
2. The City Landscape Architect's comments will be met, subject to staff approval.
3. The color temperature of the external sign lights will be reduced to less than 3,000 Kelvin.
4. The signage will meet code requirements, subject to staff approval.
5. The engineer's comments will be addressed by the applicant, subject to staff approval.
6. Bicycle parking will be installed on the site, subject to staff approval.
7. The Applicant is required to work with the City to provide and install evergreen screening for neighboring properties in James River Park, consistent with the proposed design included in the March 9th and March 16th meeting packets.

Staff Certification:

Lauren Sauter

Lauren Sauter
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
March 16, 2026 Meeting

CLOVER VALLEY EAST ZONING DISTRICT
ZONING AMENDMENT

LOCATION:	Generally located northeast of the intersection at Jug Street and Clover Valley Road (see attached list of parcels)
REQUEST:	Zoning Amendment
ZONING:	Agricultural (AG) to Limited General Employment District (L-GE)
STRATEGIC PLAN:	Employment Center
APPLICATION:	ZC-09-2026
APPLICANT:	Lincoln Property Company, c/o Aaron Underhill, Esq., Underhill & Hodge LLC

Review based on application materials received February 2, 2026.

Staff report completed by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone approximately 106.4 acres. The request proposes to create a new limitation text for the area known as the "Clover Valley East Zoning District" and will be zoned Limited General Employment (L-GE). The proposed rezoning serves as an expansion of the New Albany International Business Park.

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

II. SITE DESCRIPTION & USE

The overall 106.4+/- acre site consists of 22 properties located within Licking County. The site is generally located northeast of and adjacent to the intersection of Jug Street and Clover Valley Road. The subject parcels are currently being annexed into the city. The first meeting for the annexation was heard by City Council on January 20, 2026, and its second reading is scheduled for May 5, 2026.

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

III. EVALUATION

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

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

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

A. New Albany Strategic Plan

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

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

B. Use, Site and Layout

1. The request proposes to create a new limitation text for the area known as the "Clover Valley East" zoning district and will be zoned Limited General Employment (L-GE). The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
2. The text contains a similar list of permitted, conditional, and prohibited uses as other Limited General Employment (L-GE) zoning districts, such as the Mink Street West Zoning District to the south of the subject land.
3. The limitation text permits manufacturing and production, warehouse and distribution, research and production, general office activities, and personal and retail service uses, in addition to other permitted and conditional uses specified by C.O. 1153.02 for the GE zoning district.
4. Prohibited uses include mini-warehouses, vehicle services, radio or television broadcast facilities, sexually oriented businesses, and off-premises signs. Data center uses are prohibited, except when all of the following conditions are met:
    - The data center is operated as a secondary use to a primary permitted or conditional use within the zoning district;
    - The data center use occupies no more than 20 percent of the gross square footage of primary buildings in the zoning district; and
    - Certificates of zoning compliance and occupancy permits are issued by the city for the associated primary building before they are issued for the data center (as the secondary or associated use to the primary building).
5. The proposed uses are consistent with zoning in the surrounding areas, including the Technology Manufacturing District (TMD) to the north and west and Mink Street West Limited General Employment (L-GE) zoning district to the south, along with many other L-GE zoning districts in the New Albany International Business Park. Due to its location

adjacent to commercially zoned land in the existing New Albany International Business Park, the site appears to be most appropriate for commercial development.

6. The proposed L-GE text requires the following setbacks that are generally consistent with those in the surrounding L-GE areas:
    - Jug Street (from right-of-way): minimum pavement setback of 50 feet and minimum building setback of 100 feet.
    - Clover Valley Road (from right-of-way): minimum pavement setback of 50 feet and minimum building setback of 100 feet.
    - New public streets (from right-of-way): minimum pavement setback of 25 feet and minimum building setback of 25 feet.
    - Eastern perimeter boundary:
        - Portions of the eastern perimeter boundary adjacent to property where residential uses are permitted: minimum pavement setback of 50 feet and minimum building setback of 100 feet.
        - Portions of the eastern perimeter boundary adjacent to property where residential uses are not permitted: minimum pavement setback of 25 feet and minimum building setback of 25 feet.
    - Northern perimeter boundary: minimum pavement setback of 25 feet and minimum building setback of 25 feet.
    - Intervening parcel (boundary lines with parcel 037-111540-00.002): minimum pavement setback of 50 feet and minimum building setback of 100 feet.

C. Access, Loading, Parking

1. The text states the developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve the zoning district. A minimum of two vehicular access points will be permitted along Jug Street, and a minimum of one vehicular access point will be permitted on Clover Valley Road. Subject to other provisions in the text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curb cuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.
2. Parking and loading will be provided per code requirements (C.O. Chapter 1167) and will be evaluated at the time of development for each use.
3. The zoning text states that there will be dedicated right-of-way for Jug Street of 30 feet from its existing centerline and for Clover Valley Road of 40 feet from its existing centerline to the city. The property owner will grant easements to the city that are adjacent to the dedicated right-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements, public utility lines, and leisure paths.

D. Architectural Standards

1. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
2. The same architectural requirements as the existing Mink Street West L-GE Zoning District are proposed, such as building materials and design. Numerous other L-GE zoning districts in the Business Park include the same or similar architectural standards.
3. There are no maximum building height requirements in the zoning text.
4. The New Albany Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the Design Guidelines and Regulations as those in the other subareas of the business park, which ensures the quality and consistent design of these buildings throughout this portion of the business park.

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

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

1. The maximum lot coverage for this subarea is 75 percent, which is the same for the surrounding L-GE zoning districts and for primary projects in the TMD zoning district.
2. Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
3. For the perimeter boundaries other than the eastern perimeter boundary that abut properties with residential uses or that are zoned to permit residential uses and are not owned by the developer, a minimum six-foot-tall mound will be installed along the property line. The mound will include a landscape buffer consisting of deciduous trees, evergreens, and bushes that provide an opacity of 75 percent at five years after planting to a total of 10 feet above ground level. Along the eastern perimeter boundary, there is an existing significant topographic change resulting in a major downward slope of 10 to 20 feet extending westward from the eastern perimeter boundary line of the zoning district, which provides what is effectively an existing mound that screens views looking into the site from the east. In lieu of installing a new mound along the eastern perimeter boundary line, the existing topography shall remain and the required plantings that would have been required to be planted on a new mound instead shall be planted between the eastern perimeter boundary line and buildings or pavement. Where existing trees are present along any boundary line, planting and mounding requirements may be waived in order to preserve the trees.
4. A street tree row will be established in the right-of-way along Jug Street and Clover Valley Road that contains one tree for every 30 feet of road frontage. Trees may be grouped or regularly spaced, and they must be a minimum of three caliper inches. This requirement may be waived where existing vegetation occurs.
5. Landscaping will be established in the pavement setback along Jug Street and will be coordinated and consistent throughout the zoning district.
    - A minimum of 10 deciduous trees will be installed for every 100 feet of frontage on the public right-of-way. Such trees will be planted in random locations (not in rows). No more than 30 percent of such trees will be of the same species. This requirement may be waived where existing healthy and mature trees are found within the pavement setbacks, provided that a similar amount of vegetation is being preserved when compared to the requirement.
    - Mounding is allowed but not required. When utilized, mounding will have a minimum height of three feet and a maximum height of 12 feet. The slope of mound will not exceed 3:1 From the crest of the mound extending toward the private site, and the slope of the mound shall not exceed 6:1 from the crest of the mound extending toward the public right-of-way.
6. An eight-foot-wide asphalt leisure path will be installed along the Jug Street frontage. A standard white four-board horse fence is allowed, but not required, within the public rights-of-way along Clover Valley Road and Jug Street.
7. In parking areas within the zoning district, there must be a minimum of one tree planted for every 10 parking spaces. At least five percent of the vehicular use area must be landscaped or green space (or treed areas). Parking lot island must be designed to accommodate parking lot islands with trees at the end of parking aisles.

F. Lighting & Signage

1. All parking lot and private driveway lighting must be cut-off type fixtures and downcast. All parking lot lighting must be from a controlled source to minimize light spilling beyond the boundaries of the site.
2. All parking lot light poles must be black or New Albany green and constructed of metal. Light poles must not exceed 30 feet in height.

3. Lighting details will be included in the landscape plan, which is subject to the approval of the City Landscape Architect.
4. No signage is proposed at this time. Per the proposed zoning text, all signage will conform with the standards set forth in C.O. Chapter 1169.

G. Other Considerations

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

IV. ENGINEER'S COMMENTS

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

1. At least 30 feet of public right-of-way shall be dedicated along the Jug Street frontage of the zoning district and additional easements shall be provided for utilities if directed by staff.
2. The internal roadway network shall be constructed to public street standards.
3. A Traffic Impact Study shall be prepared to help determine what improvements in the right-of-way may be required to support the project.
4. The developer shall provide documentation showing that all existing private well and septic systems in the subject area have been abandoned in accordance with applicable environmental regulations.
5. Environmental permit approvals shall be provided when they become available.

IV. SUMMARY

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

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

1. The large scale of the rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).
2. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
3. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
4. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

V. ACTION

Suggested Motion for ZC-09-2026:

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

Move to approve application ZC-09-2026 based on the findings in the staff report with the following condition:

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

Approximate Site Location:



Source: NearMap

City of New Albany
99 West Main Street
New Albany, Ohio 43054

MEMO

401.60-154
February 11, 2026

To: Lauren Sauter
City Planner

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

Re: Clover Valley East Rezoning

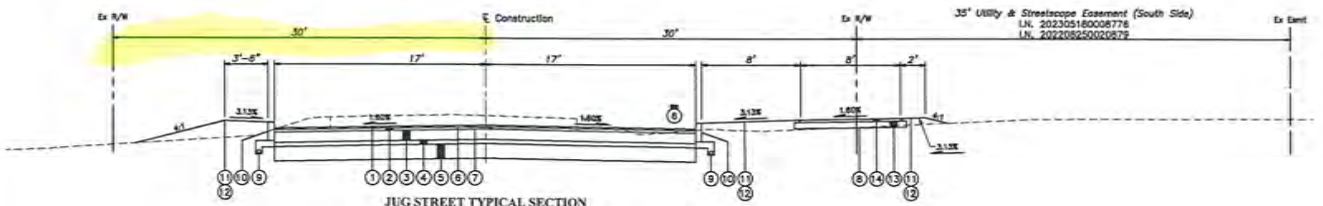
Our review comments are as follows:

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

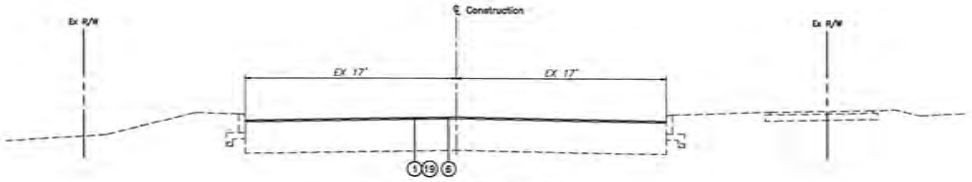
MEF/JMH

CC: Josh Albright, Development Engineer

(attachment)



JUG STREET TYPICAL SECTION
Not To Scale
STA. 237+66.55 TO STA. 251+25.58

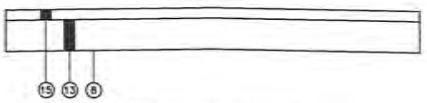


JUG STREET TYPICAL SECTION
MILL AND OVERLAY
Not To Scale
STA. 233+55.00 TO STA. 237+66.55
STA. 251+25.58 TO STA. 263+00.00

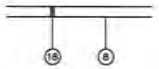
LEGEND

1. Item 442 – 1.50" Asphalt Concrete Surface Course, 12.5 mm, Type A (448)
2. Item 442 – 2.25" Asphalt Concrete Intermediate Course, 19 mm, Type A (448)
3. Item 307 – 10" Roller Compacted Concrete Base [A]
4. Item 304 – 4" Aggregate Base
5. Item 206 – Cement Stabilized Subgrade, 14" Deep
6. Item 407 – Non-Tracking Tack Coat (0.055 Gal/SY)
7. Item 407 – Tack Coat, Type SBR Asphalt Emulsion (702.13) (0.07 Gal/SY)
8. Item 204 – Subgrade Compaction
9. Item 605 – 6" Pipe Underdrain (with #57 Aggregate Included in cost of Underdrain)
10. Item 609 – Curb, Straight 18"
11. Item 653 – Topsoil Furnished and Placed (T=4")
12. Item 659 – Seeding and Mulching, Class 1
13. Item 304 – 6" Aggregate Base
14. Item 441 – 2.50" Asphalt Concrete Surface Course, Type 1, (448), PG64-22
15. Item 304 – 2" Aggregate Base, As Per Plan (No. 8 Stone)
16. Item 441 – 1.25" Asphalt Concrete Surface Course, Type 1, (448), PG64-22M (Path)
17. Item 441 – 1.75" Asphalt Concrete Intermediate Course, Type 2, (448), PG64-22
18. Item 452 – Non-Reinforced Concrete (T=8")
19. Item 254 – Pavement Planing (T=1.5")

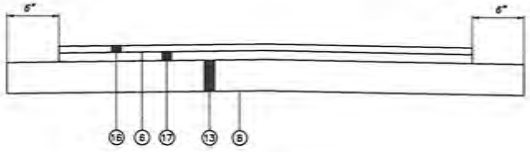
[A] Substitute Item 305 – Portland Cement Concrete Base for RCC where unable to achieve proper compaction based upon width of paving. Payment for PCC Base shall be included in Item 307 – Roller Compacted Concrete Base. Longitudinal joints shall follow longitudinal pavement markings. Contractor shall prepare and submit a Pavement Jointing Plan for review to the City. Jointing Plan must be approved by City prior to construction. Transverse contraction joints shall be spaced per Columbus Standard Drawing 2170. Longitudinal and Transverse pavement joints shall be included with Item 307 – Roller Compacted Concrete. Pavement Relief Joints shall be installed per Columbus Standard Drawing 2175, with cost included within the bid price of the RCC base.



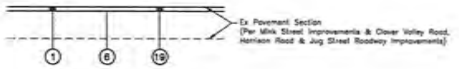
GRAVEL DRIVEWAY SECTION
Not To Scale



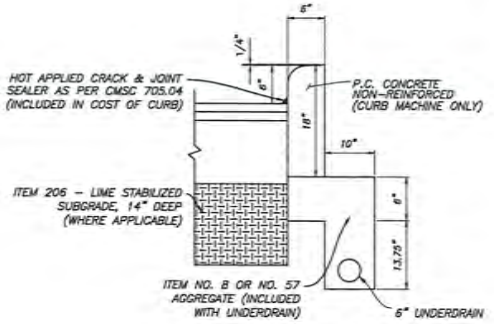
CONCRETE DRIVE APRON BUILD-UP
Not To Scale



ASPHALT DRIVEWAY SECTION
Not To Scale



MILL AND OVERLAY SECTION
Not To Scale



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

STRAIGHT 18" CONCRETE CURB

CALCULATED JDJ | CHECKED AF

TYPICAL SECTIONS

JUG STREET ROADWAY IMPROVEMENTS

3 / 72

January 16, 2026

J:\30240469\Dwg\04Sheets\Jug street road plans\30240469 Typical Sections.dwg, Last Saved By: mlistas, 1/13/2026 1:21 PM Last Printed By: Listas, Mon, 1/16/2026 4:25 PM

NEW ALBANY

Community Development Department

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

Dear Lincoln Property Company, Aaron Underhill,

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

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

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

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

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, March 17, 2026

The New Albany Planning Commission took the following action on 03/16/2026.

Zoning Amendment

Location: 12276 JUG STREET RD NW and 21 others
Applicant: Lincoln Property Company, Aaron Underhill

Application: PLZC20260009 (ZC-09-2026)
Request: To rezone 106.4+/- acres of land from Agricultural District (AG) to Limited General Employment (L-GE) with a limitation text to be known as the Clover Valley East zoning district for 22 parcels of land in Licking County
Motion: To approve

Commission Vote: Motion Recommended for Approval with Conditions, 5-0

Result: Zoning Amendment PLZC20260009 was Approval with Conditions by a vote of 5-0.

Recorded in the Official Journal this March 17, 2026.

Condition(s) of Approval:
1. The engineer's comments will be addressed, subject to staff approval.
2. Section VI(E) of the zoning text shall be changed to say "at least" one tree for every thirty feet.
3. The street trees on Clover Valley Road shall be at least as much as on the other side of Clover Valley Road.

Staff Certification:

Lauren Sauter

Lauren Sauter
Planner

NEW ALBANY
COMMUNITY CONNECTS US

TO: New Albany Planning Commission

CC: Chris Christian, Planning Manager

FROM: Chelsea Nichols, Planner II

DATE: 2/12/2026

RE: FDP Extension Standards

BACKGROUND
Based on feedback from the New Albany Planning Commission and New Albany city council, planning staff contacted several peer communities to better understand how they manage Final Development Plan (FDP) extension requests. Staff specifically reviewed whether these communities maintain clear, objective, and codified standards to guide the evaluation of such requests.

The communities consulted included Columbus, Gahanna, Grove City, Upper Arlington, Westerville, and Dublin.

Among those contacted, Dublin was the only city that reported having codified guidelines that outline specific criteria for approving extension requests. The remaining communities either rely on a variance process, broader discretionary language within their code, or do not maintain formalized criteria for reviewing these requests.

SUMARY OF DUBLIN'S APPROACH
Dublin administers three different types of FDPs, each with distinct extension procedures:

Planned Unit Developments (PUDs)
- FDP Validity: 3 years
- Extension Policy: Extensions may be granted "for good cause shown."
- Observation: The standard remains broad and discretionary, similar to our current framework.
- Note: Extension requests are infrequent. At least one recent request was placed on the Planning Commission's agenda and approved by consent without discussion.

Bridge Street District Code
- FDP Validity: 2 years
- Extension Policy: No extensions permitted. A new FDP application is required.
- Observation: This represents a stricter approach with no discretionary flexibility.

Historic District Code

- FDP Validity: 2 years
- Extension Policy:
    - One-time, one-year extension
    - Approved administratively by the Director
    - Applicant must document in writing one of the following:
        - Financial issues affecting the timeline
        - Delay in obtaining required building or utility permits
        - Environmental or public safety issues
        - Other unique reasons deemed permissible by the Director
- Observation: This framework introduces objective criteria while maintaining limited administrative discretion.
- Note: The Historic District originally aligned with the Bridge Street model (no extensions), the city amended the code in 2024 after a project nearing expiration highlighted the need for limited flexibility.

CONCLUSION

Adopting a structured, limited-extension framework, similar to Dublin's Historic District model, would provide greater clarity and predictability for applicants, establish consistent review standards, allow reasonable flexibility for circumstances beyond an applicant's control, and ensure that approved development plans move forward in a timely manner consistent with adopted plans and policies.

Staff has prepared and attached code language implementing these recommendations for the Planning Commission's review and consideration:

CHAPTER 1159 PUD PLANNED UNIT DEVELOPMENT DISTRICT[1]

1159.11 RECORDING AND TRANSFER.

When a final plat is approved by Council, the owner shall file and record the same in the Office of the County Recorder within twelve (12) months unless such time is, for good cause shown, extended by resolution of Council. If not recorded within this time, the approval of Council shall become null and void. If construction is not begun within two (2) years of approval of the Final Development Plan, all approvals and permits shall be invalidated and canceled. Original tracings will become the permanent record of the County Recorder. One copy of this tracing, reproduced on mylar, showing the date and place of recording, shall be supplied by the owner to Council as local public records. Such two (2) year period may be extended by the Commission for good cause. The applicant may request a one-time timeframe extension for one (1) year by the Commission, if the applicant has documented in-writing one of the following: a) Financial issues that would alter the expected FDP timeline; b) Delay in acquiring a required building or utility permit necessary to carry out the provisions of the FDP; c) Presence of an environmental or other public safety issues; d) Other unique reasons deemed as permissible by the Commission.

(Ord. 44-97. Passed 12-16-97; Ord. 25-2007. Passed 7-10-07.)

[1]Cross reference(s)—District established - see P. & Z. 1125.01

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
April 6, 2026 Meeting

COMMUNITY FACILITIES ZONING AMENDMENT

LOCATION:	PIDs: Portion of 222-002944, 222-004741, 222-005558, 222-002941
REQUEST:	Zoning Amendment
ZONING:	Agricultural District (AG) to Community Facilities (CF)
STRATEGIC PLAN:	Metro Park Zone & Residential
APPLICATION:	ZC-05-2026
APPLICANT:	City of New Albany c/o EMH&T

Review based on: Application materials received on March 5, 2026

Staff report completed by Javon Henderson, Planner I

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone 69.654 +/- acres from the Agricultural District (AG) to the Community Facilities (CF) district to establish a consistent zoning district that supports cohesive development patterns in the area. The properties intended for rezoning were not rezoned at the time of annexation into the city, as they were undeveloped. With the proposed development, the rezoning would facilitate construction of several improvements, including a new police training facility; a public service department storage building on the existing public service facility site, currently zoned Community Facilities; a public park restroom within Bevelhymer Park, also zoned Community Facilities; and a community fieldhouse, which has been approved by the Architectural Review Board and is currently under construction. Two parcels have existing ball fields, and these will remain as is with this rezoning proposal.

In 2024, the city and Joint Parks District entered into an intergovernmental agreement to allow for the construction of the fieldhouse. This agreement obligated city staff to take necessary steps to rezone the fieldhouse property. The fieldhouse was reviewed and approved, with conditions, by the Architectural Review Board for a Certificate of Appropriateness on December 9, 2024.

The proposed rezoning was heard at the Rocky Fork-Blacklick Accord meeting on March 19, 2026, and the board recommended approval.

Per Section 8 of the Design Guidelines and Requirements, all civic and institutional projects require a final development plan issued by the Architectural Review Board. The application is scheduled to be heard by the Architectural Review Board on April 13, 2026.

II. SITE DESCRIPTION & USE

The rezoning includes multiple parcels for a total of 69.654 +/- acres. The site for the proposed police facility is currently unoccupied, with a farm structure. The storage facility is proposed to be located within the existing public service department complex, and the park restroom facility is being proposed on a portion of Bevelhymer Park, near the pickleball and basketball courts. The surrounding area includes residential properties to the south, Bevelhymer Park, the fieldhouse, and the New Albany Public Service facilities.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02, C.O. 1111, and C.O. 1151.05. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

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

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

A. New Albany Strategic Plan

The Engage New Albany strategic plan designates the area as Metro Park Zone in the future land use category. Staff has evaluated the proposal against the development standards for the Parks & Recreation land use district:

1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.
2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.
3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.
4. Create a continuous network of linear parks, paths, walks, and trails, thereby enabling the public to travel by non-motorized modes throughout the New Albany community.
5. Create year-round recreational opportunities.

B. Use, Site and Layout

1. The rezoning request will establish additional land for a cohesive development pattern for the surrounding area. The Community Facilities district provides proper zoning classification for civic and governmental uses, welfare, and recreational facilities.
2. The development will consist of a new police training facility (14,000 sq. ft.) on an undeveloped parcel, the community fieldhouse (169,954 sq. ft.), which is under construction, and active green space that includes ball fields within Bevelhymer Park, intended to remain as is. Additionally, the proposal includes a development plan for the public service complex and Bevelhymer Park additions, including a new storage building (8,280 sq. ft.) and park restroom facility (456 +/- sq. ft.), which will support the growth of the city by providing necessary storage space for public service and public restrooms for Bevelhymer Park.
3. The proposed zoning is Community Facilities, which permits governmental and recreational uses.
4. The Rocky Fork-Blacklick Accord Plan identifies the East Walnut Street and Bevelhymer Road area as a potential location for a future Metro Park. While the proposed improvements do not fully align with that vision, the area has evolved into a municipal service hub, including the city's public service complex and Bevelhymer Park.
5. The proposed rezoning consists of four parcels owned by either the city or the joint parks district. The rezoning will support cohesive development patterns for future expansions.

6. The Engage New Albany strategic plan designates the area as Green Space and the police training facility as Residential in the future land use category. With its proximity to the public service complex, and given that the parcel is not currently residential, a residential use would not be consistent with the existing character of the area. Therefore, the proposed Community Facilities zoning district is appropriate.
7. The strategic plan identifies creating opportunities for year-round recreational opportunities. The rezoning captures the need for year-round recreational activity with the community fieldhouse property. The plan suggests entities partnering to create opportunities to expand programming across parks and civic spaces, and the rezoning accomplishes this through a partnership between the city of New Albany and the Joint Parks District.
8. The strategic plan also highlights opportunities to protect and enhance the existing network of parks. The proposed public restroom facility advances this goal by expanding park amenities, improving convenience and accessibility for visitors, and supporting recreational use, ultimately enhancing the overall quality of life for community residents. The public service expansion provides additional capacity to support a growing department. This space will accommodate storage, equipment, and vehicles, while enhancing overall maintenance operations throughout the community. While the police facility site is located in this district, the strategic plan does not offer any development standards for governmental uses. Governmental uses are not a specific land use category identified in the strategic plan. As such, these uses are intended to be integrated throughout the community, and the rezoning assists in accomplishing that goal by locating the training facility near existing governmental used properties.
9. The following table includes the required and proposed setbacks for Community Facilities:

Standard	Permitted	Proposed
Front Yard	The front yard setback shall not be less than the largest required front yard setback for any adjacent zoning district.	East Walnut Street- Police training facility: 250’ +/- Fieldhouse: 1,023’ +/- Bevelhymer Road- Fieldhouse: 165’ +/- Park restroom: 186’ +/-
Side and Rear Yard	The yards for each public facility building shall be not less than the criteria set forth in the following schedule when adjacent to any district where residences are a permitted use. (50’ minimum)	Police Facility: 160’ +/- side yard; Fieldhouse: 78’ +/- (Residential Lot); 1,200’ +/- (Northen property line) Storage Building: Restroom Facility: 263’ +/- (Northern property line); 424’ +/- (Eastern property line)
Driveway	10’	Fieldhouse: 30’ + Police training facility: 30’ +
Parking Area	20’	Fieldhouse: 72’-6” Police training facility: 45’ +/-
Outdoor Play Area	50’	Fieldhouse: 50’

C. Access, Loading, Parking

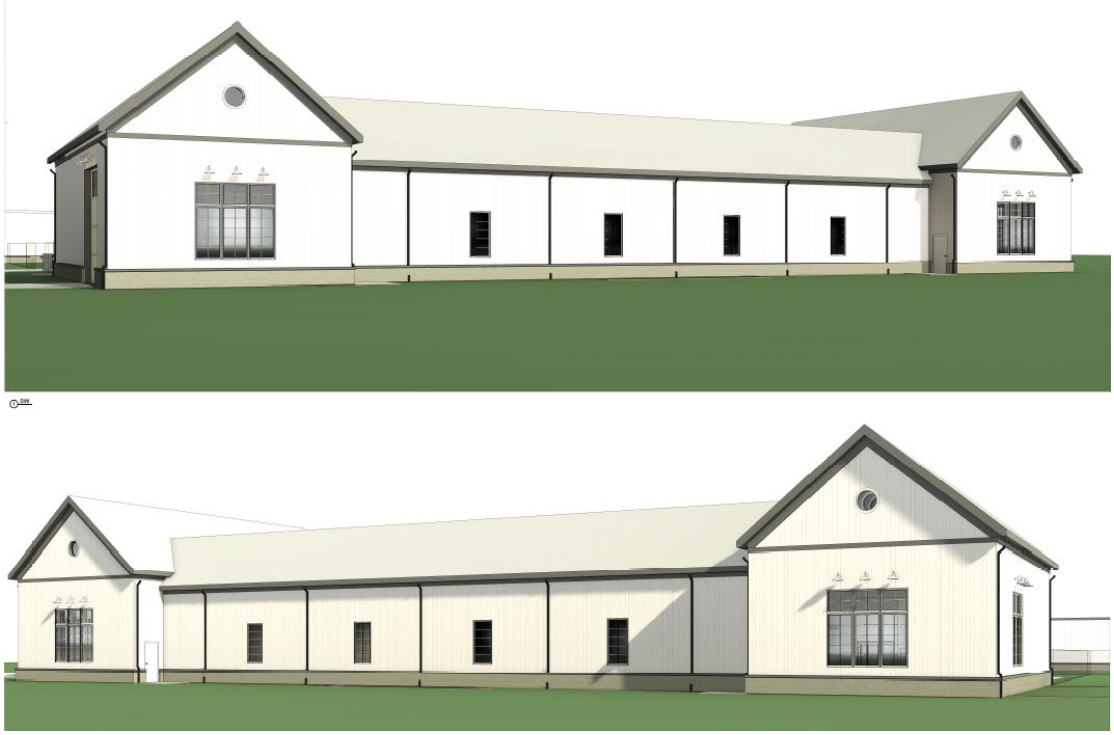
1. The police training facility will be accessed by an existing private drive from East Walnut Street that serves the public service complex. The fieldhouse will be accessed from a curb cut on Bevelhymer Road. The park restroom facility will be accessed from the existing parking lot on Bevelhymer Park, and the public service storage facility will be accessed

from internal connections with curb cuts on Bevelhymer Road and East Walnut Street.

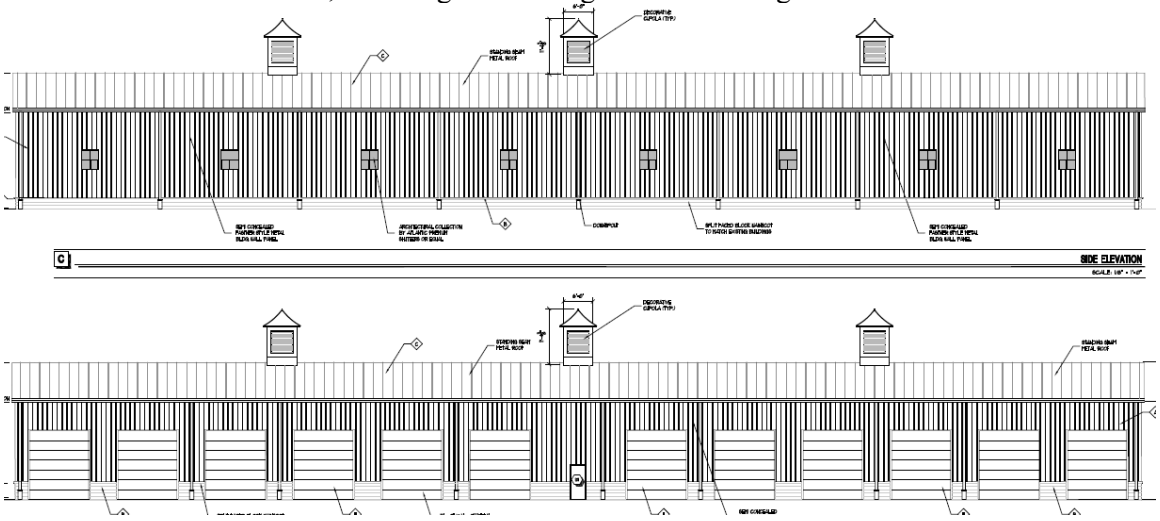
2. An existing leisure path along East Walnut Street will serve the police training facility. Additionally, the applicant proposes a four-rail horse fence along East Walnut Street to meet the requirements of the New Albany Design Guidelines and Requirements (DGRs).
3. The fieldhouse has proposed internal connectivity via sidewalks from the parking lot. Additionally, leisure trail connectivity will be established along Bevelhymer Road.
4. The public service storage facility will be accessed from the existing pavement internal to the site, accessed by employees. The park restroom facility will be accessed from the existing sidewalk connection from the existing parking lot at Bevelhymer Park, adjacent to Bevelhymer Road and East Walnut Street.
5. The public service storage facility and park restroom facility will be accessed from established parking in respect to the existing public service complex and Bevelhymer Park parking areas. The fieldhouse has a proposed number of 306 parking spaces, and the police training facility has a proposal of 32 parking spaces.
6. The city's codified ordinance does not indicate required parking for governmental facilities and thus, the Planning Commission has discretion as to how many parking spaces are sufficient for this use. The applicant has provided a justification for the police training facility, included in the application packet. The applicant's justification is as follows:
    - Regarding the justification for the approximate 30 parking spaces planned for the training facility. The training facility will be the location of most of the training classes for New Albany Police Department personnel (34 police officers and 20 non-sworn staff). Generally, the personnel are divided into smaller groups for training rather than training the entire department at one time. It will also host the annual New Albany Citizen Police Academy with a class size of 25 attendees and several Rape Aggression Deterrence (RAD) classes per year with a class size of 10 to 20 women. At times, the parking lot will also be used to park a few support vehicles. The police department's facility has limited parking, and the development surrounding the police department does not allow for additional parking.

D. Architectural Standards

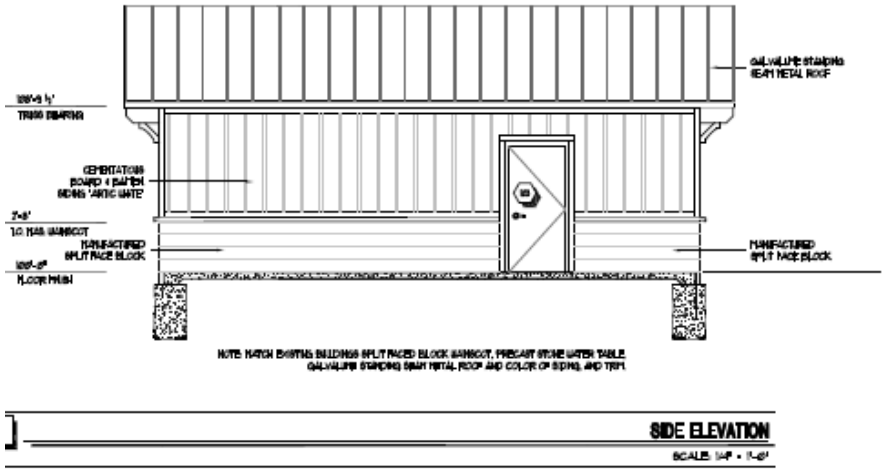
1. Requirements outlined in Section 8 of the Design Guidelines and Requirements apply to this site.
2. The fieldhouse architecture has been approved by the Architectural Review Board and will not be evaluated in this staff report.
3. Section 8(III.2) of the Design Guidelines & Requirements states that the selection of architectural style shall be appropriate to the context, location, and function of the building. Public recreational structures may be appropriately designed using vernacular forms as inspiration, such as a historic barn.
    - The applicant proposes the police training facility to be built as a barn-style building with vertical metal siding and a metal roof to match the existing public service facilities.

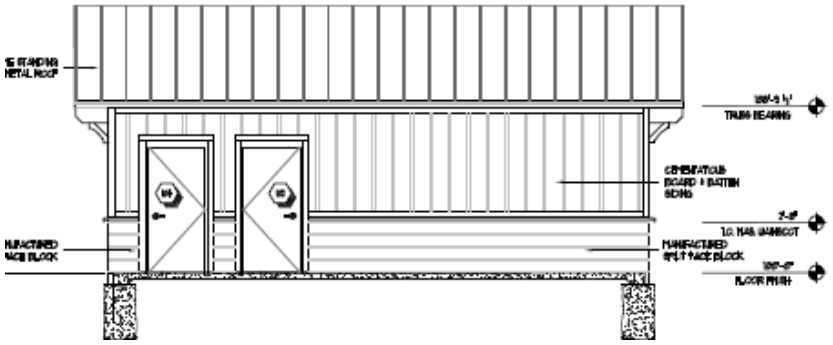


- The public service storage building will include vertical metal wall panels and a metal roof with colors matching the existing public service buildings on site. Additionally, the public service storage building will consist of faux shutters and a decorative cupola along the roof. The garage doors will be metal overhead, matching the existing service buildings on site.



- The proposed restroom facility will feature board and batten siding, a metal roof, and a split-face block water table. The material colors will match the area's existing character.





4. The Community Facilities zoning district does not have a permitted maximum building height. However, the police training facility will be 34 feet tall, the fieldhouse is proposed to be 51 feet tall, the public storage facility is proposed to be 28 feet tall, and the park restroom facility is proposed to be approximately 14 feet tall.
5. Section 8(III.3) of the Design Guidelines & Requirements states that in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
    - Police training facilities' primary entrance faces the parking lot behind the building. However, the facility is not a publicly accessible building and is for governmental use. A waiver has been requested to the Architectural Review Board to allow the entrance to face the parking lot.
    - The park restroom facility is oriented to the internal sidewalks of Bevelhymer Park.
    - The public service storage facility is oriented internally to the public service complex. This facility is only accessible to city staff and is an ancillary building.
6. Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically proportioned windowpanes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
    - The proposed police facility will include vertical metal siding with a split-faced block and water table with limestone. The windowpanes will be vertically proportioned.

- The public service storage building will consist of faux shutters and a decorative cupola along the roof. The garage doors will be metal overhead, matching the existing service buildings on site.

7. The city architect reviewed the proposed designs for the police training facility, park restroom facility, and public service storage building and had no comments on the designs.

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

1. Parking Lot Landscaping Requirement: Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces.
   - The applicant proposes 32 parking spaces for the police training facility, thereby requiring six trees. The plan meets this requirement by proposing 8 trees.
   - The fieldhouse has a proposed 306 parking spaces, therefore requiring 31 trees. The plan meets the requirement by having a proposal of 42 trees.
2. Per codified ordinance 1171.06(b) Parking lots shall be screened from the rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall.
   - The fieldhouse landscape plan meets this requirement with an evergreen landscape hedge. In addition, the site includes a buffer of 72'-6" adjacent to the proposed parking lot and enhanced screening from the adjacent residential property.
   - Although the police training facility does not have a proposal for evergreen hedges screening the parking lot, the parking lot is located behind the primary structure, screening it from East Walnut Street, in addition to a proposed security fence surrounding the parking lot.
3. General Site Landscaping Requirement: Codified Ordinance 1171.05(e):
   - 1171.05(e)(3) The fieldhouse requires a total ground coverage over 50,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 25 inches plus one-half inch tree trunk size for every 4,000 square feet of ground coverage. The fieldhouse has an internal ground coverage of 300,834 sq. ft. requiring 51 trees at 87.7" total caliber (CAL). This requirement is met with a proposed 69 trees at 2.5" caliper.
   - 1171.05(e)(2) The police training facility has a proposed total ground coverage of 36,276 sq. ft. requiring a minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 in ground coverage. The police training facility requires 8 trees at 14" caliper. This requirement is met with existing site trees of 17, equaling 248" caliper.
4. Street Tree Landscaping Requirement:
   - The Codified Ordinance 1171.04 requires deciduous canopy trees (street trees) be planted no less than twenty-four (24) feet and no more than thirty-six (36) feet on center unless otherwise approved by the Village Landscape Architect. The applicant is providing a total of 5 trees along Walnut Street in addition to the 9 existing street trees.
5. Codified Ordinance 1171.08 states that basins should have a natural shape and are no steeper than 6:1.
   - The applicant is proposing a naturalized dry basin and is meeting the slope requirement for the fieldhouse.
   - The police training facility site will not have a basin; however, a future basin may be needed with future expansions. Staff recommends a condition of approval that the future basin will meet the requirements outlined in the Codified Ordinance, subject to staff approval (condition #1).
6. The City Landscape Architect reviewed the proposed development and had no further comments on the plans.

F. Lighting & Signage

1. Signage for the fieldhouse will be subject to staff approval when submitted.

2. No signage is proposed for the police training facility at this time. Staff recommends a condition of approval that signage be evaluated and subject to staff approval (condition #2).
3. The applicant has submitted a photometric plan for the police training facility, and the site has zero or near-zero foot candles at the north, south, and east property lines. The property line shared with the public service private drive is not near-zero; however, this is a private drive utilized for the public service complex and Bevelhymer Park and is not near residentially zoned areas.
4. The proposed lighting for the police training facility includes Holophane and Cooper Lighting Solutions Invue. These fixtures are located throughout the public service complex and fit overall character of the area.
5. The fieldhouse has proposed a photometric plan, and the site has zero or near-zero foot candles at the property lines.
6. There is no proposed lighting for the park restroom facility and public service storage facility.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering-related requirements of Code Section 1159.07(b)(3) and had no further comments aside from the Traffic Access Study comments in Section C of this report.

IV. SUMMARY

The proposed rezoning to Community Facilities allows for the development of the New Albany Police Department training facility and the proposed community fieldhouse and approximately 10 +/- acres of existing parkland. Additionally, the rezoning includes a development plan for additions to Bevelhymer Park and a public service storage facility. The police training facility will provide the space needed for the police department to maintain personal development training and additional meeting and office space. These additions will serve the city's expansion needs to continue the functional operations for the community. The rezoning for Community Facilities reassures the intended use for the area and provides for additional land for governmental uses. Although governmental facilities are not a use designated in the plan, these types of uses are intended to be integrated within the community. With the existing public service complex and public park in this area, expansion in this area is appropriate.

Each site has been thoughtfully designed, with a layout that will accommodate operational needs while preserving a substantial amount of green space along public road frontages. The proposed development meets all applicable setbacks and other requirements, demonstrating compliance with zoning standards. The buildings support the architectural character of the area and will enhance the quality and experience around Bevelhymer Park and the public service complex. Overall, the proposed rezoning and site design are consistent with the intended purpose of the Community Facilities district and support the delivery of essential public services.

V. ACTION

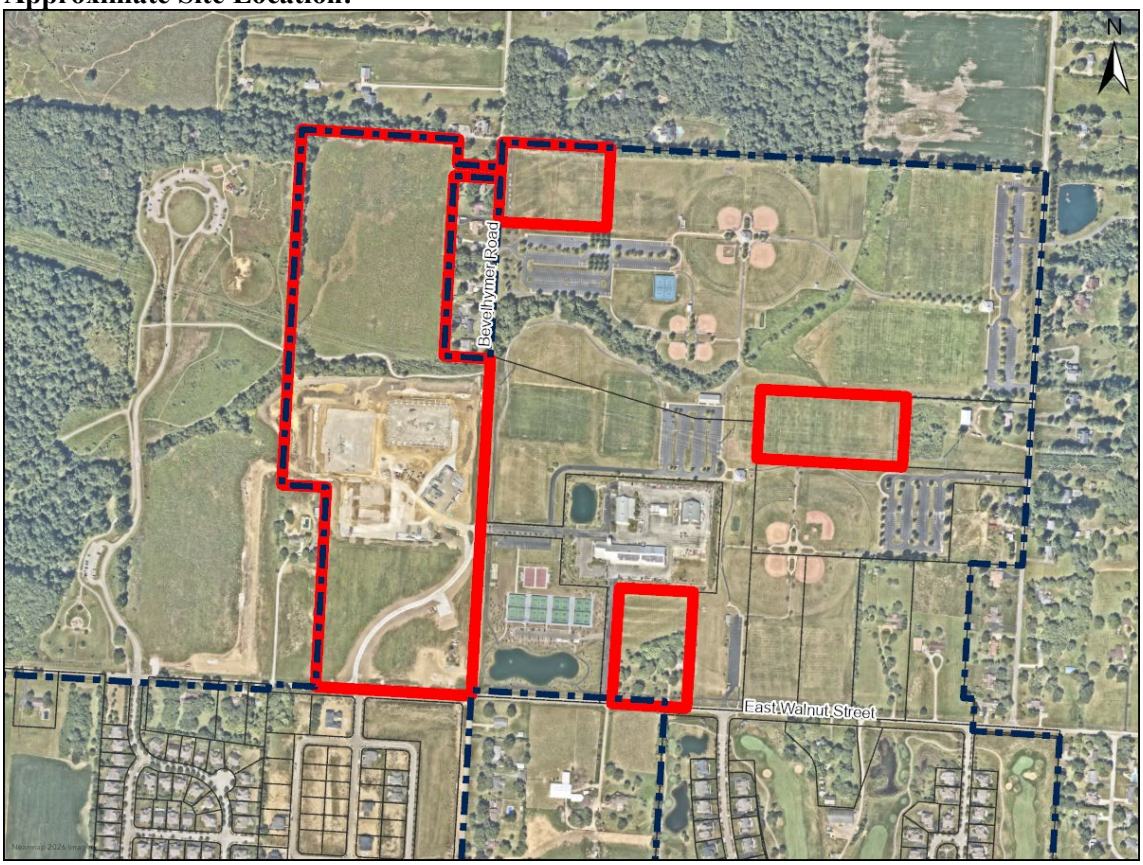
Suggested Motions for ZC-05-2026:

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

Move to approve application ZC-05-2026 based on the findings in the staff report, with the following condition:

1. The future basin on the police training facility parcel shall meet the requirements outlined in the Codified Ordinances and is subject to staff approval.
2. That signage for the police training facility be evaluated and subject to staff approval.

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: Bevelhymer Road & E Walnut Street

Parcel Numbers: 222-001355-00, 222-004741-00, 222-002944-00, 222-002941-00

Acres: 69.654 # of lots created: 0

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	Rezoning of the following parcels from A-Agricultural
☐ Certificate of Appropriateness	☐ Variance	to CF-Community Facilities:
☐ Conditional Use	☐ Vacation	222-001355-00
☐ Development Plan		222-004741-00
☐ Plat		222-002944-00
☐ Lot Changes		222-002941-00
☐ Minor Commercial Subdivision		
■ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information		Property Owner Information	
Name	Nicholas Ovens	Name	City of New Albany
Address	[redacted]	Address	99 W. Main Street
City, State, Zip		City, State, Zip	New Albany, OH 43054
Phone Number		Phone Number	
Email		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 _____ Date: _____

Signature of Applicant _____ Date: 3/3/2026

Ovens, Nick

From: Sharon Jurawitz <sjurawitz@horneandking.com>
Sent: Wednesday, January 21, 2026 2:18 PM
To: Ovens, Nick
Subject: FW: Preliminary Comments - Police Facility Submittal
Attachments: Comments_01.16.2026_printed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Filed by Newforma

Nick,

Please see chief's comments regarding parking.

Sharon

From: Greg Jones <gjones@newalbanypolice.org>
Sent: Tuesday, January 20, 2026 7:13 PM
To: Sharon Jurawitz <sjurawitz@horneandking.com>
Subject: FW: Preliminary Comments - Police Facility Submittal

Sharon,

Regarding the "Other" comment - *Zoning code does not have parking requirements for police facilities; please submit a justification statement for the proposed amount of parking spaces.* Would the following suffice?

> Regarding the justification for the approximate 30 parking spaces planned for the training facility. The training facility will be the location of most of the training classes for New Albany Police Department personnel (34 police officers and 20 non-sworn staff). Generally, the personnel are divided into smaller groups for training rather than training the entire department at one time. It will also host the annual New Albany Citizen Police Academy with a class size of 25 attendees and several Rape Aggression Deterrence (RAD) classes per year with a class size of 10 to 20 women.
>
> At times, the parking lot will also be used to park a few support vehicles. The police department's facility has limited parking and the development surrounding the police department does not allow for additional parking. If you have any questions please reach out to me at your earliest convenience.



From: Javon Henderson <jhenderson@newalbanyohio.org>
Sent: Tuesday, January 20, 2026 3:52 PM
To: sjurawitz@horneandking.com; novens@emht.com; DKing@horneandking.com

NEW ALBANY
COMMUNITY CONNECTS US

Re: Community Facilities Rezoning

Date: March 5, 2026

The rezoning is submitted by the city of New Albany on behalf of the New Albany Plain Local Joint Parks District for a request to rezone 69.654 +/- acres from Agricultural District (AG) to Community Facilities (CF).

The New Albany public service facility and Bevelhymer Park were established and rezoned from Agricultural District (AG) to Community Facilities (CF) in 2004. Since then, the city and the Joint Parks District have acquired additional properties. These additional property acquisitions were never rezoned from Agricultural District (AG) when they were annexed into the city because they have remained undeveloped and the AG district allows publicly-owned parks, playgrounds and open space as permitted uses.

In November 2022 residents voted to approve a bond and levy for the construction and operation of a field house. In 2023, the city purchased 54+/- acres at the northwest corner of Bevelhymer Road and Walnut Street for additional park space. Then in 2024, the city and Joint Parks District entered into an intergovernmental agreement to allow for the construction of the fieldhouse on this 54+/- acre property.

The intergovernmental agreement obligates the city staff to take all necessary steps to rezone the fieldhouse property and annex it into the city of New Albany.

In order to establish a consistent zoning district that allows for cohesive development, the city staff proposes to rezone the remaining Agricultural District (AG) parcels for the future expansion of the New Albany service complex and Bevelhymer Park.

The rezoning will not affect the student population of the local school district(s).

The rezoning will not negatively impact adjacent and proximate properties. The zoning change allows for the continued development of the parkland, service complex, public restroom facility, and a new police training facility necessary to support continued growth of the city operations and services. The new facilities match the established farm architectural style and meet all setbacks.

January 30, 2026

Subject: Letter of Support

To whom it may concern,

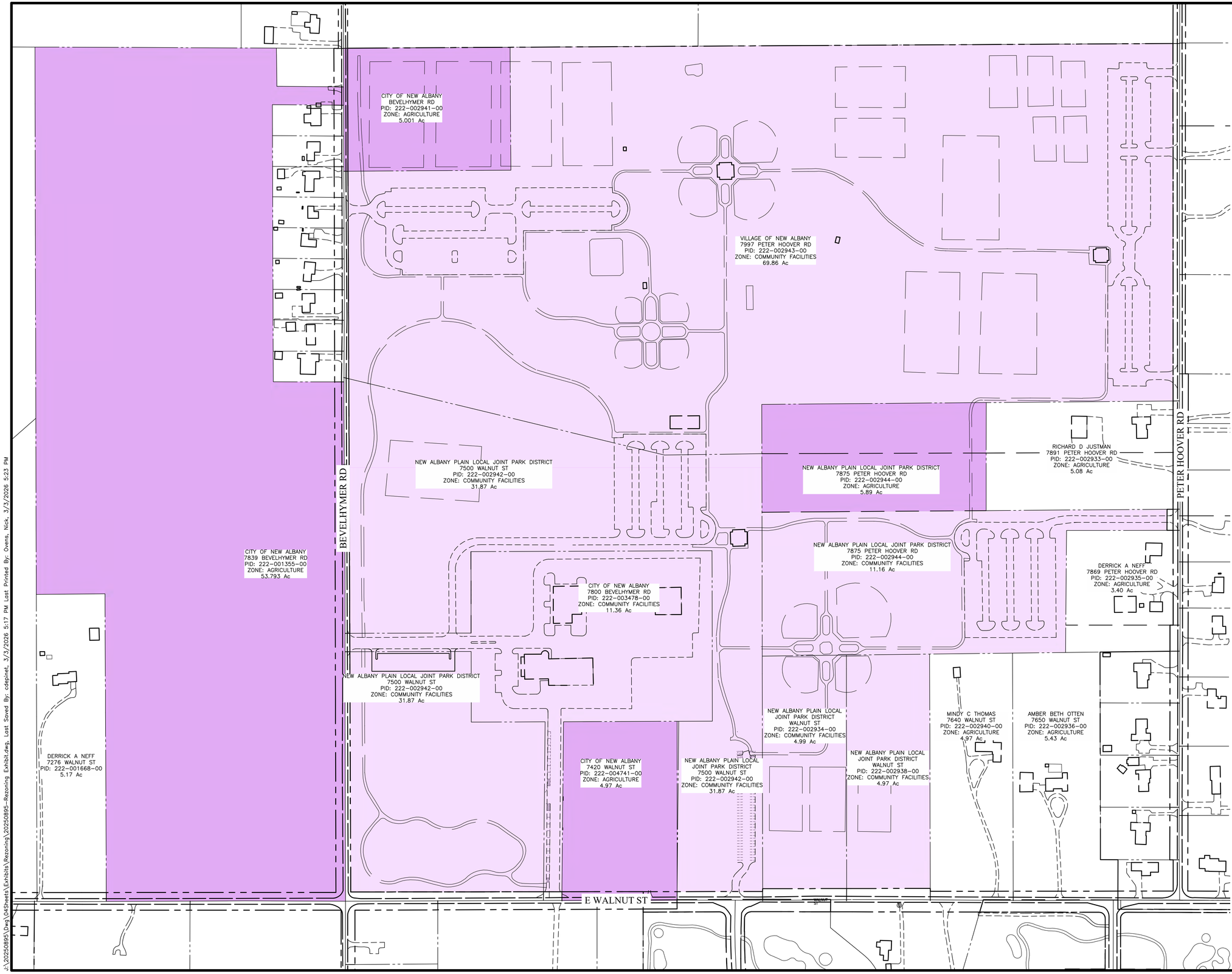
As the adjacent property owner, I have reviewed the city of New Albany's proposed storage building construction project. I understand they are requesting a variance to allow the building to be setback 10 feet from the property line where code permits a minimum setback of 50 feet.

I support this request and believe the project will enhance the property while maintaining the character and integrity of the New Albany Parks and Recreation property. The parks district is supportive of the proposed landscaping located to the east of the building to provide screening. This landscaping will provide a landscape buffer and not impact any of the park district's operations.

In closing, I have no concerns with the proposed site and building improvements proposed by the city of New Albany. Thank you for your consideration in this matter.

Sincerely,

David Wharton, OLY, CPRP
Director of Recreation and Parks
FUN. HEALTHY. ACTIVE. COMMUNITY.
New Albany Parks & Recreation
www.naparks.org
Office: 614-939-7275
Cell: 614-774-8544



LEGEND

- Existing Community Facilities Zoned Parcels
- Parcel To Be Rezoned From AG – Agricultural To CF – Community Facilities

GRAPHIC SCALE
0 75 150 300
1 inch = 150 feet

REVISIONS			
MARK	DATE	DESCRIPTION	

CITY OF NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
CITY OF NEW ALBANY EAST WALNUT STREET
REZONING EXHIBIT

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

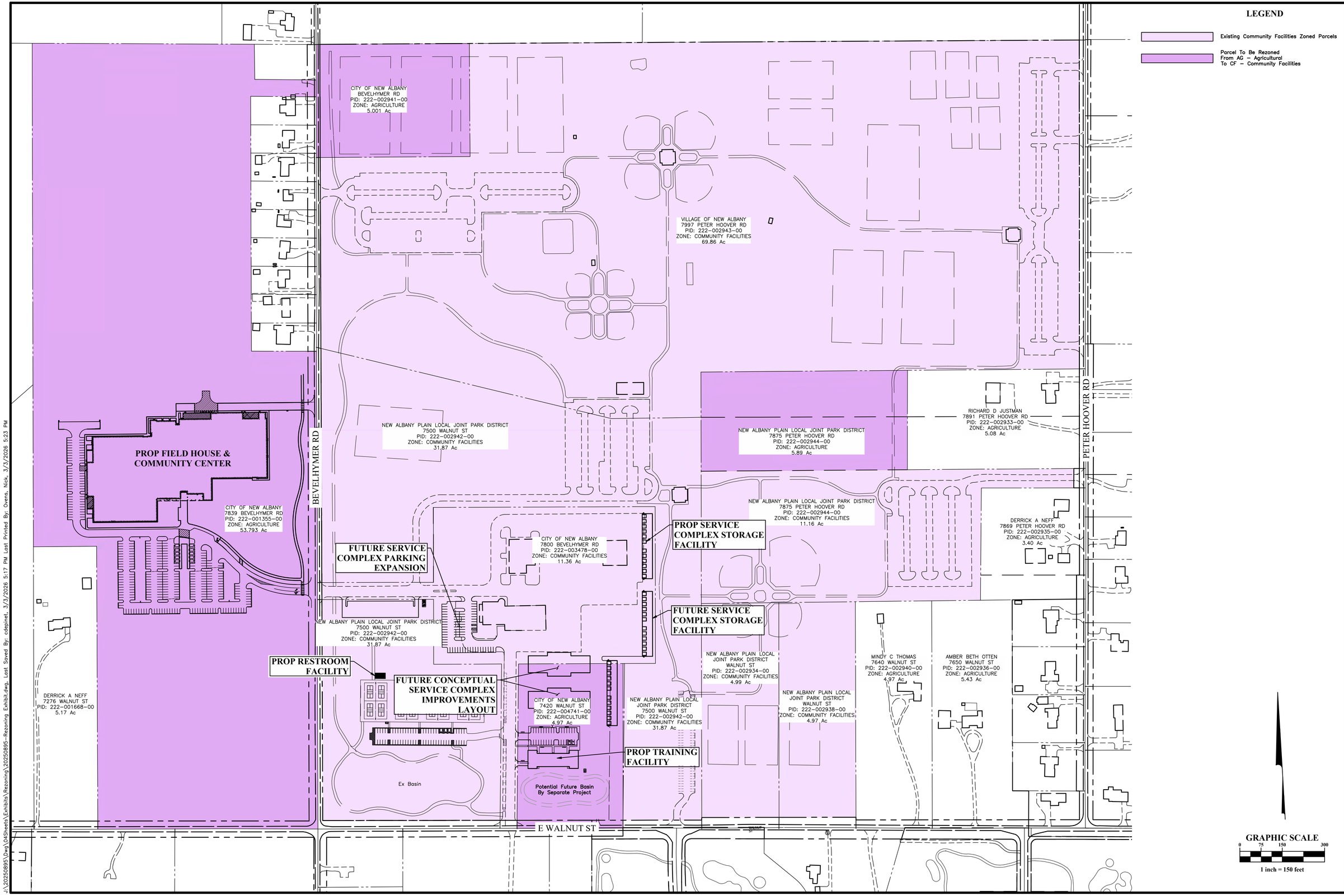
DATE
March 3, 2026

SCALE
1" = 150'

JOB NO.
2025-0895

SHEET
1/4

J:\2025\0895\Dwg\04Sheets\Exhibits\Rezoning\20250895-Rezoning Exhibit.dwg, Last Saved By: cdespinet, 3/3/2026 5:17 PM Last Printed By: Ovens, Nick, 3/3/2026 5:23 PM



REVISIONS

MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
CITY OF NEW ALBANY
EAST WALNUT STREET
REZONING EXHIBIT

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 toll free: 888.775.3648
emht.com

DATE
March 3, 2026

SCALE
1" = 150'

JOB NO.
2025-0895

SHEET
2/4

A:\2025\0895\Dwg\04Sheets\Exhibits\Rezoning\20250895-Rezoning Exhibit.dwg, Last Saved By: cdepinet, 3/3/2026 5:17 PM Last Printed By: Ovens, Nick, 3/3/2026 5:23 PM

FUTURE CONCEPTUAL SERVICE COMPLEX IMPROVEMENTS LAYOUT

CITY OF NEW ALBANY
7420 WALNUT ST
PID: 222-004741-00
ZONE: AGRICULTURE
4.97 Ac

NEW ALBANY PLAIN LOCAL
JOINT PARK DISTRICT
7500 WALNUT ST
PID: 222-002942-00
ZONE: COMMUNITY FACILITIES
31.87 Ac

Prop Security Fence
Prop Light Pole (Typ)
Prop Vehicle Gate
Prop Drive Entrance
Prop Gate
ADA Parking Spaces
Prop Security Fence
15'R
5'R
24'
9' (Typ.)
19' (Typ.)
8' (Typ.)
6.5'
45.71'
45.62'
64.26'
64.17'
1.4'
6.67'

PROP TRAINING FACILITY

Command Vehicle Garage
Prop Garage Drive Entrance
Prop Heated Enclosures For Water Meter & Backflow Preventers, Painted Forest Greenn (Approx. 8'L x 4'W x 5'H)

Potential Future Basin
By Separate Project

50' Building Setback

E WALNUT ST

PROPOSED

Light Duty Asphalt Pavement

Concrete Sidewalk

PARKING TABLE

Parking Provided:	32 Spaces*
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces

*Parking Justification Provided Within Appication

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
TRAINING FACILITY
EAST WALNUT STREET
SITE PLAN

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

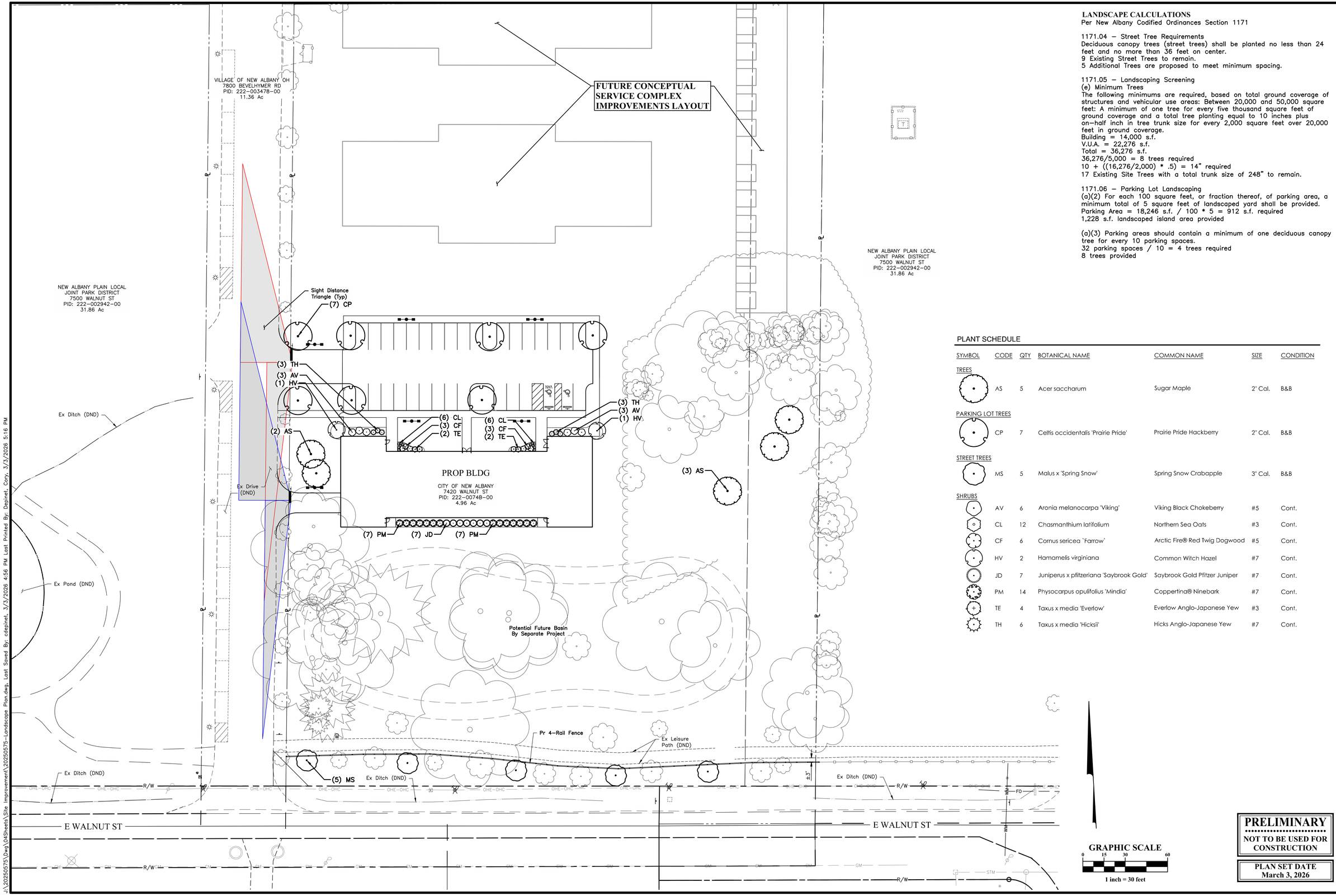
DATE
March 3, 2026

SCALE
1" = 30'

JOB NO.
2025-0895

SHEET
3/4

J:\2025\0895\Dwg\04Sheets\Exhibits\Rezoning\20250895--Rezoning Exhibit.dwg, Last Saved By: cdespinet, 3/5/2026 5:17 PM Last Printed By: Evans, Nick, 3/3/2026 5:23 PM



LANDSCAPE CALCULATIONS

Per New Albany Codified Ordinances Section 1171

1171.04 – Street Tree Requirements
Deciduous canopy trees (street trees) shall be planted no less than 24 feet and no more than 36 feet on center.
9 Existing Street Trees to remain.
5 Additional Trees are proposed to meet minimum spacing.

1171.05 – Landscaping Screening
(e) Minimum Trees
The following minimums are required, based on total ground coverage of structures and vehicular use areas: Between 20,000 and 50,000 square feet: A minimum of one tree for every five thousand square feet of ground coverage and a total tree planting equal to 10 inches plus on-half inch in tree trunk size for every 2,000 square feet over 20,000 feet in ground coverage.
Building = 14,000 s.f.
V.U.A. = 22,276 s.f.
Total = 36,276 s.f.
36,276/5,000 = 8 trees required
10 + ((16,276/2,000) * .5) = 14" required
17 Existing Site Trees with a total trunk size of 248" to remain.

1171.06 – Parking Lot Landscaping
(a)(2) For each 100 square feet, or fraction thereof, of parking area, a minimum total of 5 square feet of landscaped yard shall be provided.
Parking Area = 18,246 s.f. / 100 * 5 = 912 s.f. required
1,228 s.f. landscaped island area provided

(a)(3) Parking areas should contain a minimum of one deciduous canopy tree for every 10 parking spaces.
32 parking spaces / 10 = 4 trees required
8 trees provided

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	AS	5	Acer saccharum	Sugar Maple	2" Cal.	B&B
PARKING LOT TREES						
	CP	7	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2" Cal.	B&B
STREET TREES						
	MS	5	Malus x 'Spring Snow'	Spring Snow Crabapple	3" Cal.	B&B
SHRUBS						
	AV	6	Aronia melanocarpa 'Viking'	Viking Black Chokeberry	#5	Cont.
	CL	12	Chasmanthium latifolium	Northern Sea Oats	#3	Cont.
	CF	6	Cornus sericea `Farrow`	Arctic Fire® Red Twig Dogwood	#5	Cont.
	HV	2	Hamamelis virginiana	Common Witch Hazel	#7	Cont.
	JD	7	Juniperus x pfitzeriana 'Saybrook Gold'	Saybrook Gold Pfitzer Juniper	#7	Cont.
	PM	14	Physocarpus opulifolius 'Mindia'	Coppertina® Ninebark	#7	Cont.
	TE	4	Taxus x media 'Everlow'	Everlow Anglo-Japanese Yew	#3	Cont.
	TH	6	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	#7	Cont.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
March 3, 2026

REVISIONS

MARK	DATE	DESKRIPTION
	10/3/25	Schematic Design

CITY OF NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN
FOR
TRAINING FACILITY
E WALNUT ST
LANDSCAPE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

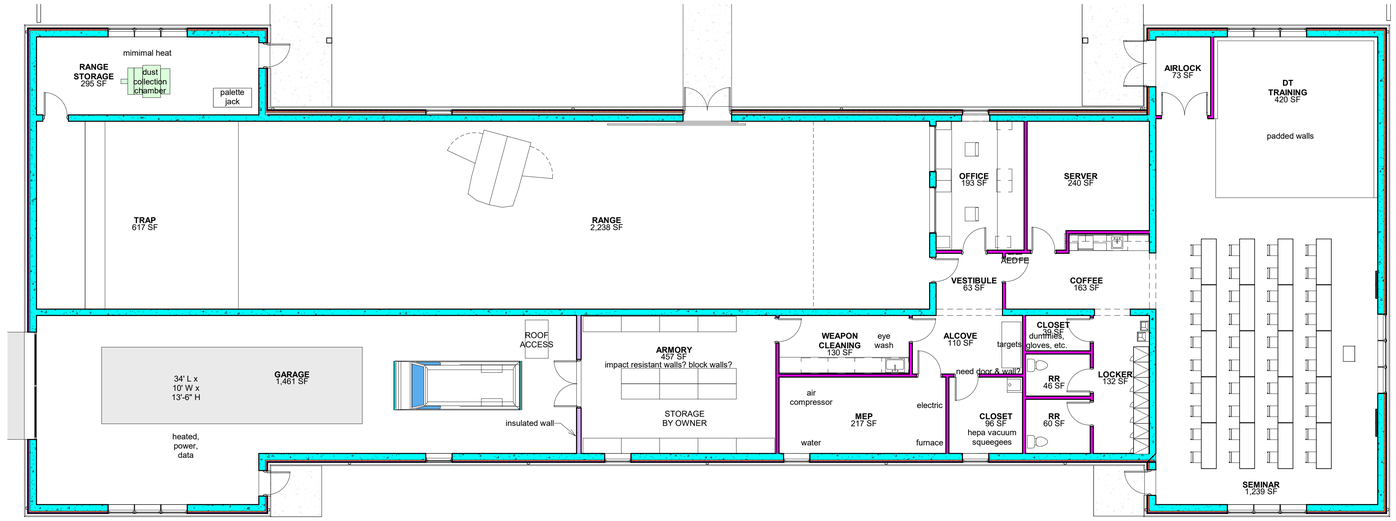
DATE
March 3, 2026

SCALE
1" = 30'

JOB NO.
2025-0575

SHEET
4/4

J:\2025\0575\Dwg\04Sheets\Site Improvement\20250575-Landscape Plan.dwg, Last Saved By: cdepinet, 3/3/2026 4:56 PM Last Printed By: Depinet, Cory, 3/3/2026 5:16 PM



1 FIRST FLOOR - SCHEMATIC
1/8" = 1'-0"



2 view from PB courts

HORNE architects KING

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

STATE OF OHIO
DAVID H. KING
5385
REGISTERED ARCHITECT

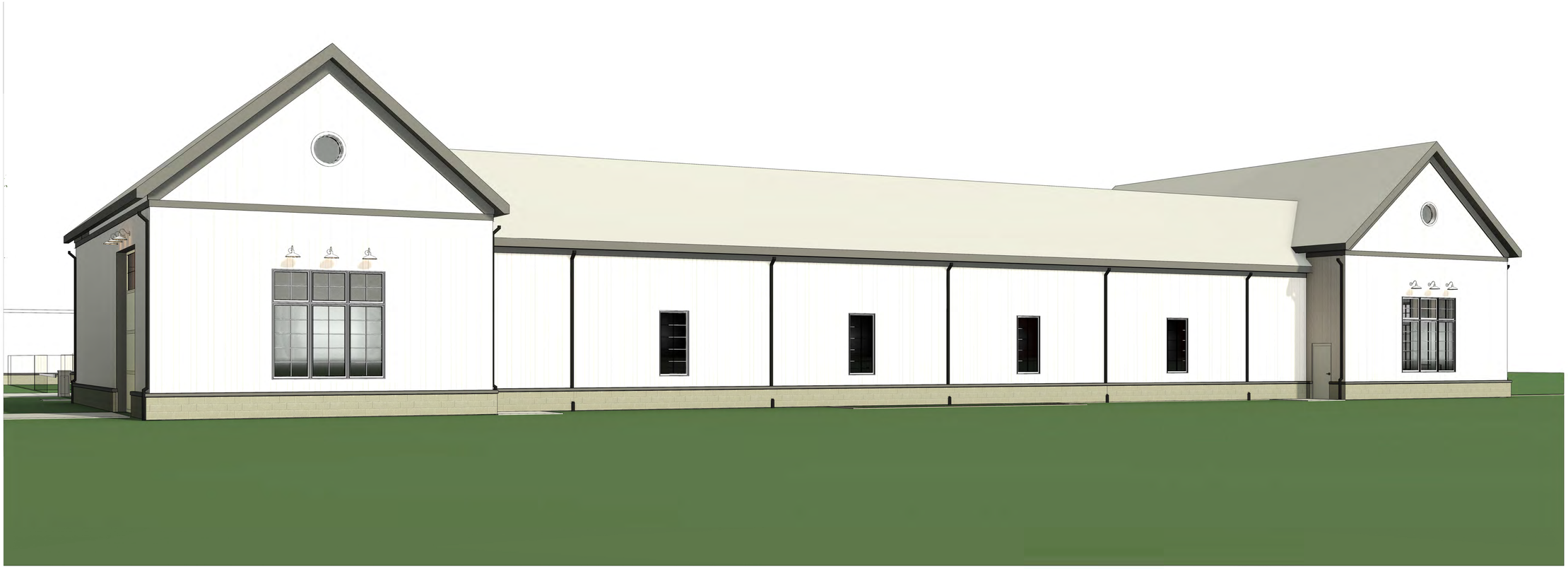
NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

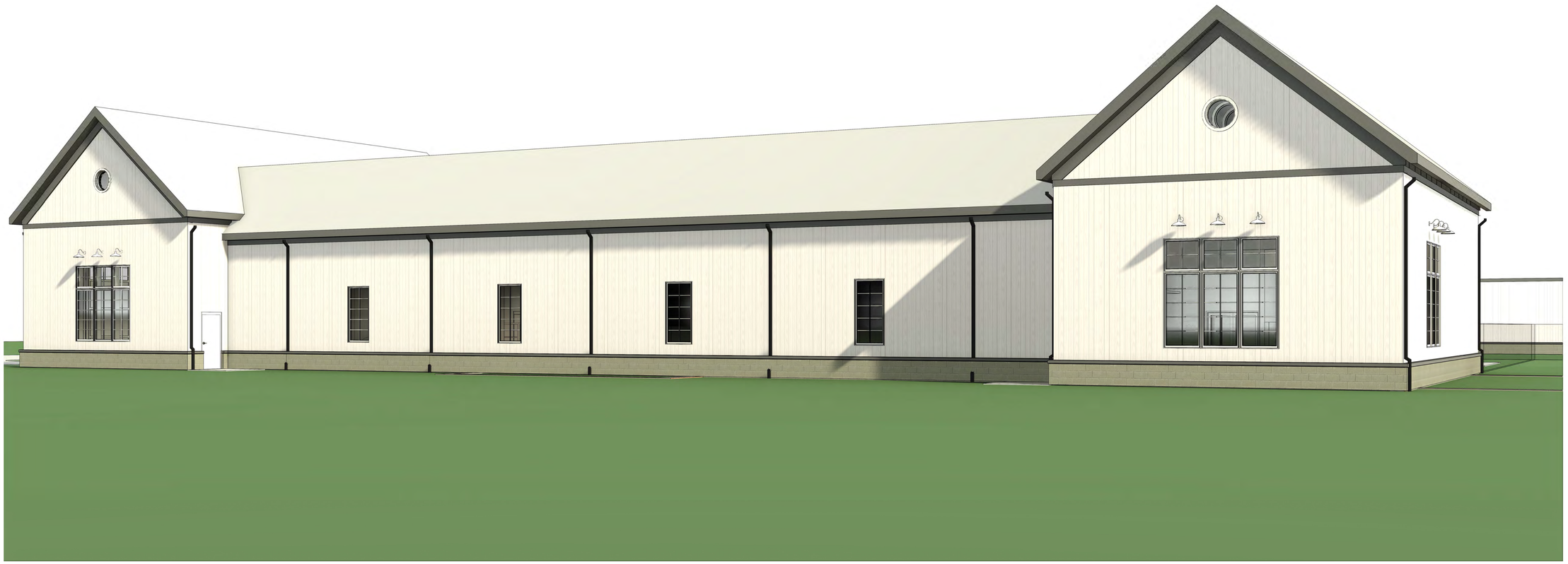
SD SET: 10/05/2025
ARB PRELIM SET: 02/19/2026

FLOOR PLAN - SCHEMATIC

A101



1 SW



2 SE

HORNE architects

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

STATE OF OHIO
DAVID H. KING
5385
REGISTERED ARCHITECT

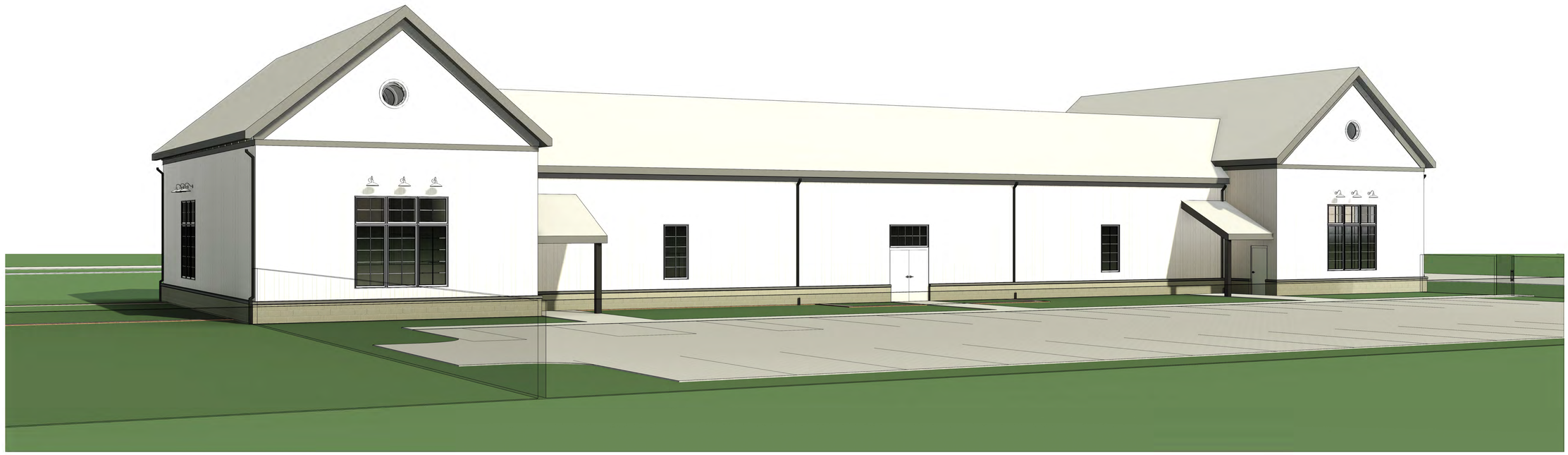
NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

SD SET: 10/05/2025
ARB PRELIM SET: 02/19/2026

3D VIEWS

G102



3 NE



4 NW

HORNE architects

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

STATE OF OHIO
DAVID H. KING
5385
REGISTERED ARCHITECT

NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

SD SET: 10/05/2025

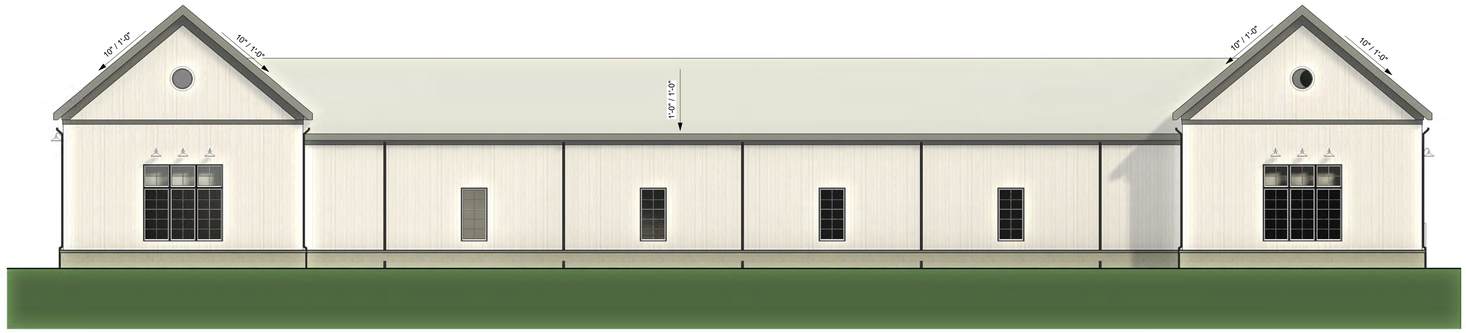
ARB PRELIM SET: 02/19/2026

3D VIEWS

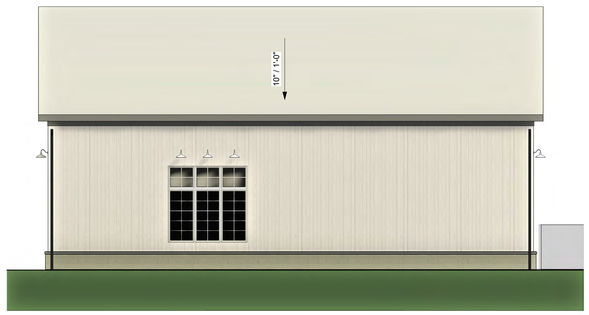
G103

EXTERIOR FINISHES:

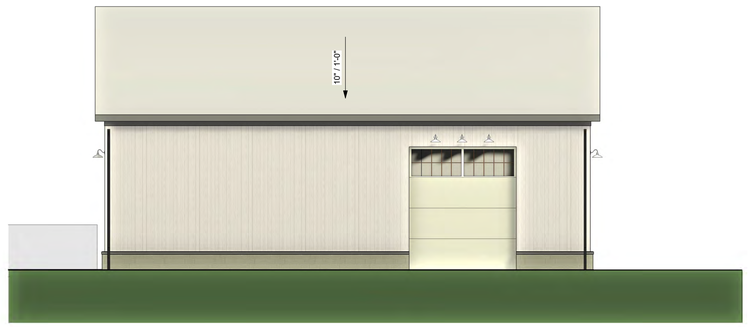
METAL ROOF:	DMI SPANLOCK SL-20;	COLOR: DYNACLAD WEATHERED ZINC
ALUMINUM GUTTERS & DOWNSPOUTS:	DMI;	COLOR: DYNACLAD WEATHERED ZINC
VERTICAL METAL SIDING:	DMI R-PANEL WPRP;	COLOR: DYNACLAD WHITE
SPLIT-FACED BLOCK & WATER TABLE:	OBERFIELDS; MORTAR: CEMEX;	COLOR: NATURAL GRAY; COLOR: 58H LIMESTONE
ENTRY DOORS & WINDOWS:	KAWNEER;	COLOR: BONE WHITE
GARAGE DOORS:	OVERHEAD DOOR CO. THERMACORE 596 UPPER SASHES	COLOR: WHITE



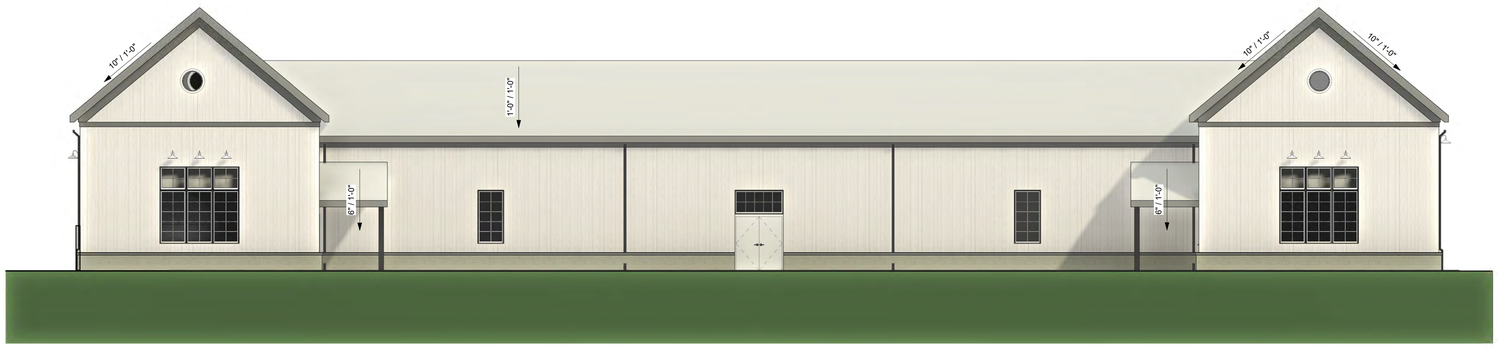
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

HORNE architects KING

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

STATE OF OHIO
DAVID H. KING
5385
REGISTERED ARCHITECT

NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

SD SET: 10/05/2025
ARB PRELIM SET: 02/19/2026

EXTERIOR ELEVATIONS

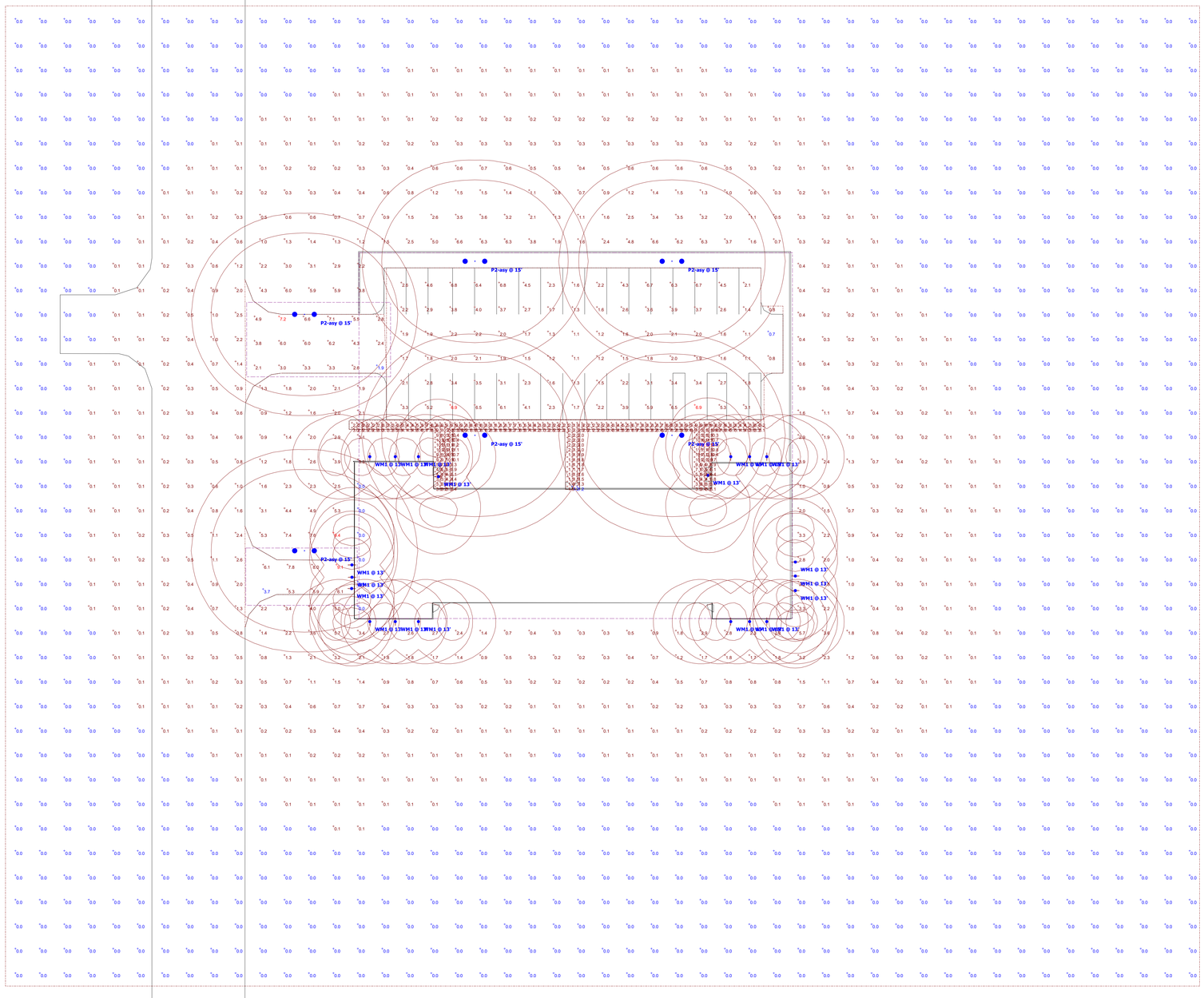
A200

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	P2-asy		6	Holophane	GSLF3 P40 40K ASY	GlasWerks Luminescent LED Hallbrook, P40 Performance Package, 4000K CCT, Asymmetric distribution	1	9667	0.9	150	Max: 3076cd
	WM1		20	COOPER LIGHTING SOLUTIONS - INVUE	EMM2-HTN-VA2-740-U-RW	EPIC MODERN TALL HOUSING 2W 70CRI 4000K VISUAL COMFORT FIXTURE w/ RECTANGULAR WIDE DISTRIBUTION OPTIC	1	3433	0.9	38.6	Max: 1824cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
site	+	0.3 fc	9.4 fc	0.0 fc	N/A	N/A
vehicle entry north	+	4.4 fc	7.2 fc	1.9 fc	3.8:1	2.3:1
vehicle entry south	+	6.5 fc	9.1 fc	3.7 fc	2.5:1	1.8:1
walks	+	6.0 fc	11.5 fc	1.2 fc	9.6:1	5.0:1
parking	+	2.9 fc	6.9 fc	0.7 fc	9.9:1	4.1:1



Plan View
Scale - 1" = 20ft

Designer

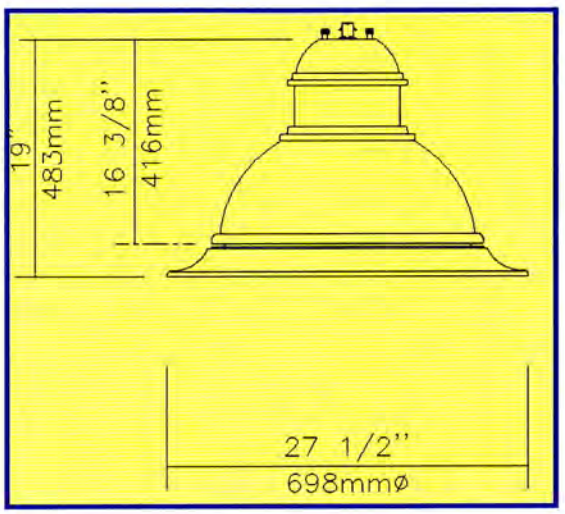
Date
02/19/2026
Scale
Not to Scale
Drawing No.

Summary

Submitted by Bright Focus Sales, Inc.Laurel Horn		Catalog Number:	Type:
BRIGHTFOCUSSALES	**Job Name:** NEW ALBANY PICKLE BALL COURTS	DMS50-35W32LED3K-G3-LE2F-277-DMG-COLTX, IF-2-R4@4.9-180DEG-COLTX, AM8U-15-COLTX, 3/4X20-12 1/2-DEC Notes:	**LUMINAIRE**

Columbus BRIGHT SALES QUICK QUOTES 2023 New Albany Pickleball Courts (85114)

LEDGINE





EPA: 1.42 sq ft / weight: 42 lb (19.1 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

Qty **2** Luminaire **DMS50-35W32LED3K-G3-LE2F-277-DMG-COLTX**

Description of Components:

Hood: A die cast A360.1 aluminum dome complete with a cast-in technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Housing: In a round shape, this housing is made of cast 356 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 3/8-16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.

Light Engine: LEDgine composed of 5 main components: **Heat Sink / Lens / LED Module / Optical System / Driver** Electrical components are RoHS compliant.

Heat Sink: Heat Sink: Made of die cast A360 aluminum optimising the LEDs efficiency and life, complete with a cast in skirt and technical ring. Product does not use any cooling device with moving parts (only passive cooling device)

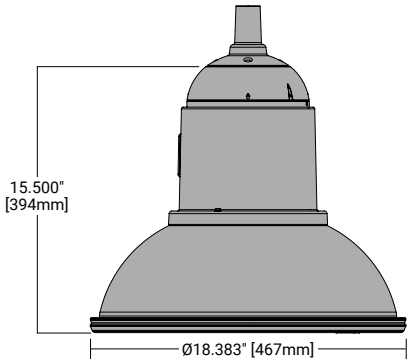
Lens: Made of soda-lime clear tempered flat glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

LED Module: Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

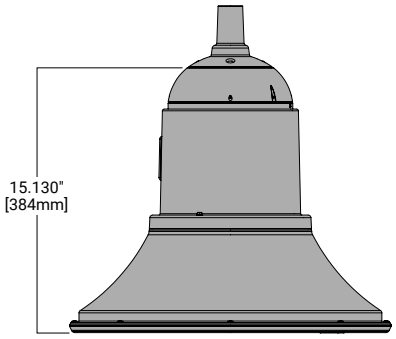
Optical System: (LE2F), IES type II (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated.0% uplight and U0 per IESNA TM-15.

LUMEC

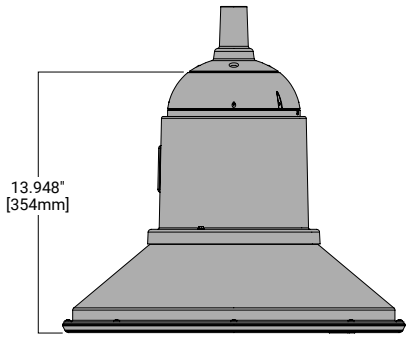
NO TRIM



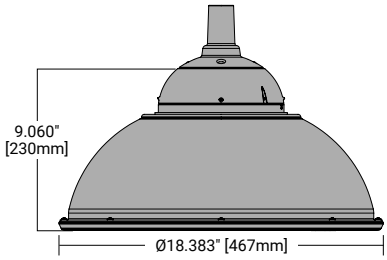
Tall Housing, Bell Shade, No Trim



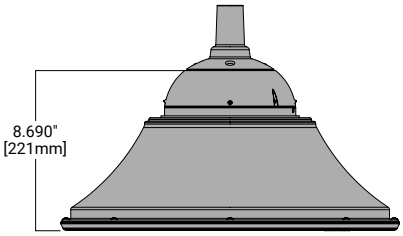
Tall Housing, Flute Shade, No Trim



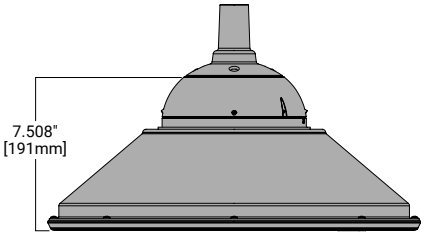
Tall Housing, Cone Shade, No Trim



Short Housing, Bell Shade, No Trim



Short Housing, Flute Shade, No Trim

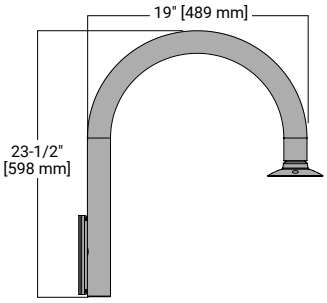


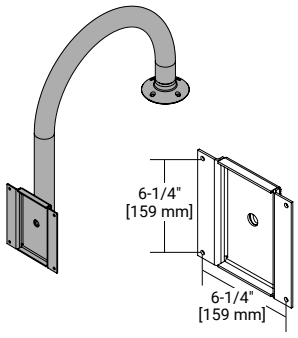
Short Housing, Cone Shade, No Trim

Mounting Details

DESCRIPTION

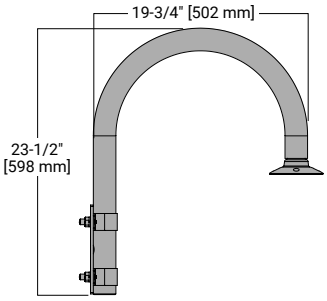
FLAT BRACKET BISHOP WALL MOUNT ARM

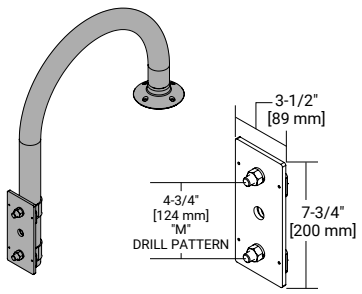




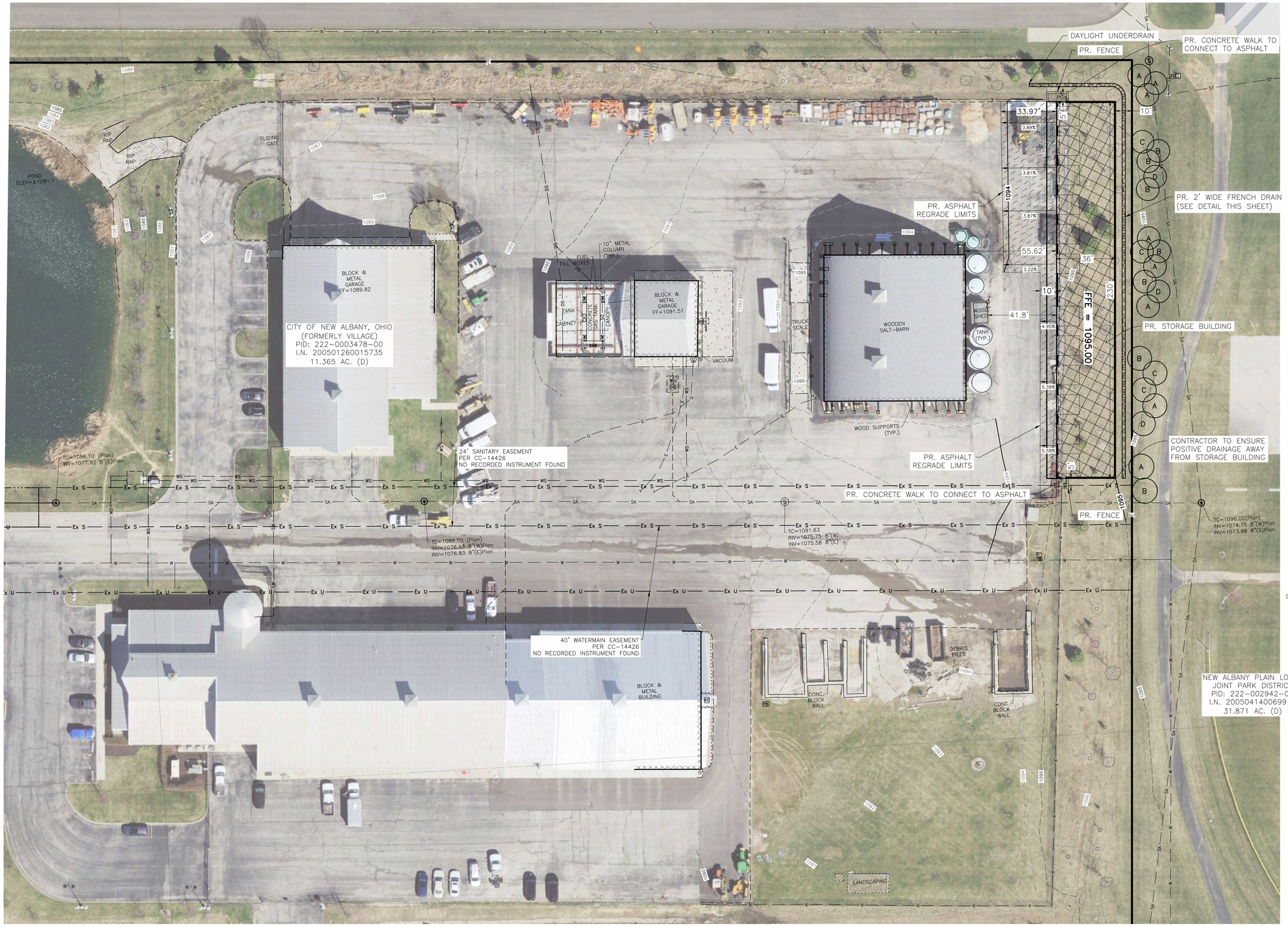
VA6098-XX
E.P.A: 0.50 | Weight: 6lbs

FLAT BRACKET BISHOP POLE MOUNT ARM





VA6099-XX
E.P.A: 0.50 | Weight: 6lbs



LEGEND

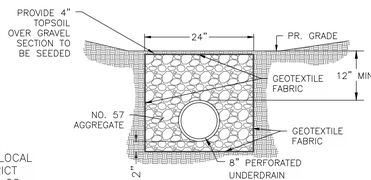
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. GAS METER
- EX. CATCH BASIN
- EX. CLEANOUT
- EX. SANITARY MANHOLE
- EX. OIL WELL
- EX. LIGHT POLE
- EX. PULL BOX
- EX. TELEPHONE PEDESTAL
- EX. HVAC UNIT
- EX. FUEL PUMP
- EX. SIGN
- EX. BOLLARD
- EX. DECIDUOUS TREE
- EX. WATER LINE
- EX. GAS LINE
- EX. SANITARY SEWER
- EX. SANITARY SEWER
- EX. UNDERGROUND ELECTRIC
- EX. FENCE
- EX. UTILITY EASEMENT
- EX. SANITARY EASEMENT
- PROPERTY LINE
- EX. CONCRETE
- EX. ASPHALT PAVEMENT
- PR. ASPHALT PAVEMENT
- PR. CONCRETE WALK

A: NORWAY SPRUCE (6-7' HEIGHT) X8

B: FREEMAN MAPLE 'SIENA GLEN' (2" CALIPER) X7

C: CHINKAPIN OAK (2" CALIPER) X4

D: FRONTIER ELM (2" CALIPER) X3



TRENCH DETAIL

INSTALL SPECIFIED LENGTHS OF 8" PERFORATED UNDERDRAIN PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A GRADE TOWARD THE STRUCTURE, WITH THE UPSTREAM END PLUGGED. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION

8" PERFORATED PIPE DETAIL

N.T.S

N

0 30 60

SCALE IN FEET

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

NEW ALBANY, FRANKLIN COUNTY OHIO

NEW ALBANY SERVICE DEPARTMENT

JOB NO.	405.225
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	BSM
APPROVED BY:	___
DATE:	1/22/2026

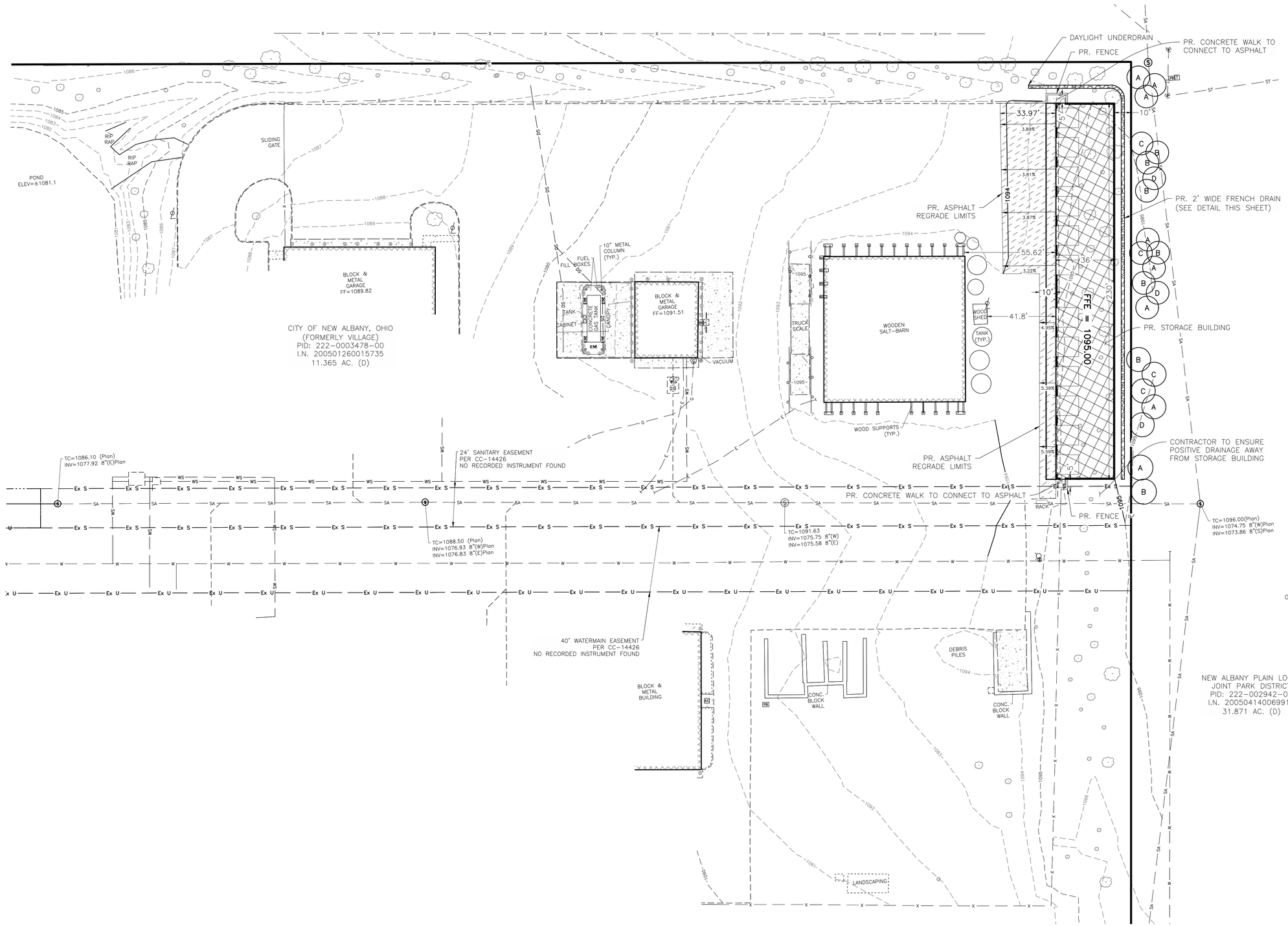
STORAGE BUILDING EXHIBIT

SCALE: 1" = 30'

SHEET NO.	OF
1	1

E.P. FERRIS & ASSOCIATES INC

M:\405225_Public\Service\improvements\DWG\Exhibits\405225_New Albany Service Department — Storage Building Exhibit.dwg ~Exhibit LAST EDITED BY:BMUNRO ON 1/22/26



LEGEND

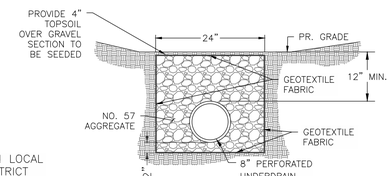
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. GAS METER
- EX. CATCH BASIN
- EX. CLEANOUT
- EX. SANITARY MANHOLE
- EX. OIL WELL
- EX. LIGHT POLE
- EX. PULL BOX
- EX. TELEPHONE PEDESTAL
- EX. HVAC UNIT
- EX. FUEL PUMP
- EX. SIGN
- EX. BOLLARD
- EX. DECIDUOUS TREE
- EX. WATER LINE
- EX. GAS LINE
- EX. SANITARY SEWER
- EX. SANITARY SEWER
- EX. UNDERGROUND ELECTRIC
- EX. FENCE
- EX. UTILITY EASEMENT
- EX. SANITARY EASEMENT
- PROPERTY LINE
- EX. CONCRETE
- EX. ASPHALT PAVEMENT
- PR. ASPHALT PAVEMENT
- PR. CONCRETE WALK

A: NORWAY SPRUCE (6-7' HEIGHT) X8

B: FREEMAN MAPLE 'SIENA GLEN' (2" CALIPER) X7

C: CHINKAPIN OAK (2" CALIPER) X4

D: FRONTIER ELM (2" CALIPER) X3



TRENCH DETAIL

INSTALL SPECIFIED LENGTHS OF 8" PERFORATED UNDERDRAIN PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A GRADE TOWARD THE STRUCTURE, WITH THE UPSTREAM END PLUGGED. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION

8" PERFORATED PIPE DETAIL

N.T.S

0 30 60

SCALE IN FEET

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

NEW ALBANY, FRANKLIN COUNTY OHIO

NEW ALBANY SERVICE DEPARTMENT

JOB NO.	405.225
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	BSM
APPROVED BY:	___
DATE:	1/22/2026

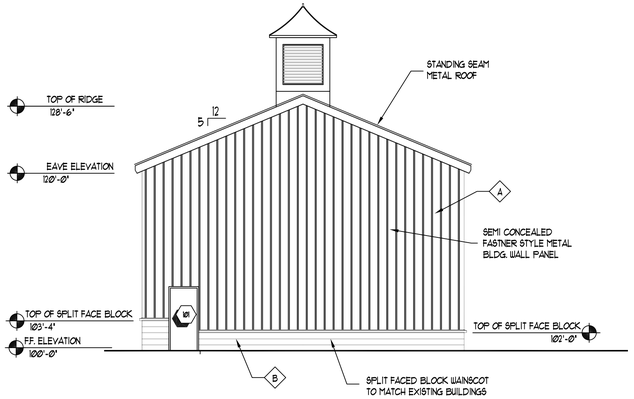
STORAGE BUILDING EXHIBIT

SCALE: 1" = 30'

SHEET NO. 1 OF 1

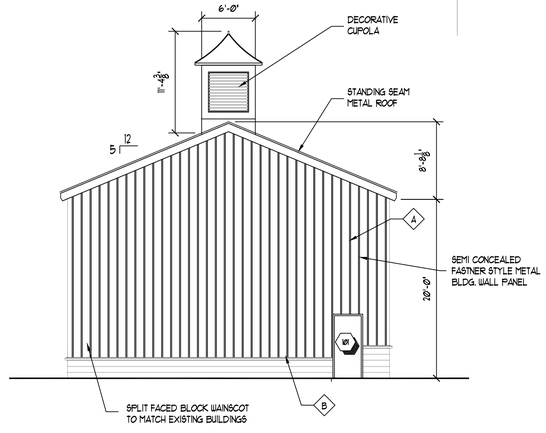
M:\405225_PublicServiceImprovements\DWG\Exhibits\405225_New Albany Service Department - Storage Building Exhibit.dwg -Exhibit LAST EDITED BYBMUNRO ON 1/22/26

E.P. FERRIS & ASSOCIATES INC



A SIDE ELEVATION

SCALE: 1/8" = 1'-0"



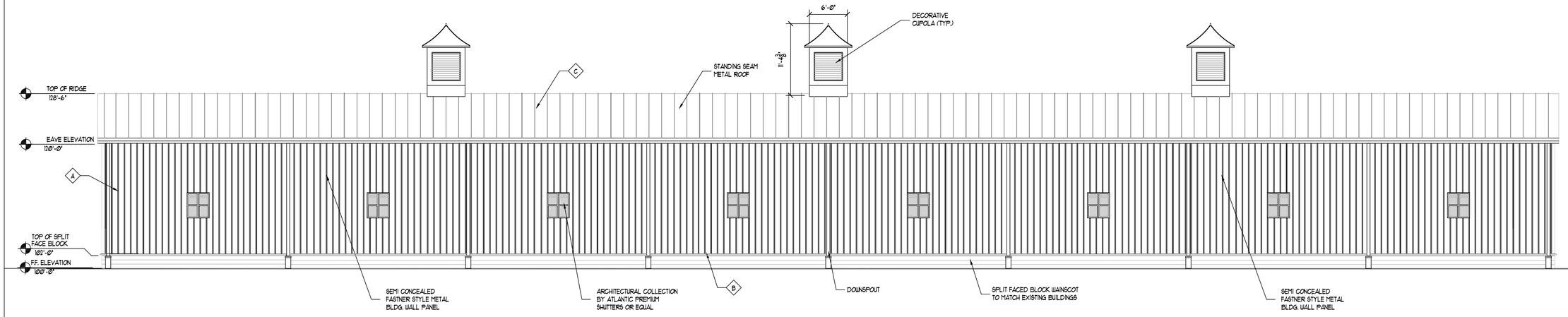
B SIDE ELEVATION

SCALE: 1/8" = 1'-0"

COLOR SCHEDULE

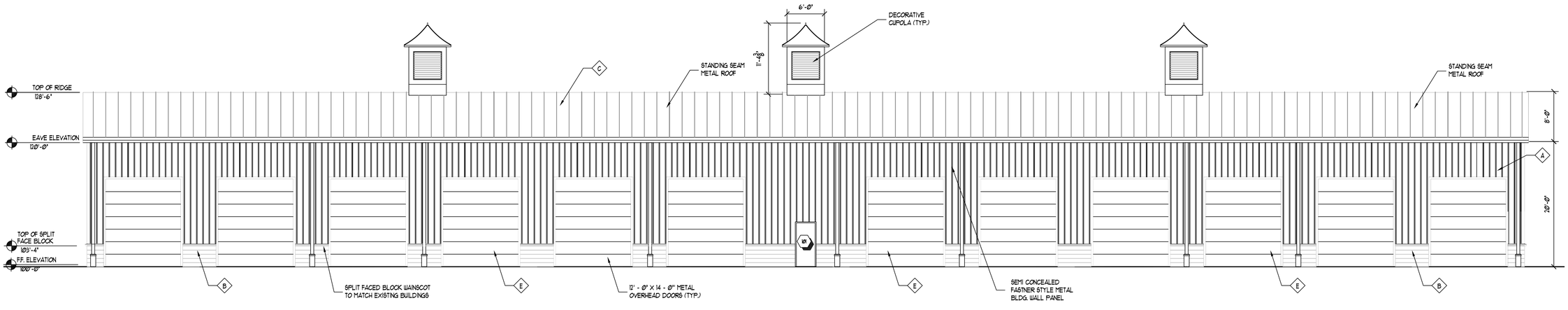
SYMBOL	DESCRIPTION	COLOR
A	SEMI CONCEALED FASTENER STYLE METAL BLDG. WALL PANEL	STEELOX SVR -SEMI CONCEILED FASTENER SYTLE EMBOSSED FACE WALL STANDARD COLOR - "REGAL WHITE"
B	SPLIT FACED BLOCK MASONRY WAINSCOT WALL	NORTHFIELD BLOCK COMPANY: PRAIRIE STONE SERIES COLOR: ALABASTER ROCKFACE
C	STANDING SEAM METAL ROOF	STEELOX LOCKRIB "LRX-CF" STANDING SEAM METAL ROOF PANELS STANDARD COLOR - "GALVALUME FINISH"
D	ALUMINUM WINDOWS & DOORS	EFCO 2500 SERIES 2" COMMERCIAL GRADE WINDOWS & DOORS COLOR: BONE WHITE
E	METAL OVERHEAD DOORS	OVERHEAD DOOR CO. - SERIES STEEL INSULATED SECTIONAL DOORS COLOR: WHITE

NOTE: METAL TRIM & FLASHING COLORS SHALL MATCH WALL PANEL COLORS. VERIFY W/ ARCHITECT PRIOR TO ORDERING.



C SIDE ELEVATION

SCALE: 1/8" = 1'-0"



D SIDE ELEVATION

SCALE: 1/8" = 1'-0"

THE DRAWINGS AND THE MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RONALD J. GAJOCH & ASSOCIATES, INC. AND MAY NOT BE USED ON ANY PROJECT FOR ANY PURPOSE, NOR MAY THE SAME BE COPIED (EXCEPT BY THOSE GOVERNMENTAL AGENCIES REQUIRED BY LAW), OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

© RONALD J. GAJOCH & ASSOCIATES, INC

PROJECT PHASE

- ■ **PRELIMINARY**
- ■ **P.C./ARB/ZONING**
- ■ **CONTRACT DOCUMENTS**
- □ **PERMIT DOCUMENTS**
- □ **CONSTRUCTION SET ISSUED**
- □ **AS-BUILTS (N/A)**

MUNICIPAL SERVICE FACILITY

CONSTRUCTION OF NEW STORAGE BUILDING

7800 BEVELHIMER ROAD
NEW ALBANY, OHIO 43054

VILLAGE OF NEW ALBANY, OHIO
99 WEST MAIN STREET
NEW ALBANY, OHIO 43054

PH.: 614-855-0070
FAX: -

STATE OF OHIO
RONALD J. GAJOCH
GAJOCH & ASSOC., Inc. 10078
PROFESSIONAL ARCHITECT

Ronald J. Gajoch, License #92-10078
Expiration Date: December 31, 2026

RONALD J. GAJOCH & ASSOCIATES, INC.
ARCHITECTS & PLANNERS

RONALD J. GAJOCH
& ASSOCIATES INC.
545 METRO PLACE SOUTH
SUITE 400
DUBLIN, OHIO 43017-3386
PHONE: 614-793-4611
FAX: 614-793-4621

PROJECT NO.:
VNA00225

DATE:
JANUARY 30, 2026

REVISIONS:
1
2
3
4
5
6

SHEET NO.

A-2.1

THE DRAWINGS AND THE MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RONALD J. GAJOCH & ASSOCIATES, INC. AND MAY NOT BE USED ON ANY PROJECT FOR ANY PURPOSE, NOR MAY THE SAME BE COPIED (EXCEPT BY THOSE GOVERNMENTAL AGENCIES REQUIRED BY LAW), OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

© RONALD J. GAJOCH & ASSOCIATES, INC

PROJECT PHASE

- ■ **PRELIMINARY**
- ■ **P.C./ARB/ZONING**
- ■ **CONTRACT DOCUMENTS**
- □ **PERMIT DOCUMENTS**
- □ **CONSTRUCTION SET ISSUED**
- □ **AS-BUILTS (N/A)**

MUNICIPAL SERVICE FACILITY

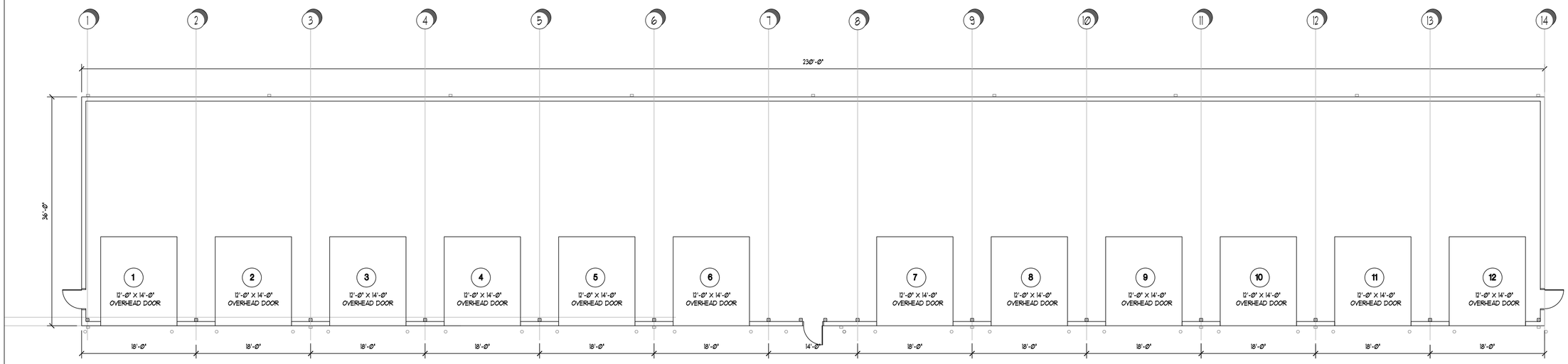
CONSTRUCTION OF NEW STORAGE BUILDING

7000 DEVELHAVEN ROAD
NEW ALBANY, OHIO 43054

VILLAGE OF NEW ALBANY, OHIO

99 WEST MAIN STREET
NEW ALBANY, OHIO 43054

PH.: 614-855-7500
FAX: -



A STORAGE BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

Ronald J. Gajoch, License #92-10078
Expiration Date: December 31, 2026

RONALD J. GAJOCH
& ASSOCIATES, INC.
ARCHITECTS
& PLANNERS

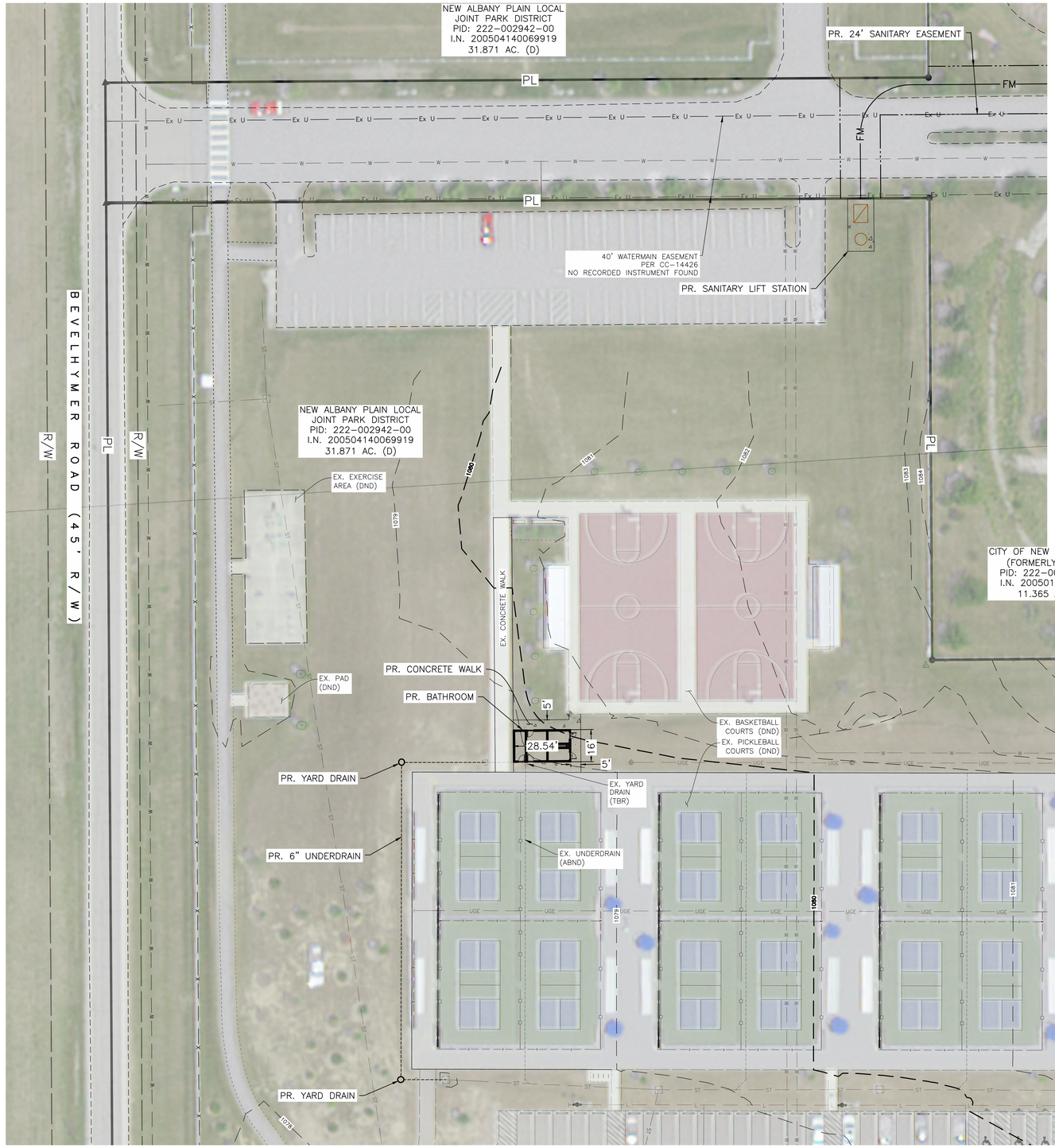
RONALD J. GAJOCH
& ASSOCIATES INC.
545 METRO PLACE SOUTH
SUITE 400
DUBLIN, OHIO 43017-3386
PHONE: 614-793-4611
FAX: 614-793-4621

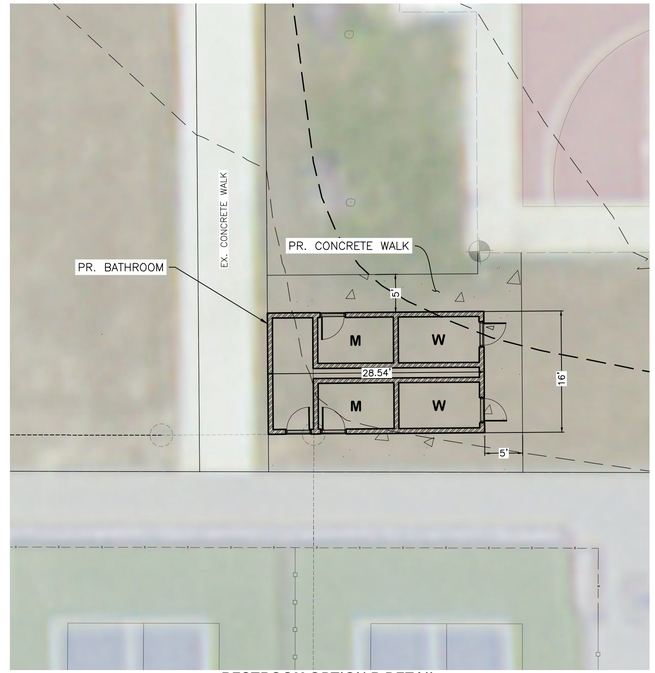
PROJECT NO.:
VNA00225

DATE:
JANUARY 30, 2026

REVISIONS:
1.
2.
3.
4.
5.
6.

SHEET NO.
A-1.1





RESTROOM OPTION B DETAIL
SCALE: 1" = 10'

0 10 20
SCALE IN FEET

LEGEND

	EX. WATER VALVE
	EX. FIRE HYDRANT
	EX. GAS METER
	EX. CATCH BASIN
	EX. CLEANOUT
S	EX. SANITARY MANHOLE
	EX. OIL WELL
	EX. LIGHT POLE
PB	EX. PULL BOX
T	EX. TELEPHONE PEDESTAL
AC	EX. HVAC UNIT
FUE	EX. FUEL PUMP
	EX. SIGN
	EX. BOLLARD
	EX. DECIDUOUS TREE
W	EX. WATER LINE
G	EX. GAS LINE
SA	EX. SANITARY SEWER
ST	EX. STORM SEWER
	EX. UNDERDRAIN
UGE	EX. UNDERGROUND ELECTRIC
L	EX. UNDERGROUND LIGHTING
X	EX. FENCE
Ex U	EX. UTILITY EASEMENT
Ex S	EX. SANITARY EASEMENT
PL	PROPERTY LINE
	EX. CONCRETE
	EX. ASPHALT PAVEMENT
	PR. ASPHALT PAVEMENT
	PR. CONCRETE WALK
FM	PR. SANITARY SERVICE FORCE MAIN
SS	PR. SANITARY SERVICE
WS	PR. WATER SERVICE
TBR	TO BE REMOVED
TR	TO REMAIN
TBRD	TO BE REPLACED
DND	DO NOT DISTURB
ABND	TO BE ABANDONED

N

0 30 60
SCALE IN FEET

M:\405225_PublicServiceImprovements\DWG\Exhibits\PB Restroom Options\405225_New Albany Service Department - Restroom Exhibit Option B.dwg -Exhibit LAST EDITED BYEMILLER ON 02/03/26 11:02

REVISIONS			

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

NEW ALBANY, FRANKLIN COUNTY, OHIO

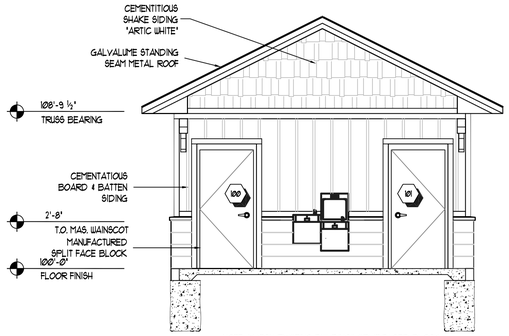
NEW ALBANY - PLAIN LOCAL JOINT PARK DISTRICT

JOB NO.:	405.182
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	BSM
APPROVED BY:	---
DATE:	2/3/2026

RESTROOM EXHIBIT OPTION B

SCALE:	
1" = 30'	
SHEET NO.	OF
1	1

E.P. FERRIS & ASSOCIATES INC



NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAINSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

A FRONT ELEVATION

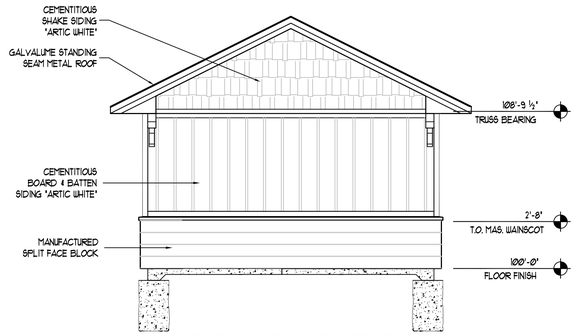
SCALE: 1/4" = 1'-Ø"



NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAINSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

B SIDE ELEVATION

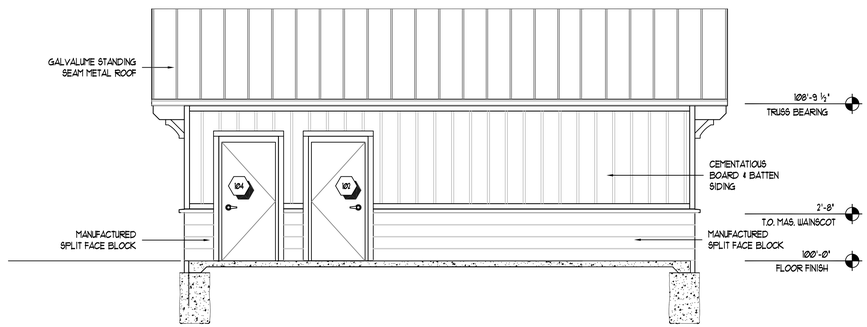
SCALE: 1/4" = 1'-Ø"



NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAINSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

C REAR ELEVATION

SCALE: 1/4" = 1'-Ø"



NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAINSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

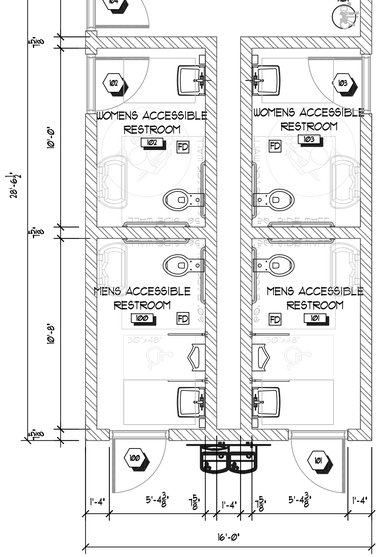
D SIDE ELEVATION

SCALE: 1/4" = 1'-Ø"

COLOR SCHEDULE

SYMBOL	DESCRIPTION	COLOR
A	CEMENTIOUS BOARD AND BATTEN OR SHAKE SIDING	"JamesHardie" FIBER CEMENT SIDING STANDARD COLOR - "ARTIC WHITE"
B	SPLIT FACED BLOCK MASONRY WAINSCOT WALL	NORTHFIELD BLOCK COMPANY; PRAIRIE STONE SERIES COLOR: ALABASTER ROCKFACE
C	STANDING SEAM METAL ROOF	STEELOX LOCKRIB "LRX-CF" STANDING SEAM METAL ROOF PANELS STANDARD COLOR - "GALVALUME FINISH"
D	ALUMINUM WINDOWS & DOORS	EFCO: 2500 SERIES 2" COMMERCIAL GRADE WINDOWS & DOORS COLOR: BONE WHITE
E	-	-

NOTE: METAL TRIM & FLASHING COLORS SHALL MATCH WALL PANEL COLORS. VERIFY W/ ARCHITECT PRIOR TO ORDERING.



NOTE: MEN'S AND WOMEN'S RESTROOM FLOOR PLAN LAYOUT CAN BE ADJUSTED WITHOUT ANY CHANGES TO EXTERIOR ELEVATIONS OR DIMENSIONS.

E BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

THE DRAWINGS AND THE MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF RONALD J. GAJOCH & ASSOCIATES, INC. AND MAY NOT BE USED ON ANY PROJECT FOR ANY PURPOSE, NOR MAY THE SAME BE COPIED (EXCEPT BY THOSE GOVERNMENTAL AGENCIES REQUIRED BY LAW), OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

© RONALD J. GAJOCH & ASSOCIATES, INC

PROJECT PHASE

- ■ PRELIMINARY
- ■ P.C./ARB/ZONING
- ■ CONTRACT DOCUMENTS
- □ PERMIT DOCUMENTS
- □ CONSTRUCTION SET ISSUED
- □ AS-BUILTS (N/A)

MUNICIPAL SERVICE FACILITY
CONSTRUCTION OF NEW PARKS RESTROOM
7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

VILLAGE OF NEW ALBANY, OHIO
99 WEST MAIN STREET
NEW ALBANY, OHIO 43054
PH.: 614-855-3076
FAX: -

STATE OF OHIO
RONALD J. GAJOCH & ASSOC, Inc. 10078
PROFESSIONAL ARCHITECT

Ronald J. Gajoch, License #92-10078
Expiration Date: December 31, 2026

RONALD J. GAJOCH & ASSOCIATES, INC.
ARCHITECTS & PLANNERS

RONALD J. GAJOCH
& ASSOCIATES INC.
545 METRO PLACE SOUTH
SUITE 400
DUBLIN, OHIO 43017-3386
PHONE: 614-793-4611
FAX: 614-793-4621

PROJECT NO.:
VNAØØ225

DATE:
JANUARY 30, 2026

REVISIONS:
1
2
3
4
5
6

SHEET NO.
A-1.2

PROPOSED SITE COMPLIANCE PLAN

CITY OF NEW ALBANY - CODE OF ORDINANCES SITE COMPLIANCE PLAN:

1151.04 - YARD REGULATIONS
- BUILDING SETBACK IS 75 FEET FOR THE SIDE (S) AND REAR YARD (R)
- DRIVEWAY SETBACK IS 10 FEET
- PARKING AREA SETBACK IS 20 FEET
- PLAY AREA SETBACK IS 50 FEET

ALL AFOREMENTIONED YARD SETBACKS OBSERVED AND SATISFIED

1167.03 - GENERAL SPECIFICATIONS AND REQUIREMENTS:

SEE ARCHITECT'S DRAWINGS FOR PARKING SPACE COUNT INFORMATION

1171.04 - STREET TREE REQUIREMENTS
- DECIDUOUS CANOPY TREES SHALL BE PLANTED NO LESS THAN 24' - 0" AND NO MORE THAN 36' - 0" ON CENTER UNLESS OTHERWISE APPROVED BY THE VILLAGE LANDSCAPE ARCHITECT.
- TREE LAWNS SHALL BE A MINIMUM WIDTH OF 6' - 0".
- STREET TREES SHALL BE A MINIMUM OF 3" CALIPER DBH.
- STREET TREES SHALL NOT BE LOCATED WITHIN 25' - 0" SIGHT TRIANGLE AND NOT LOCATE WITHIN 15' - 0" OF A FIRE HYDRANT OR UTILITY POLE.
- STREET TREES SHOULD BE THE SAME GENUS AND SPECIES PLANTED CONTINUOUSLY ALONG THE LENGTH OF EACH STREET.

REQUEST FOR VARIANCE DUE TO NUMBER OF PROPOSED TREES ALONG BEVELHYMER FRONTAGE THAT ARE NATURALIZED IN CHARACTER MEETING THE RURAL AESTHETIC AS REQUESTED BY CITY OF NEW ALBANY.

1171.05 - LANDSCAPE SCREENING:
- (A) SCREENING OF SERVICE AREAS

  FOR COMMERCIAL, INDUSTRIAL, OFFICE, INSTITUTIONAL AND MULTIPLE-FAMILY USES, ALL AREAS USED FOR SERVICE, LOADING AND UNLOADING ACTIVITIES SHALL BE SCREENED ON THOSE PORTIONS OF THE LOT WHICH ABUT DISTRICTS WHERE RESIDENCES ARE A PERMITTED USE. SCREENING SHALL CONSIST OF WALLS, LANDSCAPED EARTHEN MOUNDS, FENCES, NATURAL VEGETATION OR AN ACCEPTABLE COMBINATION OF THESE ELEMENTS, PROVIDED THAT SCREENING MUST BE AT LEAST 7' - 0" IN HEIGHT. NATURAL VEGETATION SCREENING SHALL HAVE A MINIMUM OPAQUENESS OF 75% DURING FULL FOLIAGE. THE USE OF YEAR-ROUND VEGETATION, SUCH AS PINES OR EVERGREENS, IS ENCOURAGED. VEGETATION SHALL BE PLANTED NO CLOSER THAN 3' - 0" TO ANY PROPERTY LINE.

- (C) BUFFERING AND SCREENING REQUIREMENTS

  FOR COMMERCIAL, INDUSTRIAL, OFFICE AND INSTITUTIONAL USES WHICH ABUT DISTRICTS WHERE RESIDENCES ARE A PERMITTED USE, A BUFFER ZONE WITH A MINIMUM WIDTH OF 25' - 0" SHOULD BE CREATED. SUCH SCREENING WITHIN THE BUFFER ZONE SHALL CONSIST OF NATURAL VEGETATION PLANTED NO CLOSER THAN 3' - 0" TO ANY PROPERTY LINE. NATURAL VEGETATION SHALL HAVE AN OPAQUENESS OF 75% DURING FULL FOLIAGE AND SHALL BE A VARIETY WHICH WILL ATTAIN 10' - 0" IN HEIGHT WITHIN 5 YEARS OF PLANTING.

- (E) MINIMUM TREES:

  OVER FIFTY THOUSAND (50,000) SQUARE FEET:
  A MINIMUM OF ONE TREE FOR EVERY FIVE THOUSAND (5,000) SQUARE FEET OF GROUND COVERAGE

  BUILDING FOOTPRINT: ±169,954 SF
  PARKING LOT: ±130,881 SF
  TOTAL GROUND COVERAGE: 300,835 SF

  300,835 / 5,000 = 60.167
  61 TREES REQUIRED
  69 TOTAL TREES PROVIDED TO SATISFY E MINIMUM TREE REQUIREMENT

  AND A TOTAL TREE PLANTING EQUAL TO TWENTY-FIVE (25) INCHES PLUS ONE-HALF INCH IN TREE TRUNK SIZE FOR EVERY FOUR THOUSAND (4,000) SQUARE FEET OVER FIFTY THOUSAND (50,000) SQUARE FEET IN GROUND COVERAGE.

  BUILDING FOOTPRINT: ±169,954 SF
  169,954 - 50,000 = ±119,954 SF
  119,954 / 4,000 = 29.99
  29.99 / 1/2" CALIPER = 15" TREE CALIPER + 25" TREE CALIPER =
  40" TREE CALIPER OR 16 TREES AT 2-1/2" CALIPER REQUIRED
  69 TOTAL TREES AT 2-1/2" CALIPER (OR MORE) PROVIDED TO SATISFY (E) MINIMUM TREE REQUIREMENT

1171.06 - PARKING LOT LANDSCAPING:
- (A) PARKING LOT ISLANDS:
  1. LARGE, UNBROKEN EXPANSES OF PARKING LOT SHALL BE AVOIDED. LARGE LOTS SHOULD BE SEPARATED INTO A SERIES OF SMALLER INTERCONNECTED LOTS SEPARATED BY PENINSULAS OR ISLANDS. NO INDIVIDUAL LANDSCAPE AREA SHALL BE SMALLER THAN THREE HUNDRED FIFTY (350) SQUARE FEET.
  2. FOR EACH 100 SQUARE FEET, OR FRACTION THEREOF, OF PARKING AREA, A MINIMUM TOTAL OF 5 SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED.

     PARKING AREA = 130,880.49 SF
     130,880.49 / 100 = 13,088.05
     13,088.05 X 5 = 6,544.03
     LANDSCAPE AREA REQUIRED = 6,544 SF
     LANDSCAPE AREA PROVIDED = 30,967 SF
  3. PARKING AREAS SHOULD CONTAIN A MINIMUM OF ONE DECIDUOUS CANOPY TREE FOR EVERY TEN (10) PARKING SPACES.

     306 PARKING SPACES
     306 / 10 = 30.6
     31 TREES REQUIRED
     42 TREES PROVIDED
  4. TREES USED IN PARKING LOT ISLANDS SHALL HAVE A CLEAR TRUNK OF AT LEAST FIVE (5) FEET ABOVE THE GROUND, AND THE REMAINING AREAS SHALL BE LANDSCAPED WITH SHRUBS, OR GROUND COVER, NOT TO EXCEED TWO (2) FEET IN HEIGHT.

     REQUEST FOR VARIANCE REGARDING SHRUBS OR GROUNDCOVERS TO BE USED IN PARKING LOT ISLANDS DUE TO MAINTAINING SIMILAR AESTHETIC EXPERIENCE TO BEVELHYMER PARK.

- (B) BUFFERING:
  PARKING LOTS SHALL BE SCREENED FROM PRIMARY STREETS, RESIDENTIAL AREAS, AND OPEN SPACE BY A THREE AND ONE-HALF (3.5)-FOOT MINIMUM HEIGHT EVERGREEN HEDGE OR MASONRY WALL, OR COMBINATION OF WALL AND PLANTINGS.

  EVERGREEN HEDGE PROVIDED AT ALL LOCATIONS WHERE PARKING LOTS SHALL BE SCREENED FROM PRIMARY STREETS, RESIDENTIAL AREAS, AND OPEN SPACES.

PARKING CALCUATION TABLE:

BUILDING USE	CODE REQUIREMENT	PARKING SPACES REQUIRED
COMMUNITY CENTER (54,000 SF)	1 PARKING SPACE REQUIRED FOR EACH 400 SF OF FLOOR AREA	135 SPACES
TURF BUILDING 2 TURF FIELDS AND PORTABLE BLEACHERS (150 SEATS)	20 PARKING SPACES FOR EACH PLAYFIELD AND ONE PARKING SPACES FOR EACH SIX SEATS IN THE STANDS	65 SPACES (20 EACH FIELD AND 25 FOR STANDS)
COURTS BUILDING 4 BASKETBALL (OR VOLLEYBALL) COURTS AND PORTABLE BLEACHERS (105 SEATS)	20 PARKING SPACES FOR EACH PLAYFIELD AND ONE PARKING SPACES FOR EACH SIX SEATS IN THE STANDS	98 SPACES (20 EACH COURT AND 18 FOR STANDS)
TOTAL PARKING SPACES REQUIRED		298 SPACES
TOTAL PARKING SPACES PROVIDED		306 SPACES

PARKING SCHEDULE

PARKING TYPE	COUNT
8x19 ADA SPACE W/ STRIPING	8
8x19 ADA VAN SPACE W/ STRIPING	2
9x19	296
	306

STREET TREES REQUIREMENTS

TAG ID	COUNT	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER
CO-3	1	Celtis occidentalis	Hackberry	3" Caliper	B&B
CV-3	8	Carya ovata	Shagbark Hickory	3" Caliper	B&B
PO-3	2	Platanus occidentalis	Sycamore	3" Caliper	B&B
QA-3	2	Quercus alba	White Oak	3" Caliper	B&B
QB-3	3	Quercus bicolor	Swamp White Oak	3" Caliper	B&B
QC-3	1	Quercus coccinea	Scarlet Oak	3" Caliper	B&B
TA-3	3	Tilia americana	American Linden	3" Caliper	B&B
	20				

REAR RESIDENTIAL/SERVICE BUFFERYARD TREE REQUIREMENTS

TAG ID	COUNT	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER
AC	11	Abies concolor	White Fir	8' - 10' Hgt.	B&B
LS-2.5	2	Liquidambar styraciflua 'Moraine'	Moraine Sweetgum	2 1/2" Caliper	B&B
NS-2.5	3	Nyssa sylvatica	Black Gum	2 1/2" Caliper	B&B
PG	3	Picea glauca	White Spruce	8' - 10' Hgt.	B&B
PS	10	Pinus strobus	White Pine	8' - 10' Hgt.	B&B
QB-2.5	2	Quercus bicolor	Swamp White Oak	2 1/2" Caliper	B&B
QM-2.5	1	Quercus macrocarpa	Bur Oak	2 1/2" Caliper	B&B
TA-2.5	2	Tilia americana	American Linden	2 1/2" Caliper	B&B
TC	7	Tsuga canadensis	Eastern Hemlock	8' - 10' Hgt.	B&B
TD-2.5	5	Taxodium distichum	Bald Cypress	2 1/2" Caliper	B&B
	46				

MINIMUM LOT TREES REQUIREMENTS

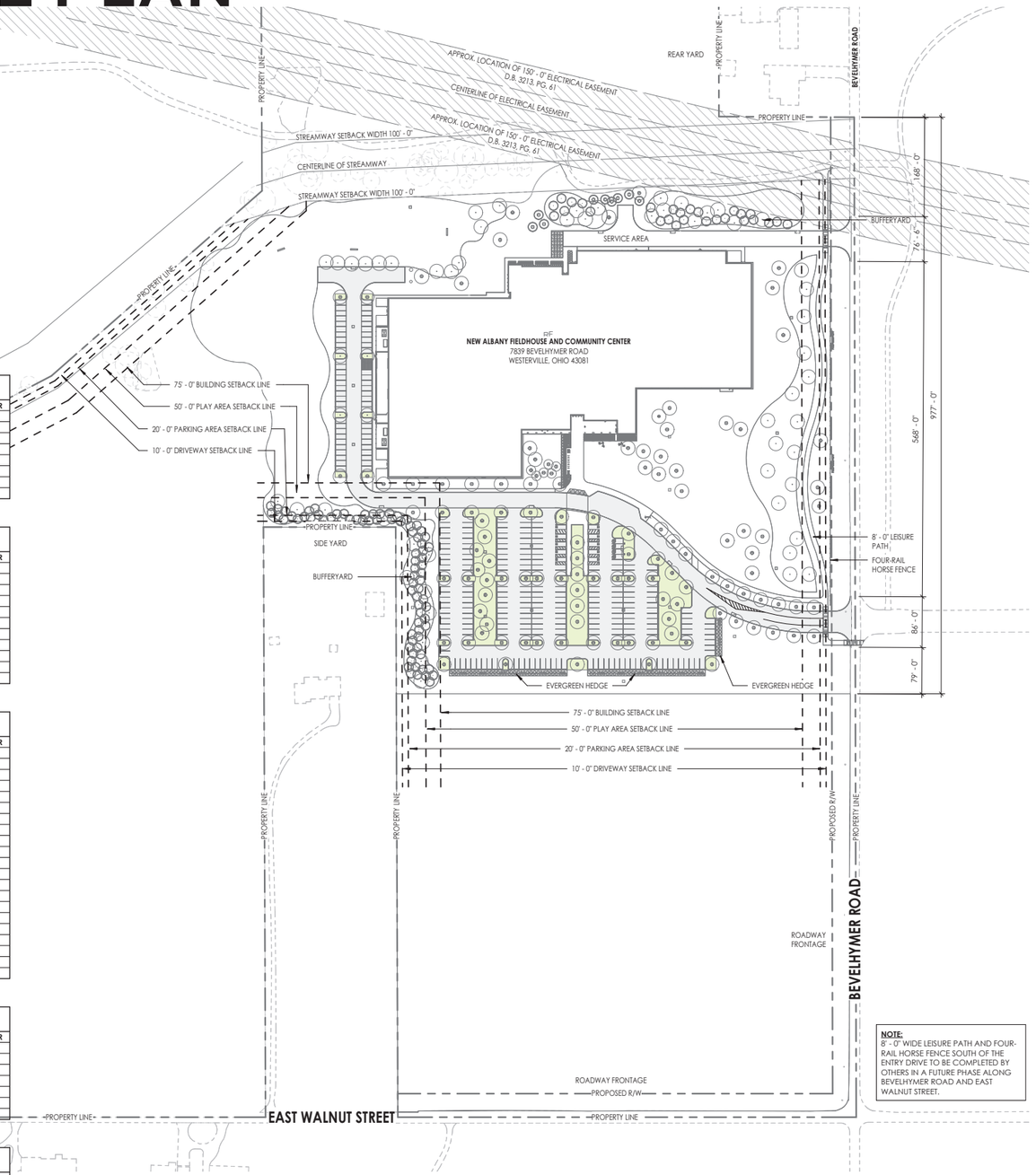
TAG ID	COUNT	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER
AN-2.5	4	Acer nigrum	Black Maple	2 1/2" Caliper	B&B
CA	3	Cercis canadensis f. alba	White Eastern Redbud	8' - 10' Hgt.	B&B
CC	3	Cercis canadensis	Eastern Redbud	8' - 10' Hgt.	B&B
CO-2.5	1	Celtis occidentalis	Hackberry	2 1/2" Caliper	B&B
CV-2.5	2	Carya ovata	Shagbark Hickory	2 1/2" Caliper	B&B
GB-2.5	4	Ginkgo biloba 'Princeton Sentry	Princeton Sentry Maidenhair Tree	2 1/2" Caliper	B&B
NS-2.5	4	Nyssa sylvatica	Black Gum	2 1/2" Caliper	B&B
PA	3	Picea abies	Norway Spruce	8' - 10' Hgt.	B&B
PA-2.5	1	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2" Caliper	B&B
PO-2.5	6	Platanus occidentalis	Sycamore	2 1/2" Caliper	B&B
QB-2.5	4	Quercus bicolor	Swamp White Oak	2 1/2" Caliper	B&B
QC-2.5	6	Quercus coccinea	Scarlet Oak	2 1/2" Caliper	B&B
QM-2.5	6	Quercus macrocarpa	Bur Oak	2 1/2" Caliper	B&B
QR-2.5	3	Quercus rubra	Red Oak	2 1/2" Caliper	B&B
QU-2.5	4	Quercus muehlenbergii	Chinkapin Oak	2 1/2" Caliper	B&B
TA-2.5	1	Tilia americana	American Linden	2 1/2" Caliper	B&B
TC	2	Tsuga canadensis	Eastern Hemlock	8' - 10' Hgt.	B&B
TD-2.5	5	Taxodium distichum	Bald Cypress	2 1/2" Caliper	B&B
ZS-2.5	1	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" Caliper	B&B
ZS-3	6	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" Caliper	B&B
	69				

PARKING LOT TREES REQUIREMENTS

TAG ID	COUNT	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER
AS-3	11	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" Caliper	B&B
CO-3	10	Celtis occidentalis	Hackberry	3" Caliper	B&B
GB-3	4	Ginkgo biloba 'Princeton Sentry	Princeton Sentry Maidenhair Tree	3" Caliper	B&B
PA-3	4	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" Caliper	B&B
UF-3	8	Ulmus 'Frontier'	Frontier Elm	3" Caliper	B&B
ZS-3	5	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" Caliper	B&B
	42				

SIDE RESIDENTIAL BUFFERYARD TREE REQUIREMENTS

TAG ID	COUNT	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER
AC	9	Abies concolor	White Fir	8' - 10' Hgt.	B&B
AN-2.5	2	Acer nigrum	Black Maple	2 1/2" Caliper	B&B
GD-2.5	3	Gymnocladus dioicus	Kentucky Coffee Tree	2 1/2" Caliper	B&B
PA	12	Picea abies	Norway Spruce	8' - 10' Hgt.	B&B
PG	17	Picea glauca	White Spruce	8' - 10' Hgt.	B&B
PS	2	Pinus strobus	White Pine	8' - 10' Hgt.	B&B
QM-2.5	3	Quercus macrocarpa	Bur Oak	2 1/2" Caliper	B&B
TA-2.5	3	Tilia americana	American Linden	2 1/2" Caliper	B&B
TC	15	Tsuga canadensis	Eastern Hemlock	8' - 10' Hgt.	B&B
ZS-2.5	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" Caliper	B&B
	68				



NOTE:
8' - 0" WIDE LEISURE PATH AND FOUR-RAIL HORSE FENCE SOUTH OF THE ENTRY DRIVE TO BE COMPLETED BY OTHERS IN A FUTURE PHASE ALONG BEVELHYMER ROAD AND EAST WALNUT STREET.

Private and Confidential. © WSA Studio 2024 All Rights Reserved.

Surrounding Property Owners

OWNER/APPLICANT:

City of New Albany
99 W Main Street
New Albany, OH 43054

SURROUNDING PROPERTY OWNERS:

Larry J Mcvay
8501 Bevelhymer Road
Westerville, OH 43081

Jennifer Lynn Stevens
8084 Bevelhymer Road
New Albany, OH 43054

John H Richardson
8075 Bevelhymer Road
Westerville, OH 43081

Daniel Keffer
8108 Bevelhymer Road
New Albany, OH 43054

Lani Elschlager
7955 Bevelhymer Road
Westerville, OH 43081

Dennis Keesee
8095 Bevelhymer Road
Westerville, OH 43081

Mindy Thomas C TR
7640 Walnut Street
New Albany, OH 43054

New Albany Plain Local Joint Park District
220 Market Street
Suite 207
New Albany, OH 43054

Lawrence Stambaugh
8039 Bevelhymer Road
Westerville, OH 43081

Sharyl Benson
8025 Bevelhymer Road
Westerville, OH 43081

Linda Harrah
7997 Peter Hoover Road
Westerville, OH 43081

Scott Miracle
7882 Peter Hoover Road
New Albany, OH 43054

Richard Justman
7891 Peter Hoover Road
New Albany, OH 43054

Jake Schroeder
7839 Peter Hoover Road
New Albany, OH 43054

Joseph Crum
7876 Peter Hoover Road
New Albany, OH 43054

Steven Jeffers
7807 Peter Hoover Road
New Albany, OH 43054

William Creadon
7890 Peter Hoover Road
New Albany, OH 43054

David Lamb
7409 Walnut Street
New Albany, OH 43054

Derrick Neff
7869 Peter Hoover Road
New Albany, OH 43054

Amber Beth Otten
7650 Walnut Street
New Albany, OH 43054

Albro RE LLC
7000 New Albany Links Drive
New Albany, OH 43054

Robert Hodge
7901 Bevelhymer Road
New Albany, OH 43054

James Davy
7911 Bevelhymer Road
Westerville, OH 43081

Thomas Elsasser
7923 Bevelhymer Road
Westerville, OH 43081

Huynh Tam Van
7933 Bevelhymer Road
Westerville, OH 43081

Bob Webb Woodhaven LLC
8610 Steeple Wood Drive
New Albany, OH 43054

Kiranpal Gill
8600 Steeple Wood Drive
New Albany, OH 43054

Sridhar Kanagala
7393 Walnut Street
New Albany, OH 43054

BD of PK COMM of the COLS Frnkln
Conty Metro Pk Dis
7180 Walnut Street
New Albany, OH 43054

1425
Conveyance
Mandatory- 165.00
Permissive- 165.00
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

TRANSFERRED

FEB 01 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

FIDUCIARY DEED

STATUTORY FORM
(O.R.C. 5302.09)

201202010014153
Pgs: 2 $28.00 T20120006997
02/01/2012 12:31PM MLHAYES LAW 0
Daphne Hawk
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS:

That, ***William C. Hayes***, **as Administrator WWA of The Estate of Florence Bevelyhymer,** by the power conferred in Case No. 545149A in the Probate Court of Franklin County, Ohio, and every other power for One Hundred Sixty Five Thousand Dollars ($165,000.00), grants with fiduciary covenants to ***City of New Albany, an Ohio Municipality***, whose tax mailing address is 99 W Main St. New Albany Oh, the following real property:

Situated in the State of Ohio, County of Franklin, Village of New Albany, being located in the South Half of Lot 3 of the Southeast Quarter of Section 2, Quarter Township 1, Township 2, Range 16, United States Military Lands and being 5.000 acres out of that tract of land as conveyed to Florence Bevelhymer by deed of record in Official Record 14596, F16, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument No. 4475 at the centerline intersection of Bevelhymer Road and Walnut Street;

Thence South 86 deg. 50' 22" East, being along the centerline of said Walnut Street, a distance of 703.67 feet to a P.K. Nail set at the True Point of Beginning for the tract herein intended to be described;

Thence leaving said centerline and crossing said Bevelhymer tract, the following three (3) courses and distances;

North 3 deg. 55' 39" East, (passing an iron pin set at 30.00 feet), a distance of 580.85 feet to an iron pin set;

South 86 deg. 50' 22" East, a distance of 375.00 feet to an iron pin set; and

Thence South 3 deg. 55' 39" West, (passing an iron pin set at 550.85 feet), a distance of 580.85 feet to a P.K. Nail set in the centerline of said Walnut Street, being North 86 deg. 50' 22" West, a distance of 278.50 feet from the Franklin County Geodetic Monument No. 2273 in the centerline of said Walnut Street;

Thence North 86 deg. 50' 22" West, being along said Walnut Street, a distance of 375.00 feet to the True Point of Beginning, containing 5.000 acres of land, of which 0.258 acre lies within the present right-of-way of Walnut Street, leaving a net acreage of 4.742 acres, more or less.

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

The bearings are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of Monuments Numbers 2206 and 2207, in which the centerline of Bevelheimer Road has a bearing of North 3 deg. 23' 06" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

074B
All of
(220)
35

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: RR
DATE: 2-1-12
FRANKLIN COUNTY ENGINEER

Prior Deed Reference: Instrument Number 200810290248718, Franklin County Recorder's Office, Franklin County, Ohio.
Also known as: *7420 Walnut St., New Albany, Ohio 43054*
Auditor's Parcel #220-000035-00

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

Executed this 30th day of January, 2012.

William C. Hayes
As Administrator WWA of
The Estate of Florence Bevelhymer

STATE OF OHIO
COUNTY OF LICKING SS:

The foregoing instrument was acknowledge before me this 30th day of January, 2012 by William C. Hayes.

NOTARIAL SEAL STATE OF OHIO

HEIDI Y FULTON
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 5-06-15

NOTARY

This document prepared by:
Laurie Wells, Esq.
Hayes Law Offices
Pataskala, OH 43062

DO NOT DETACH



Instrument Number: 202405170048322
Recorded Date: 05/17/2024 8:21:57 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

Return To (Box):
BRICKER GRAYDON

Box

Transaction Number: T20240033668
Document Type: DEED
Document Page Count: 4

Submitted By (Mail):
BRICKER GRAYDON

Mail

First Grantor:	**First Grantee:**
BOARD OF EDUCATION OF THE NEW ALBANY PLAIN LOCAL SCHOOL DISTRICT	NEW ALBANY CITY OF

Fees:		**Instrument Number:** 202405170048322
Document Recording Fee:	$34.00	**Recorded Date:** 05/17/2024 8:21:57 AM
Additional Pages Fee:	$16.00	
Total Fees:	$50.00	
Amount Paid:	$50.00	
Amount Due:	$0.00	

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

1
2 4

TRANSFERRED

MAY 16 2024

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

90004413
CONVEYANCE TAX
EXEMPT
A BNM
MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

QUIT-CLAIM DEED

THE BOARD OF EDUCATION OF THE NEW ALBANY – PLAIN LOCAL SCHOOL DISTRICT, successor by consolidation with and f/k/a PLAIN LOCAL SCHOOL DISTRICT BOARD OF EDUCATION, a local school district and political subdivision of the State of Ohio, (the "Grantor"), for valuable consideration paid, hereby grants to the **CITY OF NEW ALBANY, f/k/a VILLAGE OF NEW ALBANY**, a municipal corporation of the State of Ohio ("Grantee"), whose tax mailing address is 99 W. Main Street, New Albany, Ohio 43054, all of Grantor's right, title, and interest in and to the following real property (the "Property"):

See **Exhibit "A"** attached hereto and made a part hereof.

Tax Parcel No.: 222-002941-00

Property Address: Bevelhymer Road, New Albany, Ohio 43054

Prior Instrument Reference: 199803120057744

Executed as of the 12th day of February 2024.

GRANTOR:

THE BOARD OF EDUCATION OF THE NEW ALBANY – PLAIN LOCAL SCHOOL DISTRICT, a local school district and political subdivision of the State of Ohio

By: _____
Debra Kalinosky, Board President

By: _____
Rebecca Jenkins, Treasurer/CFO

19084420v1

STATE OF OHIO :
COUNTY OF FRANKLIN: SS:

The foregoing instrument was acknowledged before me this 12th day of February 2024 by Debra Kalinosky, the Board President of The Board of Education of the New Albany – Plain Local School District.

Nancy J Johnson
Notary Public
Commission Expiration: 2-23-25

NOTARIAL SEAL STATE OF OHIO

NANCY J JOHNSON
Notary Public, State of Ohio
My Commission Expires:
February 23, 2025

STATE OF OHIO :
COUNTY OF FRANKLIN: SS:

The foregoing instrument was acknowledged before me this 12th day of February 2024 by Rebecca Jenkins, the Treasurer and Chief Financial Officer of The Board of Education of the New Albany – Plain Local School District.

Nancy J Johnson
Notary Public
Commission Expiration: 2-23-25

This instrument prepared by:
Amy S. Bartemes, Esq.
Bricker Graydon LLP
100 S. Third Street
Columbus, Ohio 43215

NOTARIAL SEAL STATE OF OHIO

NANCY J JOHNSON
Notary Public, State of Ohio
My Commission Expires:
February 23, 2025

LEGAL DESCRIPTION
5.001 ACRE
BOUNDARY SURVEY

Situated in the State of Ohio, County of Franklin, City of New Albany, being in Section 2, Quarter Township 1, Township 2, Range 16, United States Military District, being all of a 5.001 acre tract of land conveyed to Plain Local School District Board of Education in Instrument Number 199803120057744 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at Franklin County Monument FCGS 2274, being an aluminum disk in a concrete monument box, found at an angle point in the centerline of Bevelhymer Road (45 feet wide) as established in Road Record 10, Page 385, also being the center 1/4 corner of Section 2, being the northeasterly corner of a 0.617 acre tract of land designated Parcel 3 and the southeasterly corner of a 1 acre tract of land designated Parcel 2, both as conveyed to John H. Richardson and Christina R. Richardson in Instrument Number 201102170024141, also being the southwesterly corner of a 5.006 acre tract of land as conveyed to Jennifer Lynn Stevens and Zachary Michael Stevens in Instrument Number 202205040068746;

Thence along the east-west 1/2 section line of said Section 2, and along the southerly line of said 5.006 acre tract, South 86°54'17" East, 544.61 feet to a 3/4" iron pipe found capped "EMH&T" (passing a 3/4" iron pipe found 0.30' north of said line at 30.00 feet), being the northwesterly corner of a 64.998 acre tract of land as conveyed to Village of New Albany, Ohio in Instrument Number 199802180035840, referencing FCGS 2278, being an aluminum disk in a concrete monument box, found at an angle point in the centerline of Peter Hoover Road (40 feet wide) as established in Road Record 7, Page 328, also being the east 1/4 corner of Section 2 and west 1/4 corner of Section 1, at South 86°54'17" East, 2177.34 feet;

Thence along the westerly line of said 64.998 acre tract, South 03°16'13" West, 400.00 feet to an iron pin set;

Thence along the northerly line of said 64.998 acre tract, North 86°54'17" West, 544.61 feet to a mag nail set (passing a 3/4" iron pipe found capped "EMH&T" at 529.61 feet), being a northwesterly corner of said 64.998 acre tract, being on the easterly line of a 0.528 acre tract of land as conveyed to Sharyl K. Benson and David C. Benson in Instrument Number 200309120291095, also being in the centerline of said Bevelhymer Road and the north-south 1/2 section line of said Section 2, referencing FCGS 4475, being an aluminum disk in a concrete monument box, found at the intersection of said Bevelhymer Road and Walnut Street (variable width) as established in Road Record 6, Page 5 and Plat Book 132, Page 315, also being the south 1/4 corner of said Section 2 and the north 1/4 corner of Section 9;

Thence along the centerline of said Bevelhymer Road and said north-south 1/2 section line of said Section 2, along the easterly line of said 0.528 acre Benson tract, along a 0.528 acre tract of land as conveyed to Lawrence W. Stambaugh and Dianna L. Stambaugh in Official Record Volume 29527, Page C03, along a 0.528 acre tract of land as conveyed to Larry Jay McVay and Nancy Joan McVay in Deed Book 3439, Page 497, along a 53.795 acre tract of land as conveyed to CITY OF NEW ALBANY, OHIO in Instrument Number 202301100002855, and along said 0.617 acre tract of land designated Parcel 3, North 03°16'13" East, 400.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 5.001 acres and being a 5.001 acre part of Parcel Number 222-002941-00, of which 0.138 acres are in the present road occupied of Bevelhymer Road.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by GPS observations between Franklin County Monuments FCGS 4475 & FCGS 2274. The portion of the centerline of Bevelhymer Road having a bearing of North 03°16'13" East.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from August 2, 2023 under the direct supervision of Garrett G. Brown, Ohio Registered Professional Surveyor 8797.

This description was prepared on August 3, 2023.



1/8/24

Garrett G. Brown, PS, E.I. Date

Registered Surveyor No. 8797

ALL OF (222) 002941

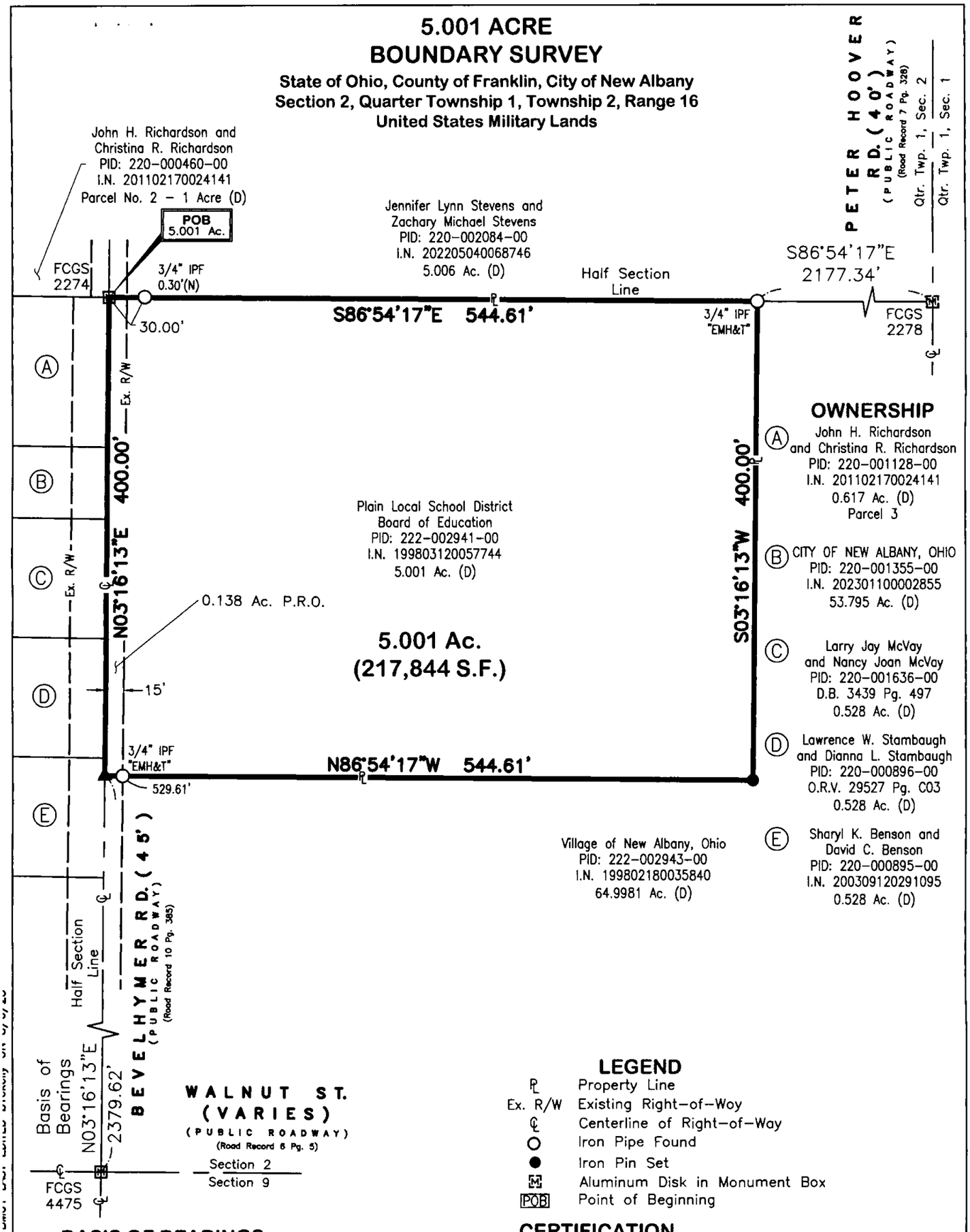
DESCRIPTION VERIFIED
BRAD FOSTER, P.E., P.S.
BY: FBA
DATE: 5/15/24

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: fasante
01/08/2024
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

5.001 ACRE BOUNDARY SURVEY

State of Ohio, County of Franklin, City of New Albany
Section 2, Quarter Township 1, Township 2, Range 16
United States Military Lands



OWNERSHIP

(A) John H. Richardson and Christina R. Richardson
PID: 220-001128-00
I.N. 201102170024141
0.617 Ac. (D)
Parcel 3

(B) CITY OF NEW ALBANY, OHIO
PID: 220-001355-00
I.N. 202301100002855
53.795 Ac. (D)

(C) Larry Jay McVay and Nancy Joan McVay
PID: 220-001636-00
D.B. 3439 Pg. 497
0.528 Ac. (D)

(D) Lawrence W. Stambaugh and Dianna L. Stambaugh
PID: 220-000896-00
O.R.V. 29527 Pg. C03
0.528 Ac. (D)

(E) Sharyl K. Benson and David C. Benson
PID: 220-000895-00
I.N. 200309120291095
0.528 Ac. (D)

LEGEND

℄	Property Line
Ex. R/W	Existing Right-of-Woy
℄	Centerline of Right-of-Way
○	Iron Pipe Found
●	Iron Pin Set
[M]	Aluminum Disk in Monument Box
POB	Point of Beginning

BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by GPS observations between Franklin County Monuments FCGS 4475 & FCGS 2274. The portion of the centerline of Bevelhymer Road having a bearing of North 03°16'13" East.

0 100 200
SCALE IN FEET

CERTIFICATION

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted.

Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8797" inscribed on tap. The fieldwork was completed on August 2, 2023. All monuments found are in good condition unless otherwise noted.

STATE OF OHIO
GARRETT BROWN
S-8797
REGISTERED PROFESSIONAL SURVEYOR

BY: Garrett Brown 1/8/24
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY CK CHK BY GGB DATE 8/3/23

708.899

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

ZONING DESCRIPTION
53.793 ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, lying in Section 2, Quarter Township 1, Township 2, Range 16, United States Military District, being part of that 73.660 acre tract conveyed to City of New Albany, Ohio by deed of record in Instrument Number 202301100002855, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southeasterly corner of said 73.660 acre tract, and being the centerline intersection of Walnut Street and Bevelhymer Road and in the line common to said Section 2 and Section 9;

Thence North 86° 36' 45" West, with the centerline of said Walnut Street and said common Section line, a distance of 779.43 feet to the southeasterly corner of that 5.165 acre tract conveyed to Derrick A. Neff and Lorraina M. Neff by deed of record in Instrument Number 202110130185124;

Thence North 03° 09' 28" East, with the line common to said 73.660 and 5.165 acre tracts, a distance of 1000.00 feet to the northeasterly corner of said 5.165 acre tract;

Thence North 86° 36' 45" West, continuing with said common line, a distance of 225.00 feet to the northwesterly corner of said 5.165 acre tract;

Thence North 03° 09' 28" East, partially across said 73.660 acre tract and partially with the line common to said 73.660 acre tract and that 89.095 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 201212140192962, a distance of 1784.64 feet to the southerly line of that 13.921 acre tract conveyed to Dennis M. Keesee and Teresa D. Keesee by deed of record in Instrument Number 202002200025353;

Thence South 86° 19' 43" East, with the northerly line of said 73.660 acre tract and the southerly lines of said 13.921 acre tract and that one acre tract conveyed as Parcel No. 2 to John H. Richardson and Christina R. Richardson by deed of record in Instrument Number 201102170024141, a distance of 794.96 feet to the northwesterly corner of that 0.617 acre tract conveyed as Parcel No. 3 to John H. Richardson and Christina R. Richardson by deed of record in Instrument Number 201102170024141;

Thence South 03° 16' 16" West, with the line common to said 73.660 and 0.617 acre tracts, a distance of 125.00 feet to the southwesterly corner of said 0.617 acre tract;

Thence South 86° 19' 43" East, continuing with said common line, a distance of 215.00 feet to the southeasterly corner of said 0.617 acre tract and the centerline of said Bevelhymer Road;

Thence South 03° 16' 16" West, with an easterly line of said 73.660 acre tract and said centerline, a distance of 60.00 feet to the northeasterly corner of that 0.528 acre tract conveyed to Larry Jay McVay and Nancy Joan McVay by deed of record in Deed Book 3439, Page 497;

Thence North 86° 19' 43" West, with the line common to said 73.660 and 0.528 acre tracts, a distance of 230.00 feet to the northwesterly corner of said 0.528 acre tract;

Thence South 03° 16' 16" West, with an easterly line of said 73.660 acre tract and the westerly lines of said 0.528 acre tract, that 0.528 acre tract conveyed to Lawrence W. Stambaugh and Dianna L. Stambaugh by deed of record in Official Record 29527C03, that 0.528 acre tract conveyed to Sharyl K. Benson and David C. Benson by deed of record in Instrument Number 200309120291095, that 0.528 acre tract conveyed to Lani K. Elschlager by deed of record in Instrument Number 201511040156907, that 0.528 acre tract conveyed to Linda M. Harrah by deed of record in Instrument Number 200608170163157, that 0.528 acre tract convey to Tam Van Huynh and Tam Tran by deed of record in Instrument Number 202104070061735, that

0.528 acre tract conveyed to Thomas B. Elsasser and Brenda M. Tiburzio by deed of record in Official Record 27510J03, that 0.528 acre tract conveyed to James S. Davy and Jeralyn S. Davy by deed of record in Official Record 3583J13, and that 0.528 acre tract conveyed to Robert Hodge by deed of record in Instrument Number 200903180038022, a distance of 900.00 feet to the southwesterly corner of said 0.528 acre Hodge tract;

Thence South 86° 19' 43" East, with the line common to said 73.660 acre tract and said 0.528 acre Hodge tract, a distance of 230.00 feet to the southeasterly corner of said 0.528 acre Hodge tract and the centerline of said Bevelhymer Road;

Thence South 03° 16' 16" West, with an easterly line of said 73.660 acre tract and said centerline, a distance of 1694.62 feet to the POINT OF BEGINNING, containing 53.793 acres, more or less, all of which is within Auditor’s Parcel Number 220-001355.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK
53_793 ac 20250895-VS-EXHB-ZONE-01.docx

[redacted]
200511030232875
Pgs: 3 $36.00 T20050087966
11/03/2005 3:10PM BXSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

James M. Weekley and Margaret A. Weekley*married, Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants to **New Albany Plain Local Joint Parks District, Grantee(s),** whose tax mailing address is: 220 Market Street, Suite 207, New Albany, OH 43054, the following described **REAL PROPERTY**:

*Also known as Margaret Weekley

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

Prior Instrument Reference:	**Official Record 12900C02 and Official Record 12900B20**
Parcel Number:	5-879 AC **split from combination of 222-002933 and 222-002939**
Property Address:	**Vacant land, Peter Hoover Road, New Albany, Ohio**

EXCEPT easements and restrictions of record and taxes and any assessments not yet due and payable. **AND FURTHER SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND TO THE BENEFIT OF GRANTOR, THEIR SUCCESSORS AND/ OR ASSIGNS:**

1. **Grantee shall erect a fence dividing the land conveyed herein and the land retained by Grantor. Said fence shall be maintained by Grantee, its successors and assigns.**

2. **The premises shall be used only as an active and / or passive public park and uses incidental thereto for a period of thirty years from the date of this conveyance.**

120051530 RD

Servant Title Agency of Columbus Box

Executed this 26th day of October, 2005.

200512160264790
Pgs: 3 $40.00 T20050099361
12/16/2005 10:24AM BXSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

James M. Weekley

Margaret Weekley

Margaret A. Weekley

re-record to AKA Grantor

STATE OF Ohio ,
COUNTY OF Franklin, ss:

Be it remembered, that on this **26th day of October, 2005**, before me, the subscriber, personally came the above named **James M. Weekley and Margaret A. Weekley**, the **Grantor(s)** in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Notary Public

This Instrument prepared by: Marshall S. McCormick, Attorney-at-Law
259 West Schrock Rd.
Westerville, OH 43081

NOTARIAL SEAL STATE OF OHIO
DAVID J. MARTIN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DECEMBER 14, 2005

File No. 120051530

TRANSFERRED
DEC 16 2005
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
NOV 3 2005
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

5.879 acre tract "A"

Situated in the State of Ohio, County of Franklin, Township of Plain, Section 2, Quarter Township 1, Township 2, Range 16 of the United States Military Lands, and being a part of the two following tracts conveyed to James & Margaret Weekley in O.R. 12900C02 (5.000 acre tract) and 12900B20 (5.886 acre tract), Deed acres (all references to instruments, official records or Deeds in this description are to be found at the Franklin County Recorder's office, Ohio) and being more particularly described as follows:

Beginning at the FCGS Monument Number 5112, found at the intersection of Peter Hoover Road and Walnut Street. Thence northerly along the centerline of Peter Hoover Road N 0°05'40"E a distance of 1272.43 feet to a set Mag Nail™, passing a found MAG Nail™ at 1272.30 feet and 0.07 feet east of this line. Said point being the southeasterly corner of said 5.886 acre tract and the northeasterly corner of an 11.000 acre tract deeded to New Albany Plain Local Joint Park District, Instrument number 200502070022956. For this survey the FCGS Monuments 5112 & 2278 define the centerline of Peter Hoover Road. Thence westerly, leaving the centerline of Peter Hoover Road, along the north and south line of said 11.000 and 5.886 acre tract S89°35'33"W a distance of 629.16 feet to a set 1 inch O.D. (outside diameter) pipe that is 30 inches long with an orange plastic survey cap marked "Dunn PS 8068", this point being the TRUE POINT of BEGINNING and the southeast corner of the new 5.879 acre tract "A".

Thence S89°35'33"W a distance of 729.59 feet, to a found 1 inch O.D. pipe. This pipe, being the northwesterly corner of said 11.00 acre tract, the southwesterly corner of the new 5.879 acre tract "A", and the east line of a 43.236 acre tract deeded to New Albany Plain Local Joint Park District, Instrument number 200504140069919.

Thence northerly with said 43.236 acre tracts east line, N0°04'18"W a distance of 192.48 feet to a found 1 inch O.D. pipe. This pipe being the corner of four tracts; Weekley's O.R. 12900C02 and 12900B20, the 43.236 acre tract of New Albany Plain Local Instrument number 200504140069919, and the 64.998 acre tract conveyed to the Village of New Albany, Instrument number 199802180035840.

Thence N0°06'18"W a distance of 160.30 feet to a found 1 inch O.D. pipe, being the northwesterly corner of the new 5.879 acre tract "A" and a deflection point in the south line of the 64.998 acre tract of the Village of New Albany.

Thence easterly along the north line of the 5.879 acre tract "A" and the south line of the 64.998 acre tract, N89°54'50"E a distance of 730.68 feet to a set 1 inch pipe.

Thence S0°05'40"W a distance of 348.69 feet, passing the original Weekley tracts dividing line at a distance of 160.26 feet, to the closing "TRUE POINT of BEGINNING" and containing 5.879 acres of land, more or less, and leaving an intended 5.012 acres in the remaining two original Weekley tracts, which make up the new tract "B".

This description is subject to all right-of-ways, easements or restrictions, if any, of previous record.

All iron pins denoted as "set" are 1 inch O.D. by 30 inch galvanized iron pipe with an orange plastic survey cap stamped in black ink with, "DUNN PS 8068". All "set" Mag-Nails™ are 2" by ¼" in dimension.

The basis for bearings on this description is based upon a Prior Deed Vol. 3443 Page 161, calling the centerline of Peter Hoover Road as: N0°05'40"E. This survey used FCGS Monuments: 5112 & 2278 to define the centerline of Peter Hoover Road.

The foregoing description was prepared from information obtained from Records and Instruments located at the Franklin County Recorder's Office and actual field surveys made the first week of May 2005 in accordance with the State minimum standards for boundary surveys in the State of Ohio as adopted May 1,1980 of the Administrative Code chapter 4733-37 by myself, Timothy M. Dunn, Ohio Professional Registered Surveyor #8068.

By _____
Timothy M. Dunn, PS
Ohio Registered Surveyor No. 8068
DBA TCD Surveying Solutions

TCD Surveying Solutions
Tim Dunn
P.O. Box 280
Canal Winchester, Ohio 43110-0280
(614)252-2707

STATE OF OHIO
TIMOTHY M. DUNN
8-8068
REGISTERED
PROFESSIONAL SURVEYOR

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E.,P.S.
BY: BR PAR
DATE: 11-3-05
12/16/05

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E.,P.S.
BY: BR
DATE: 6/30/05

O-74B
SPLIT
3.191 ACRES
OUT OF
(222)
2939
&
SPLIT
2.688 ACRES
OUT OF
(222)
2933

O-74B
TO COMBINE
(222)
2933 &
2939
& SPLIT
5.879 Ac
FROM
COMB

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
April 06, 2026 Meeting

PRAIRIE HOUSE NEIGHBORHOOD ZONING AMENDMENT

LOCATION:	6060 East Dublin-Granville Road (PID: 222-000387).
APPLICANT:	Five Development LLC, c/o Aaron Underhill, Esq.
REQUEST:	Zoning Amendment
ZONING:	Single Family Residential (R-2) to Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN:	Residential District
APPLICATION:	ZC-15-2026

Review based on: Application materials received March 06, 2026.

Staff report completed by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone 18.461+/- acres from Single Family Residential (R-2) to an Infill-Planned Unit Development (I-PUD) to be known as the "Prairie House Neighborhood." The proposed zoning permits 39 single-family dwellings, parkland, and open space.

The rezoning and preliminary development plan are scheduled to be heard by city council with an anticipated first reading on May 5, 2026, and a second reading on May 19, 2026. Once the rezoning application has been approved by city council, the application must return to the Planning Commission with a final development plan application due to the Infill-Planned Unit Development (I-PUD) zoning classification.

II. SITE DESCRIPTION & USE

The 18.461+/- acre site is located in Franklin County and is made up of one lot containing three main structures and a few accessory buildings. The site is located on East Dublin-Granville Road east of Hampstead and north of Pickett Place. Hampstead and Pickett Place are both zoned I-PUD and the development on the east of the site is outside of the city's limits.

III. PLAN REVIEW

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

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

(a) Adjacent land use.
(b) The relationship of topography to the use intended or to its implications.
(c) Access, traffic flow.
(d) Adjacent zoning.
(e) The correctness of the application for the type of change requested.

(f) The relationship of the use requested to the public health, safety, or general welfare.
(g) The relationship of the area requested to the area to be used.
(h) The impact of the proposed use on the local school district(s).

Per Codified Ordinance Chapter 1159.08 the basis for approval of a preliminary development plan in an I-PUD shall be:

(a) That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;
(b) That the proposed development is in general conformity with the Strategic Plan or portion thereof as it may apply;
(c) That the proposed development advances the general welfare of the Municipality;
(d) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;
(e) Various types of land or building proposed in the project;
(f) Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density of dwelling units may not violate any contractual agreement contained in any utility contract then in effect;
(g) Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;
(h) Building heights of all structures with regard to their visual impact on adjacent facilities;
(i) Front, side and rear yard definitions and uses where they occur at the development periphery;
(j) Gross commercial building area;
(k) Area ratios and designation of the land surfaces to which they apply;
(l) Spaces between buildings and open areas;
(m) Width of streets in the project;
(n) Setbacks from streets;
(o) Off-street parking and loading standards;
(p) The order in which development will likely proceed in complex, multi-use, multi-phase developments;
(q) The potential impact of the proposed plan on the student population of the local school district(s);
(r) The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);
(s) The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).

A. Engage New Albany Strategic Plan

The site is located within the Residential District future land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or roads.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- 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 a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A

transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.

- 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. To achieve these principles, streets within residential developments must be public.

B. Use, Site and Layout

1. The proposed zoning is an Infill-Planned Unit Development (I-PUD) that permits the development of a new 39-lot, non-age-restricted residential subdivision.
2. The site is currently zoned R-2, which permits development at a density of 2.1 dwelling units per acre. This exceeds the Strategic Plan's recommended density of 1 dwelling unit per acre. The applicant proposes to maintain the same density of 2.1 dwelling units per acre under the requested I-PUD zoning. Therefore, the proposal does not exceed the density currently permitted.
3. The zoning district is made up of one subarea that is approximately 18.461 acres and permits the following uses:
    - Single-family detached homes, single-family attached homes, and related accessory structures.
    - Publicly or privately-owned parks and open spaces
    - Residential model homes that are subject to conditional use approval by the Planning Commission.
4. The zoning text established the following setbacks listed in the table below.

SETBACKS	
Front Yard	Lot Prototype A, B, & E: 28 feet Lot Prototype C, D, & Specialty lots: 8 feet
Side Yard	5 feet for all facades that are not part of a garage
Side Yard for Garages	Lot Prototype A, B, E, & Specialty Lots: 0 feet Lot Prototypes C & D: 5 feet
Rear Yard	Lots not sharing a property line with a perimeter boundary: 20 feet Lots with rear lot lines along an alley: 10 feet Lots sharing lot line with a perimeter boundary (except the west boundary): 30 feet

5. Additional setback requirements include:
    - East Dublin-Granville Road: a minimum setback of 50 feet from the right-of -way
    - Western Perimeter Boundary: a minimum setback of 40 feet to prevent building in the sanitary sewer easement.
6. The strategic plan calls for continued high-quality planning and design of new residential developments and neighborhoods. The zoning text provides standards that will complement the existing character of the surrounding area and maintain the current connectivity with the existing and updated leisure trails.
7. The zoning text states that all homes are not to back onto open space and reserve areas. The preliminary development plan demonstrates this requirement, meeting an important development standard of the Engage New Albany Strategic Plan.
    - The proposed text calls out the homes on Lots 2 and 29 and states that they shall be angled so that their rear facades do not run parallel or nearly parallel to the right-of-way for East Dublin-Granville Road. And that side facades of homes on Lots 1, 2, 28, and 29, which face East Dublin-Granville Road, shall include enhanced architectural elements to avoid the appearance of blank or monotonous designs.
8. A school impact statement has been submitted. The applicant estimates that 0.8 students per unit will be generated for a total of 31 students. Based on an assumed 31

students generated, the applicant has projected this development to have a net positive financial impact on the school district.

C. Access, Loading, Parking

1. The primary access point to the site is from East Dublin–Granville Road, generally located as shown on the preliminary development plan and aligned with the public street to the south, Picket Place.
2. A second access point will be provided to the west of the main access point along East Dublin-Granville that will be for emergency access only. It will utilize breakaway bollards and grass pavers.
3. The text states that 21 feet from the existing edge of right-of-way on East Dublin-Granville Road will be dedicated to the city.
    - The City Engineer has commented on the right-of-way language, see section IV. Engineering Comments section and condition #4.
4. The text requires the internal two-way street to be a public street and built to city standards. The right-of-way for these internal streets is required to be 50 feet with 26-foot pavement widths, measured from front of curb to front of curb.
5. The text also requires the internal one-way street to be a public street and built to city standards. It will have a minimum right-of-way width of 20 feet and a minimum pavement width of 12 feet.
6. The text also refers to a private alley that will be maintained by the homeowners' association and shall have a minimum of 12 feet of pavement and shall allow for one-way traffic.
7. The text requires all homes to have a minimum of 1 off-street parking space on their driveways in addition to a minimum of 2 parking spaces within the garage.
8. The text states a 4-foot-wide public sidewalk shall be provided along both sides of each public street.
    - Staff recommends a condition of approval that the public sidewalks be 5-foot-wide (condition #1).
9. An 8-foot leisure trail already exists along East Dublin-Granville Road; the text states the path will be reconstructed when necessary for the new construction. The existing dip in the leisure path across the proposed Road A, as shown on the site plans, will be corrected and realigned during the street construction. In addition, a minimum 8-foot mulched leisure path will be provided in the parkland/open space on the northern portion of the subdivision.
    - Staff recommends a condition of approval for the 8-foot mulched leisure path to be paved using asphalt (condition #2).

D. Architectural Standards

1. The New Albany Design Guidelines and Requirements (DGRs) ensure neighborhoods sustain their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far. All homes shall be designed in accordance with the City of New Albany's Design Guidelines and Requirements. The proposed zoning text contains the same high-quality standards that have been successful throughout other subdivisions in the city.
2. Each building will have a maximum height of 35 feet.
3. The text permits brick, cedar shiplap wood siding, and composition materials with a natural appearance. The use of vinyl as a primary or secondary material and the application of brick veneer to a single building façade is prohibited. The text requires exterior wall finish materials must be used to complete massing elements. Each exterior façade of a home shall utilize one primary material and that material shall be used on all elevations of that home.
4. The text allows roofs to be of natural slate wood shake or wood shingle, metal standing seam, or an architectural-grade fiberglass asphalt shingle.

5. Solar panels are permitted to be installed on roofs on the rear of homes that face southward, provided they are not visible from a public street.
6. Illustrative, architectural drawings demonstrating the design and character for the proposed development will be reviewed at the time of a final development plan application as required by C.O. 1159.07(b)(3)(P).

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

1. Detailed landscaping plans for the subdivision will be reviewed at the time of a final development plan application as required by C.O. 1159.07(b)(3)(O).
2. New Albany's Codified Ordinance requires that 2,400 square feet per home be dedicated as parkland, and 20% of the total acreage in the subdivision shall be dedicated as open space. For this development, the total required parkland and open space is 93,600 square feet. The applicant is providing multiple reserve areas that consist of either open space or parkland, totaling 3.88 acres. Per C.O. 1187.16 wet and dry stormwater basins shall not be considered open space.

	Required	Proposed
Parkland	93,600 sq ft	93,600 sq ft
Open Space	3.58 acres	3.88 acres

3. The maps associated with the zoning text state that the parkland dedication is to be maintained by the city. The HOA will be responsible for maintaining other reserves and the emergency access drive.
    - Ownership of the parkland and open space areas, which are shown on the preliminary development plan, shall be defined and approved with the final development plan (condition #3).
4. The zoning text states that a playground will be provided within an open space or parkland within the zoning district that will be approved with the final development plan.
5. The strategic plan states that homes should not back onto open spaces or public roads. The applicant is meeting these recommendations by prohibiting homes from backing onto open space and providing open space around existing natural features.
6. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of two and a half inches in caliper at installation and shall be spaced at a maximum distance of thirty feet on center. Trees may be grouped, provided the quantity is equivalent to one tree per thirty feet. This requirement may be waived in areas where vegetation already exists.
    - The text states that trees shall not obstruct sight distance or signage and that street tree and signage locations will be shown with the final development plan for approval.
7. The zoning text commits to a Tree Preservation Zone, which applies along the perimeters of the site. Along the western perimeter, there is a minimum 20-foot preservation zone, a 15-foot preservation zone on the eastern perimeter, and a 50-foot preservation zone from right-of-way along East Dublin Granville Road.

F. Lighting & Signage

1. Landscape lighting shall be used to provide safety and ingress and egress only; lights shall be shielded by plantings or other methods.
    - Uplighting of the exterior of the home shall be prohibited.
2. Each house shall have a minimum of one yard light near the sidewalk at the front entry and one wall-mounted porch light at the front door.
3. The city's gooseneck streetlights shall be used in the development and be New Albany green.
    - The text states that other light fixtures may be used, subject to approval by the Planning Commission.
4. No signs are proposed at this time, but the text states standard city street regulatory signs will be used, and any other signs shall conform to the provisions of the Codified

Ordinances. All proposed signage for the subdivision is subject to review and approval of the Planning Commission at the time of the final development plan application.

G. Other Considerations

1. Pre-fabricated buildings are prohibited in the zoning district.
2. Basketball backboards, swings, and other such equipment are permitted but must be screened from adjoining properties.
3. Swimming pools/spas are permitted per the proposed text. They must be located in the rear yard and within the building line of sight, completely enclosed by a fence and screened from adjoining properties.
    - All equipment shall be within the enclosure and completely screened from adjoining properties.
    - Pools/spa, including any walks, paved areas, equipment, and appurtenances, may not be closer than fifteen feet to any property line per Codified Ordinance 1173.02(c).

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #4).

1. Revise the text and exhibits to show 50 feet of public right-of-way dedication as measured from the road centerline along the parcel frontage.
2. The developer shall 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.
3. Provide environmental permit approvals when they are available
4. Provide a fire truck turning radius analysis and obtain Fire Department approvals.
5. Revise the curb radius at the man curb cu to match what is shown across the street at Pickett Place.

V. SUMMARY*:*

The rezoning is consistent with the residential land use recommendations of the New Albany Strategic Plan, providing versatile housing types for the community and showcasing the high-quality development standards found throughout the city. While the proposed density is higher than the Strategic Plan recommendation, it does not exceed what is currently permitted under the existing R-2 zoning. The new development will complement the established character of the immediate area and maintain the current connectivity. Additional landscape, architecture, and parking details will be reviewed under the final development plan application for the subdivision. The rezoning will increase the number of students in the school district, but with the number of homes contemplated, the school will receive more money than it does currently with the site as is. The zoning text is very similar to other I-PUD subdivisions within the city and is anticipated to follow similar architectural designs as these other subdivisions.

VI. ACTION

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

Move to approve rezoning/preliminary development plan application ZC-15-2026 based on the findings in the staff report, with the following condition (conditions of approval may be added).

1. Public sidewalks shall be 5-foot-wide.
2. The proposed 8-foot mulched leisure trail be paved using asphalt.
3. Ownership of the parkland and open space areas, which are shown on the preliminary development plan, shall be defined and approved with the final development plan.
4. The City Engineer's comments must be addressed, subject to staff approval.

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 6060 East Dublin-Granville Road

Parcel Numbers 222-000387

Acres 18.461+/- # of lots created 39

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	Rezoning of property from the R-2, Single-Family
☐ Certificate of Appropriateness	☐ Variance	Residential classification to the I-PUD,
☐ Conditional Use	☐ Vacation	Infill Planned Unit Development classification
■ Development Plan		to allow for the development of the subject property
☐ Plat		at the same density as the existing zoning but with
☐ Lot Changes		modified development standards, as well as review
☐ Minor Commercial Subdivision		of an associated prelimnary development plan
■ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information		Property Owner Information	
Name	Five Development LLC	Name	Ralph E and Sharon A. Boren, Trustees
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 By: _____ Date: 3/6/2026

Signature of Applicant By: _____ Date: 3/6/2026

Aaron Underhill, attorney

PRAIRIE HOUSE NEIGHBORHOOD I-PUD

Information concerning specific Code requirements for rezoning submittal

Per C.O. 1111.04(c) and (d), a written statement of the existing use and zoning district a written statement of the proposed use and zoning district.

Response: Currently the subject property contains an existing home that was converted to retail use and was operated as such over a long period of time up until a few years ago. The site is presently zoned R-2, Single Family Residential and allows residential development of single-family homes at the rate of 2.1 units per acre. The proposed I-PUD is intended to modernize development standards while maintaining the same uses and maximum density in order to create an upscale neighborhood similar to the New Albany County Club Communities. Development will consist of semi-custom and custom homes.

Per C.O. 1111.03(g), a statement as to how the proposed zoning amendment will impact adjacent and proximate properties.

Response: The subject property will provide use and development standards which are the same or stricter than those which apply to areas surrounding it. The portion of the Hampsted Village residential community which is located to the east of the property is zoned to allow 6.0 units per acre. The portion of the same neighborhood to the north allows 4.1 units per acre, and 4,0 units per acre are allowed to the west. The Pickett Place community to the south has a zoning which provides for 2.7 units per acre. Residential development is very obviously appropriate here, and the PUD standards and commitments are expected to yield homes that will have values which, in many cases, will be over three times those of existing homes in neighboring areas.

Per C.O. 1111.03(i), any deed restrictions, easements, covenants and encumbrances to be imposed to control the use, development and maintenance of the area to be rezoned.

Response: The property will be subjected to a forced and funded property owner's association particular to the development in order to provide the means to maintain and operate common areas that are not dedicated to the City.

Per C.O. 1159.07(b)(2)(F) The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, streets, easements and natural areas.

Response: Development of the site will occur based on market demand after final zoning approval is received. Given the fact that this neighborhood will not be developed by a production builder, homes likely will be constructed over a longer time horizon. Lot pricing and home building costs likely will cause slower absorption that would have been experienced in adjacent neighborhoods when they were developed.

Per C.O. 1159.07(b)(2)(J) Verification that an application, if required, has been submitted to the Ohio Environmental Protection Agency in compliance with Section 401 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain a Water Quality Certification Permit from the Ohio Environmental Protection Agency. In the case of an isolated wetland either a general state or individual state isolated wetland permit must be obtained from the Ohio Environmental Protection Agency (Sections 6111.021. - 6111.024 of House Bill 231).

Response: A Waters Delineation Report has been completed by Civil & Environmental Consultants, Inc. (CEC) to assess the conditions of the subject property. All state permits through the Ohio EPA will be completed regarding any wetlands or environmentally sensitive areas defined within that report.

Per C.O. 1159.07(b)(2)(K) Verification that an application, if required, has been submitted to the U.S. Army Corps of Engineers, in compliance with Section 404 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain either a nationwide or individual permit from the U.S. Army Corps of Engineers.

Response: The Water Delineation Report was submitted to the U.S. Army Corps of Engineers, and any Federal permits will be filed as necessary for this project.

Prairie House Property

Site is presently zoned R-2, allowing residential development at +/-2.1 homes per acre.

Applicable zoning standards stifle site planning creativity and do not allow for additional commitments to be made.

- No public meetings related to zoning are required (plat only)

Planned Unit Development (PUD) zoning classification to be pursued.

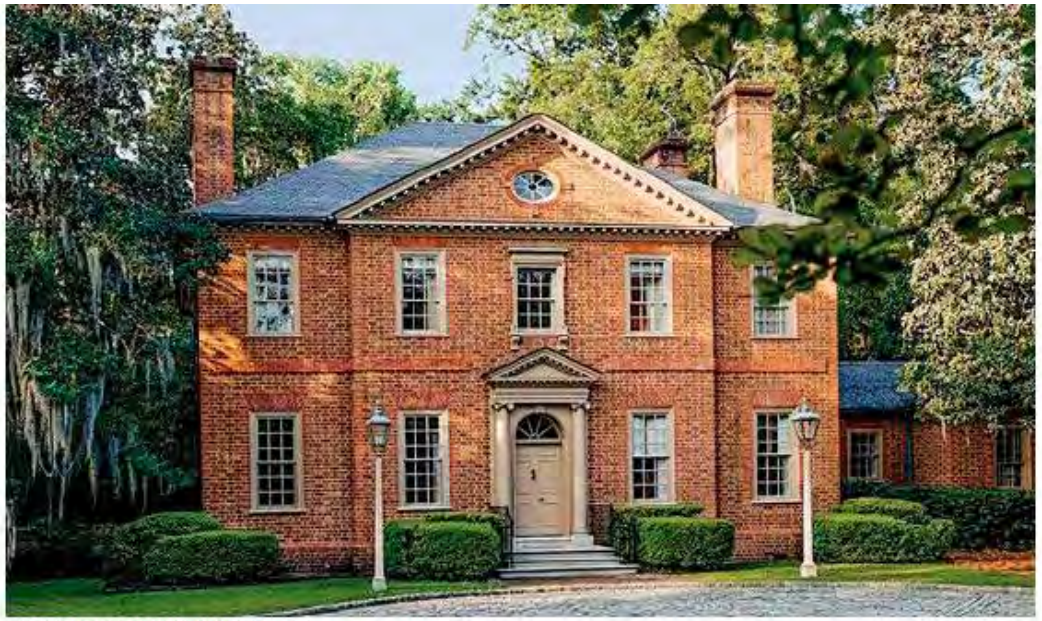
- Allows zoning standards to be adopted which are particular to the property.
- Public hearings at Planning Commission and City Council on rezoning and preliminary development plan.
- Public hearing at Planning Commission on a final development plan (plat heard by Planning Commission and City Council).

Goals:

- Create an upscale neighborhood consistent with existing permitted zoning density
- Provide a neighborhood of custom or semi-custom single-family homes
- Allow for varying lot sizes to create diversity of designs
- Create a community that is compatible with surrounding neighborhoods
- Build at a price point that has a positive impact on the school district ($2 million avg)



Home Massing, Design and Character Inspiration



HOUSE IN SAVANNAH, GA.



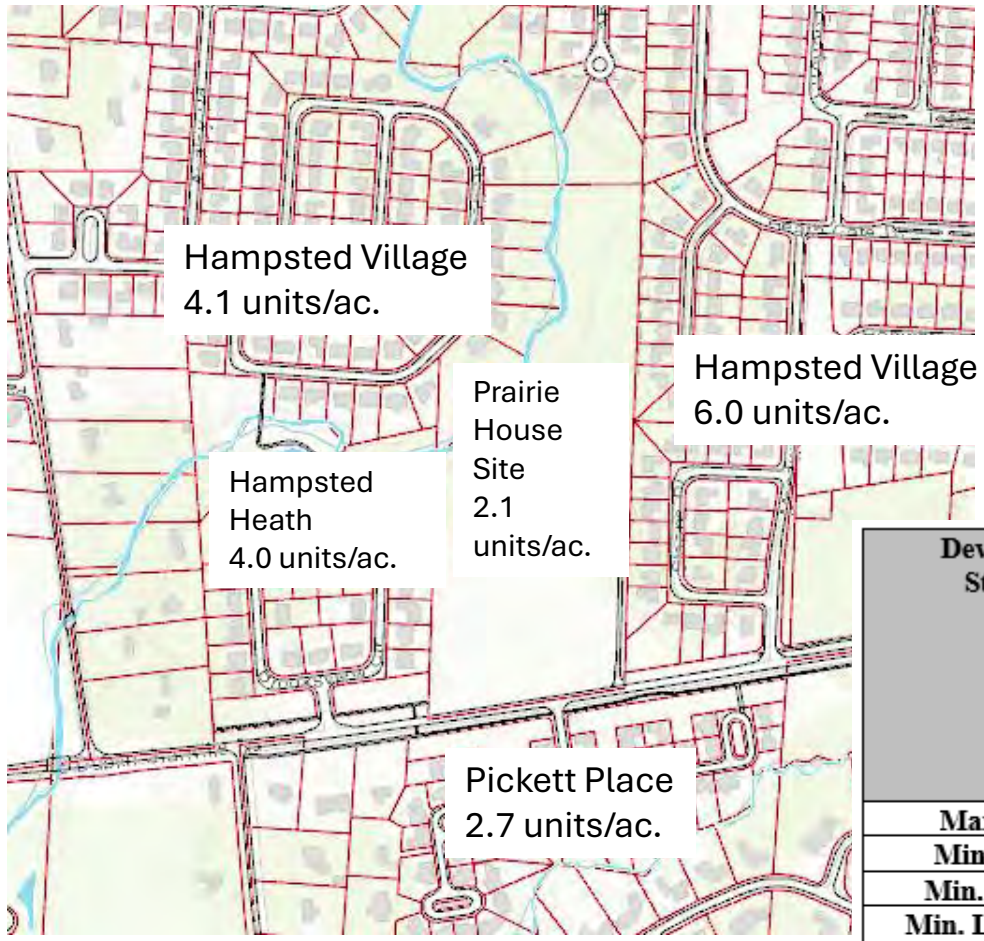
JOHN MARSHALL HOUSE. RICHMOND, VA.



TULIP HILL. GALESVILLE, MD.



RATCLIFFE MANOR. EASTON, MD.



Neighborhood Comparisons

Development Standard	Prairie House Property – Proposed	Hampsted Heath (West of Prairie House) and Hampsted Village (Northwest of Prairie House) - 1998 NACO PUD Subarea 3A	Hampsted Village North of Prairie House - Zoned R-4	Hampsted Village – East of Prairie House - Zoned SR, Suburban Residential in City of Columbus	Pickett Place – Zoned I-PUD
Max. Density	2.1 units/ac.	4.0 units/ac.	4.1 units/ac.	6.0 units/ac.	2.7 units/ac.
Min. Lot Area	7,150 SF[1]	None	10,400 SF	7,200 SF	None
Min. Lot Width	60 feet[2]	50 feet	80 feet	60 feet	50 feet
Min. Lot Width on Curved Street	50 feet	50 feet	45 feet	50 feet	50 feet
Min. Rear Yard Setback	30 feet for lots backing to perimeter boundaries, 20 feet otherwise	10 feet	30 feet	20-30 feet (approx.)[3]	5 feet
Min. Side Yard Setback	5 feet for primary strictures, zero feet for garages	5 feet	10 feet	5 feet	5 feet
Max. Lot Coverage	60%	None	30%	None	None
Max Building Height	35 feet	45 feet	45 feet	35 feet	45 feet
Home Values*	$2,000,000 avg.	$850,000-$1,000,000	$600,000-$750,000	$600,000-$800,000	$600,000-$800,000

*Estimates for existing neighborhoods from Zillow

Underhill & Hodge LLC
ATTORNEYS & COUNSELORS AT LAW

Aaron L. Underhill
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
P: 614.335.9321
F: 614.335.9329
aaron@uhlawfirm.com

March 6, 2026

Chris Christian
Planning Manager
City of New Albany
99 West Main Street
New Albany, Ohio 43054

RE: School Impact of Zoning of 18.461+/- acres located at 6060 East Dublin-Granville Road New Albany, OH 43054 (Prairie House Site)

Dear Chris:

Five Development, LLC has filed a rezoning application with the City of New Albany for the above-referenced property (the "Property"). The request is to rezone the Property from the R-2, Single-Family Residential District to the I-PUD, Infill Planned Unit Development District. The permitted density of residential development under the R-2 zoning of the Property is 2.1 units per acre and the proposed I-PUD will maintain this same rate. The purpose of this letter is to analyze the impact of this rezoning on the New Albany-Plain Local School District (NAPLSD).

The Property presently contains one primary structure which, up until recent years, was operated as a retail store. The Franklin County Auditor values the Property at $1,723,500 in its most recent appraisal, and that office's records indicate that the NAPLSD will receive $29,243 in real property taxes from the real estate for the 2025 tax year. The proposed I-PUD seeks the development of a maximum of 39 homes with an average value of $2,000,000 per home. At full buildout, this will yield $78,000,000 of value on the Property, an increase of more than 45 times over the current value. At that value, for tax year 2025 the real property taxes paid for the Property would have been $1,889,519 ($78,000,000 appraised value x 0.35 assessed value x 0.06921318 residential effective millage rate = $1,889,519). The County Auditor's tax distribution figures for residentially taxed property indicate that 62.74% of real estate taxes go to the NAPLSD. This would equal $1,185,484 on an annual basis for tax year 2025, an increase of $1,156,241.

Historically, the City has assumed that 0.8 students will be generated per single-family home in the NAPLSD. So, the proposed development can be expected to house 31 students (39 homes x 0.8 students = 31.2 total students). According to the NAPLSD website, the total annual cost to

educate one student in the district is presently $13,489.[1] The State of Ohio currently funds 12.9% of that cost,[2] so the local share is 87.1%, or $11,749 annually per student.

With a total of 31 students projected for the proposed development, the total annual local cost of the NAPLSD to educate them would be $364,219. The difference between school district tax revenue and the cost to educate students from the development results in a net positive annual financial surplus to the schools of $1,525,300, compared to $29,243 today. This net financial benefit is enough to cover the annual local cost of educating 129+ students elsewhere in the school district.

The applicant is pleased to bring forth this application and looks forward to working with the City. Please let me know if you have any questions.

Sincerely,



Aaron L. Underhill
Attorney for the Applicant

[1] https://www.napls.us/our-district/treasurer/how-we-compare#:~:text=2024%2D2025%20NAPLS%20Cost%20Per,made%20with

[2] https://www.dispatch.com/story/news/education/2025/03/04/columbus-area-schools-push-back-against-proposed-state-budget-cuts/81150258007/

Prairie House Neighborhood PUD

Property Legal Description

PARCEL I:
Situated in the County of Franklin, State of Ohio, and Township of Plain and bounded and described as follows:

Being in Tp. 2, quarter Tp. 3, Range 16, U.S.M. Lands; beginning at railroad spike in the center line of the Wayne Taylor Pike at the southwest corner of the Hartford T. Stewart tract: thence along the center line of said road South 82 degrees 35 minutes west, 635.5 feet to a railroad spike in the southeast corner of the 37.5 acre Martha—M. Ranney tract; thence along the east line of said tract, North 3 degrees 40 minutes east, (passing an iron pipe at 30.42 feet) 1277.6 feet to an iron pipe at the southeast corner of the Roma M. Kindler 27.5 acre tract; thence along the east line of said tract, North 5 degrees 50 minutes east, 1022.0 feet to a southwest corner of the Ann Morgan tract; thence along a south line of said tract, South 85 degrees 47 minutes east, 593.3 feet to an iron pipe in a corner of said tract; thence along a west line of said tract, South 3 degrees 52 minutes west 817.5 feet to a stone and iron pipe; thence along the west line of the Hartford T. Stewart tract; South 4 degrees 18 minutes West, 834.85 feet to an iron pipe at an angle in the line; thence South 3 degrees 10 minutes west, (passing an iron pipe at 488.4 feet) 519.75 feet to the place of beginning, containing 31.685 acres, more or less.

But excepting all easements, conditions and restrictions of record, if any, and all taxes and assessments now and hereafter due and payable; and subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE:
Situated in the State of Ohio, County of Franklin, Village of New Albany, being located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being 5.207 acres of that tract of land as conveyed to Ralph E. and Sharon A. Boren by deed of record in Deed Book 3618, Page 677, all referenced being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin at the northeasterly corner of said tract, said iron pin also being in the westerly line of Lot 37 of that subdivision entitled "Hampsted Village Section 1" of record in Plat Book 81, Pages 41 and 42.

thence South 2° 03' 21" West, being along the westerly line of said subdivision, a distance of 555.85 feet to an iron pin set;

thence North 90° 00' 00" West, leaving said westerly line (passing an iron pin set on line at 205.94 feet), a distance of 255.94 feet to a point in the centerline of Sugar Run;

thence being along the centerline of said Sugar Run, the following courses (7) and distances;

North 4° 05' 44" East, a distance of 111.59 feet to a point;
North 20° 05' 09" West, a distance of 183.00 feet to a point;
North 52° 35' 06" West, a distance of 60.00 feet to a point;
North 36° 36' 37" West, a distance of 83.00 feet to a point;
North 74° 26' 21" West, a distance of 47.00 feet to a point;
South 76° 18' 00" West, a distance of 91.00 feet to a point; and,

South 45° 56' 48" West, a distance of 66.35 feet to a point in the easterly line of that 8.397 acres tract of land as conveyed to The New Albany Company Limited Partnership, by deed of record in Official Record 24980F02;

thence North 4° 24' 52" East, leaving said Sugar Run and being along the easterly line of said 8.397 acres tract, a distance of 46.15 feet to an iron pin at a southeasterly corner of that 68.940 acres tract as conveyed to M/I Schottenstein Homes, Inc. by deed of record in Official Record 27027A01;

thence North 3° 42' 37" East, being along an easterly line of said 68.940 acres tract, a distance of 206.99 feet to an iron pin at the northwesterly corner of said Boren tract;

thence South 87° 16' 06" East, being along a southerly line of said 68.940 acre tract, a distance of 593.01 feet to the place of beginning, containing 5.207 acres of land, more or less.

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

The bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Monuments Frank 78 and 178 established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

FURTHER EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE:
Situated in the State of Ohio, County of Franklin, Village of New Albany, Quarter Township 3, Township 2, Range 16, United States Military Lands and being out of that tract as conveyed to Ralph E. and Sharon A. Borenof record in Official Record 34803D09, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set at a southwesterly corner of that subdivision entitled "Hampstead Village Section 6", of record in Plat Book 85, Pages 91 and 92, being in the easterly line of that tract as conveyed to the New Albany Company of record in Official Records 24980F02, 14554B19 and 13858I12;

thence with the perimeter of said subdivision, the following courses:
North 45° 56' 53" East, a distance of 66.35 feet to an iron pin set;
North 76° 18' 00" East, a distance of 91.00 feet to an iron pin set;
South 74° 26' 21" East, a distance of 47.00 feet to an iron pin set;
South 36° 36' 37" East, a distance of 83.00 feet to an iron pin set;
South 52° 35' 06" East, a distance of 60.00 feet to an iron pin set;
South 20° 05' 09" East, a distance of 183.00 feet to an iron pin set;
South 04° 05' 44" West, a distance of 111.59 feet to an iron pin set at a southwesterly corner thereof;

thence across said Boren tract, the following courses:

South 45° 00' 39" West, a distance of 18.97 feet to an iron pin set;
South 02° 55' 06" West, a distance of 94.06 feet to an iron pin set;
South 18° 05' 42" West, a distance of 93.04 feet to an iron pin set;
South 24° 00' 45" East, a distance of 101.39 feet to an iron pin set;
South 07° 01' 56" East, a distance of 107.30 feet to an iron pin set;
South 51° 30' 51" West, a distance of 3.91 feet to an iron pin set;
North 85° 37' 31" West, a distance of 287.19 feet to an iron pin set;
With a curve to the right, having a central angle of 42° 50' 37" and a radius of 175.00 feet, a chord bearing and distance of South 25° 47' 47" West, 127.83 feet to an iron pin set at a point of tangency;
South 47° 13' 06" West, a distance of 80.11 feet to an iron pin set in the easterly line of said New Albany Company tract;

thence with said easterly line, the following courses:
North 02° 05' 06" East, a distance of 110.23 feet to an iron pin set;
North 04° 24' 52" East, a distance of 768.23 feet to the point of beginning and containing 6.094 acres of land, more or less.

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

Bearings herein are based on North 02° 03' 21" East for the easterly line of "Hampstead Village Section 6" as shown of record in Plat Book 85, Pages 91 and 92, Recorder's Office, Franklin County, Ohio.

AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to the Prairie House Neighborhood Zoning District, being first duly sworn, do hereby state and depose the following:

That accompanying this affidavit is a list of all property owners located within two hundred (200) feet of the parcel(s) that are the subject of the application and their addresses as appearing on the Franklin County Auditor's current tax list; and

That said list is based solely on the records of the Office of the Auditor of Franklin County, Ohio, as provided on their website on or about the date of this affidavit.

Further Affiant sayeth not.

By: _____
Aaron L. Underhill
Attorney, Underhill & Hodge LLC

STATE OF OHIO
COUNTY OF FRANKLIN SS.

The foregoing instrument was acknowledged before me on the 6th day of March, 2026, by Aaron L. Underhill, who acknowledged the foregoing signature to be his voluntary act and deed.

NOTARIAL SEAL STATE OF OHIO
DAVID L. HODGE, Esq.
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

_____
Notary Public

My Commission Expires: no expiration

PRAIRIE HOUSE NEIGHBORHOOD INFILL PLANNED UNIT DEVELOPMENT (I-PUD)

ZONING AND DEVELOPMENT STANDARDS TEXT

March 20, 2026

I. Introduction and Summary:

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

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

II. Permitted Uses:

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

III. Development Standards:

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

A. Density, Lot and Setback Commitments:

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

2. Lot Widths. There shall be a mixture of lot widths and lot areas in this zoning district to achieve a variety of lot sizes. All lots shall have a minimum lot width of 60 feet or greater, provided that a maximum of 2 lots may have a minimum

width of 50 feet or greater. For purposes of determining width and setback requirements, lots shall be categorized as Lot Prototype A, B, C, D, or E, or as a "Specialty Lot". The preliminary locations of each type of lot are shown in the "Lot Parameters" exhibit that accompanies the preliminary development plan. Final locations of each lot type shall be reviewed and approved as part of a final development plan.

3. Lot Depths. The minimum depths of lots shall be 95 feet.

4. Front Yard Setbacks.

   a. Home Facades. The following minimum front yard setbacks shall be required from the front lot line for all facades of a home which are not part of a garage based on the Lot Prototype on which they are located:

      i. Lot Prototype A. 28 feet

      ii. Lot Prototype B. 28 feet

      iii. Lot Prototype C. 8 feet

      iv. Lot Prototype D. 8 feet

      v. Lot Prototype E. 28 feet

      vi. Specialty Lots. 8 feet

   b. Garage Facades. The minimum setback from front lot lines shall be zero for garages of homes that are located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted. For garages on homes located on Lot Prototypes C and D, the minimum front setback shall be 8 feet.

5. Side Yard Setbacks.

   a. Home Facades. There shall be a minimum setback of 5 feet from side lot lines on all lots for all facades of a home which are not part of a garage.

   b. Garage Facades. The minimum setback from side lot lines shall be zero for garages of homes located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted.

For garages on homes located on Lot Prototypes C and D, the minimum garage setback shall be 5 feet.

6. Rear Yard Setbacks. There shall be a minimum rear yard setback for homes and garages of (i) 20 feet for all lots which do not share a property line with a perimeter boundary of this zoning district, except that lots which a rear lot line along an alley shall have a 10-foot minimum setback, and (ii) 30 feet for all lots which share a property line with a perimeter boundary of this zoning district other than the western perimeter boundary.

7. Additional Setback Requirements. The following additional setback requirements shall apply to the exclusion of other conflicting setback requirements in this text:

   a. East Dublin-Granville Road. There shall be a minimum setback for homes of 50 feet from the right-of-way of East Dublin-Granville Road.

   b. Western Perimeter Boundary Line. Due to the presence of an existing sanitary sewer easement generally running parallel to the western perimeter boundary of this zoning district, homes on lots that share their rear boundary line with that perimeter boundary line shall have a minimum setback of 40 feet for homes as measured from the shared boundary line.

8. Encroachments. Stoops, steps, and covered porches shall be permitted to encroach a maximum of 5 feet within the front yard setback line. They shall not be permitted to encroach within rights-of-way or easements. Patios shall be permitted to encroach up to 10 feet into the minimum rear yard setback. Window wells may encroach up to 2 feet into the minimum required side yard, excluding locations where a zero setback is permitted. Air conditioning units shall not be permitted to encroach into side yards.

9. Lot Coverage. The maximum impervious lot coverage for each lot shall be 60%.

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

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

2. Rights-of-Way and Road Widths:

a. East Dublin-Granville Road: Right-of-way shall be dedicated to the City for East Dublin-Granville Road for a distance of 21 feet from the existing edge of the existing right-of-way for that street.

b. New Two-Way Streets. The right-of-way for internal public streets within the development that allow for traffic flow in opposite directions shall be 50 feet in width. Pavement for all internal public streets shall be 26 feet in width.

c. New One-Way Street. A one-way street shall be located to the front of Lots 22 through 26 as identified in the preliminary development plan. It shall have a minimum right-of-way width of 20 feet and a minimum pavement width of 12 feet. Parallel parking shall be permitted on one side of this street.

d. Private Alley. A private alley shall be located as generally illustrated in the preliminary development plan and as approved as part of a final development plan. The alley shall have a minimum of 12 feet of pavement and shall allow for one-way traffic. It shall be maintained by a private forced and funded homeowners' association that applies only to this zoning district. Appropriate easements shall be provided at the time of platting for vehicular access through (and the placement of utilities underneath or beside) the alley.

3. Off-Street Parking. All single family homes shall be required to have a minimum of 2 parking spaces within a garage and a minimum of 1 off-street parking space.

4. On-Street Parking. On-street parking shall be prohibited on the public entry street into the development between East Dublin-Granville Road and the first intersection of that public street with another public street within the development. Otherwise, on-street parking shall be permitted on the sides of public streets which do not contain fire hydrants. No parking shall be permitted in the private alley within the development.

5. Driveway Aprons. All driveway aprons shall be constructed to accommodate a maximum 16-foot driveway at the right-of-way line.

C. Architectural Standards

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

2. Exterior Materials.

a. Wall finish materials. Brick, wood siding, and composite materials shall be permitted as exterior façade materials. Exterior wall finish material must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited. The use of vinyl as a primary or secondary façade material also is prohibited.

b. Brick. House brick to be of a "handmade appearance". Traditional brick detailing is required, such as, but not limited to, traditional bonds, water table caps, sills, jack arches, segmental arches and soldier courses.

c. Siding. Siding shall be cedar shiplap wood siding or composition material with a natural appearance. Houses with wood or composite siding shall have brick chimneys and brick plinths to the height of the water table.

d. Colors. Permissible colors for exterior home façade materials shall comply with permitted color palettes under the City's Design Guidelines and Requirements unless modifications to this color palette are approved by the Planning Commission as determined in its sole discretion at the time of final development plan review.

e. Roofs. Pitched roofs shall be required to have a minimum 6:12 rise over run. Roof pitches with rise over run of less than 6:12 are permitted on minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted but must integrate strong cornice lines. Roofs may be of natural slate wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.

f. Windows. Windows shall be of traditional themes. Simulated or true divided lite windows shall be required.

g. Shutters. Where used, shutters shall be sized to cover the adjacent window and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs).

h. Gutters and downspouts. Traditional half round gutters and/or ogee gutters with downspouts shall be used.

i. Skylights. Skylights in the roof shall be permitted, provided they are not visible from off-site. Cupolas, dormers, lanterns, belvederes or window bays shall be permitted, provided they are consistent with the architectural theme.

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

3. Vehicular and Pedestrian Standards.

a. Garages.

i. Orientation. Garages may be side loaded or front loaded, except that homes served by the private alley shall be rear loaded..

ii. Overhead Doors. Individual bay garage doors are required, double wide garage doors are prohibited. The width of garage doors shall not exceed 9 feet. The scale of the garage shall be minimized by low, one-story roof lines and low fascia lines. Windows are encouraged in the walls of garages.

ii. Garage Doors (Pedestrian). All pedestrian garage doors shall be solid paneled.

iii. Garage doors (Vehicular). All overhead garage doors shall be solid paneled. No glazing shall be permitted in garage doors unless they are consistent with the architectural theme.

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

c. Sidewalks. A 4-foot wide concrete sidewalk shall be provided along both sides of each public street.

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

e. Leisure Paths. An existing leisure trail runs along the north side of East Dublin-Granville Road and includes a curvature where it will overlap with the proposed primary street entrance into the zoning district. When this new public street is constructed this portion of the leisure trail shall be removed and, to the extent that is not located within the new street pavement, will be reconstructed to provide a more linear alignment with the path as it exists to the east and west of the entrance. Appropriate related improvements to the path at and near the new street shall be made along with the construction of the new street to meet typical requirements at street crossings as required in similar situations throughout the City. A

mulched leisure path with a minimum width of 8 feet shall be provided in the parkland/open space within the northern portion of the zoning district. If permission is obtained from relevant adjacent property owners, the path shall provide for connections to adjacent properties. A potential layout for the leisure trail is provided along with the preliminary development plan, but the final location and layout shall be determined at the time of final development plan approval.

4. Attached Structures.

   a. Screened Porches. Screened porches are encouraged on the rear or sides of homes but are not permitted on the front. Detailing shall be traditional wood with a break in screening at rail height. Columns or full height vertical wood members shall be at least 6" x 6". All screened porch trim shall be painted. Roof lines of screened porches shall conform to the architectural style of the home and blend into the massing of the home.

   b. Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including: air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters. All such facilities shall be enclosed within a service court which is attached to the house, entirely enclosed by a privacy wall or fence being a minimum of four feet high. Service courts shall be located away from the bedrooms of adjoining residences where possible.

5. Swimming Pools/Spas.

   a. Locations and Enclosures. All swimming pools/spas shall be located in the rear yard, within the building line of the site, completely enclosed by fencing and screened from adjoining properties.

   b. In-Ground Pools. All swimming pools shall be in-ground construction. The swimming pool/spa equipment shall be within the enclosure and completely screened from adjoining properties.

   c. Spas. Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

6. Storage Buildings.

   a. Accessory Structures. Accessory structures shall be constructed of the same wall and roof materials as the home. The colors, walls, roof, and trim, shall match those used on the home. All other requirements for accessory structures shall be governed by relevant provisions of the Codified Ordinances.

b. Equipment Storage. Storage of all maintenance equipment shall be within garages or permitted storage structures or screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots, or adjacent developments.

c. Vehicle Storage. All campers, off-road vehicles (i.e. box trucks), and boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.

7. Mailboxes. In accordance with federal postal regulations, one clustered box unit (CBU) shall be provided for mail delivery to residents in the development. The CBU shall be located within a privately owned common open space in a location to be determined at the time of final development plan approval and shall be maintained by a property owners' association that is specific to this development.

8. House Numbering. Each residence shall be required to install house numbers in a common location.

9. Orientation of Certain Homes. No homes shall back to parkland or open space. Homes on Lots 1 and 28 as shown in the preliminary development plan shall have their front facades facing the primary entry street into the zoning district, meaning that each of them shall have a side facade facing East Dublin-Granville Road. Homes on Lots 2 and 29 shall be angled so that their rear facades do not run parallel or nearly parallel to the right-of-way for East Dublin-Granville Road. Side facades of homes on Lots 1, 2, 28, and 29 which face East Dublin-Granville Road shall include enhanced architectural elements to avoid the appearance of blank or monotonous designs. Examples of such enhancements include (but are not limited to) the presence of brick chimneys, generous use of windows, and the placement of a pedestrian entrance to the home which is designed to feel as if it is a primary entrance. As part of the final development plan application, a landscaping plan shall be provided for review and approval for the area within the minimum required setback from East Dublin-Granville Road. The landscaping plan shall provide similar types and quantities of landscaping as are found within the minimum required setback from East Dublin-Granville Road on the south side of that street within the Pickett Place neighborhood. Where existing trees exist, they may be incorporated into the landscaping plan to meet the requirements of this provision.

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

1. Stream Corridor Protection Zone: A stream corridor protection zone that is a minimum of 150 feet in width with no less than 75 feet of this width to be located on either side of the centerline of the stream shall be provided along the stream within the parkland/open space located in the northern portion of the development. Buildings, pavement, and any accessory or accessory structures

that include a foundation or that otherwise require a building permit shall be prohibited in this protection zone. A leisure path may be located within this zone.

2. Tree Preservation Zones:

a. Along Perimeters. A tree preservation zone shall apply:

i. Between the western perimeter boundary line of the zoning district and the western boundary of an existing sanitary sewer easement as shown in the preliminary development plan. This zone is at least 20 feet in width and may exceed that distance in some location. For purposes of clarification, the developer does not intend to remove trees from within the sanitary sewer easement area but has not labeled that area as a tree preservation zone due to the rights of easement holder to remove trees should it need to maintain, repair, or replace the sanitary line within it;

ii. Fora distance of 15 feet from the eastern perimeter boundary line of this zoning district; and

iii. For a distance of 50 feet from the right-of-way of East Dublin Granville Road between the emergency vehicular access point on that street and the western perimeter boundary line of the zoning district.

b. Protection and Limited Removal. Trees shall be protected and shall not be removed from tree preservation zones unless they are dead or diseased, are of an invasive or noxious species, or if they present a threat to the safety of persons or property.

c. Within Northern Green Space. Trees shall be preserved within the northern parkland/open space within the zoning district except that they may be removed to install an approved leisure trail and to install stormwater management infrastructure, provided that the tree preservation requirements within perimeter tree preservation zones as detailed in the immediately preceding paragraph are respected. Trees also may be removed in this area for any other reason that is permitted and described in the immediately preceding paragraph.

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

e. Removal of Understory Vegetation. As part of final development plan approval, the Planning Commission may allow for the clearing of understory within tree preservation zones if it determines that it will

enhance the aesthetics of these areas and will not unreasonably and negatively impact screening from adjacent lots or if it determines that understory is of a noxious or invasive species.

f. Playground Equipment. Playground equipment shall be provided within an open space or parkland within the zoning district in a location that is approved as part of a final development plan. The developer shall be responsible for constructing this equipment. The party that is responsible for the maintenance of the playground equipment (i.e., the property owners' association or the City) hall be determined as part of the approval of a final development plan based on the equipment's location.

3. Street Trees. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of two and a half (2 ½) inches in caliper at installation and shall be spaced at a maximum distance of thirty (30) feet on center. Trees may be grouped, provided the quantity is equivalent to one (1) tree per thirty (30) feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Trees shall not obstruct sight distance or signage, subject to staff approval. Street tree and signage locations shall be shown on the final development plan for review and approval.

5. Temporary Fences. Snow fences shall be used as temporary barriers during construction around vegetation. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

6. Permanent Fencing. Permanent fencing shall be permitted within required side and rear yard setbacks. No perimeter yard fencing shall extend beyond the front façade of a home that is closest to a street or road on which it fronts, nor shall any fencing be permitted within stormwater drainage easement areas. Permitted fencing materials include wood, wrought iron, and cementitious fiberboard or equivalent. Vinyl and chain link fences shall be prohibited. The maximum height of private fencing shall be as provided in the Codified Ordinances.

E. Lighting and Storage:

1. Lighting:

a. Landscape Lighting. Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods. Uplighting of the exterior of a home shall be prohibited.

b. Street Lights. City of New Albany gooseneck street lights shall be utilized (Holophane-Holbrook HLDK-175 MI1 120 or its equivalent). Finish of the fixtures shall be in New Albany Green. Other light fixtures may be

used subject to approval by the City of New Albany Planning Commission.

c. Security Lighting: Utility pole-mounted yard lights and large (greater than 200 watts) flood lights mounted to the house, which are visible from adjacent properties, are prohibited.

d. Yard and Door Lights. Each house shall have a minimum of one (1) yard light near the sidewalk at the front entry and one wall mounted porch light at the front door. Lamp locations shall be consistent from house to house. All yard lights shall have a photocell light sensor.

2. Garbage Cans. All garbage cans and other waste containers shall be kept in the garage, permitted storage buildings, or within approved screened areas.

F. Graphics and Signage Commitments

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

G. Miscellaneous Commitments

1. No Pre-Fabricated Buildings. Pre-fabricated storage buildings are prohibited.

2. Sport and Recreational Equipment: Basketball backboards and supports, swing sets and other children's play facilities shall be permitted, provided they are screened from adjoining properties.

3. Utilities: All proposed utilities shall be placed underground.

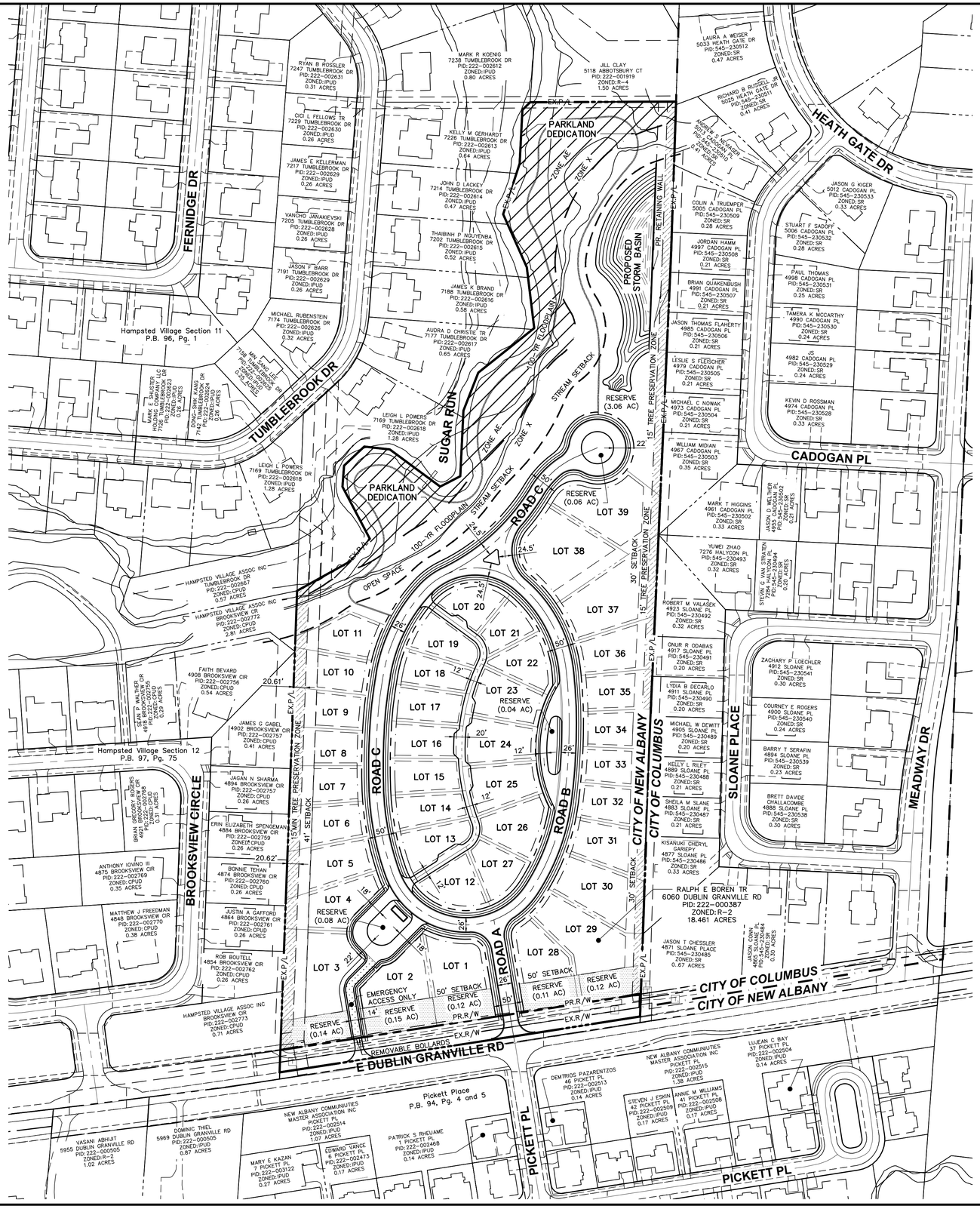
4. Owners' Association. The property within this zoning district will be made part of a forced and funded property owner's association particular to the development in order to provide the means to maintain and operate common areas that are not dedicated to the City.

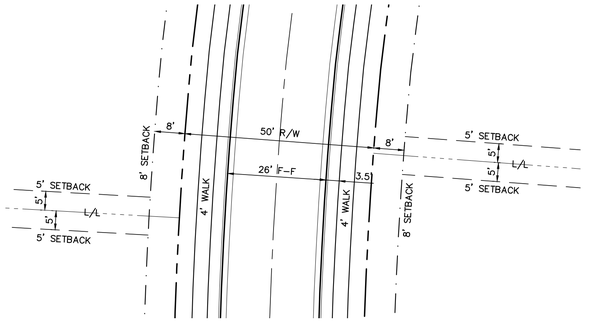
H. Variances and Appeals:

1. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

2. Variance and Appeals Process: The procedures and requirements of Chapter 1113, Appeal and Variances, of the Codified Ordinances of the City of New

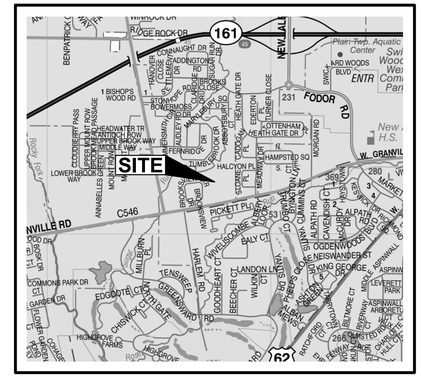
Albany shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.





TYPICAL DIMENSIONS AND SETBACKS

SCALE: 1"=20'



SITE LOCATION MAP
NOT TO SCALE

SITE DATA TABLE

SITE AREA:	18.461 AC
EXISTING ZONING:	R-2
PROPOSED ZONING:	I-PUD
PROPOSED UNITS:	39 UNITS
DENSITY:	2.1 UNITS/AC
PARKLAND DEDICATION:	
REQUIRED: 2,400 SQFT * 39 UNITS =	93,600 SQ.FT
PROVIDED:	93,600 SQ.FT
NET SITE AREA:	17.891 AC
TOTAL SITE AREA – DUBLIN GRANVILLE ROAD DEDICATION	
OPEN SPACE:	
REQUIRED: 20% * 17.891 AC=	3.58 AC
PROVIDED:	3.24 AC
RESERVES:	
LOT 1	0.12 AC
LOT 2	0.15 AC
LOT 3	0.14 AC
LOT 28	0.11 AC
LOT 29	0.12 AC
TOTAL:	0.64 AC
TOTAL OPEN SPACE:	3.88 AC
DUBLIN GRANVILLE ROAD: RIGHT-OF-WAY DEDICATION	0.57 AC
PROPOSED ROAD DEDICATION:	2.81 AC

LEGEND

- PARKLAND DEDICATION
- TREE PRESERVATION ZONE
- RESERVE
- GRASS PAVERS
- PROPOSED SUGAR RUN ACCESS PATH

NOTES

PARKLAND DEDICATION TO BE MAINTAINED BY THE CITY. ALL OTHER RESERVES TO BE MAINTAINED BY THE HOA.

EMERGENCY ACCESS TO BE MAINTAINED BY THE HOA.

PLAYGROUND EQUIPMENT AND LOCATION TO BE DETERMINED AT FINAL DEVELOPMENT STAGE.

BUILDABLE AREAS

LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LOT AREA (SF)	15,368	17,075	24,158	11,489	10,905	9,423	8,379	8,053	5,157	8,567	8,259	8,710	8,912	7,504	7,736
6208	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'
MIN. SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
MIN. REAR SETBACK	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	10'	10'	10'	10'
BUILDABLE AREA PER SETBACKS (SF)	8,152	8,465	9,992	7,150	6,071	4,948	4,268	4,057	4,137	4,472	5,432	6,015	5,854	5,348	5,551

BUILDABLE AREAS

LOT	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
LOT AREA (SF)	7,657	7,760	7,201	8,350	7,548	6,208	7,398	9,732	9,730	9,735	9,720	7,409	13,313	21,136	13,847
6208	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'
MIN. SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
MIN. REAR SETBACK	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	30'	30'	30'
BUILDABLE AREA PER SETBACKS (SF)	5,317	5,573	5,098	5,628	4,963	4,256	5,343	7,160	7,204	7,105	6,923	5,340	6,777	11,765	9,126

BUILDABLE AREAS

LOT	31	32	33	34	35	36	37	38	39
LOT AREA (SF)	10,209	8,077	7,615	7,681	8,083	10,102	17,744	17,682	17083
6208	8'	8'	8'	8'	8'	8'	8'	8'	8'
MIN. SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'	5'	5'	5'
MIN. REAR SETBACK	30'	30'	30'	30'	30'	30'	30'	20'	30'
BUILDABLE AREA PER SETBACKS (SF)	6,104	4,638	4,317	4,306	4,657	5,969	11,609	12,498	11,515

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN FOR 6060 DUBLIN GRANVILLE ROAD SITE PLAN

PLAN PREPARED BY:

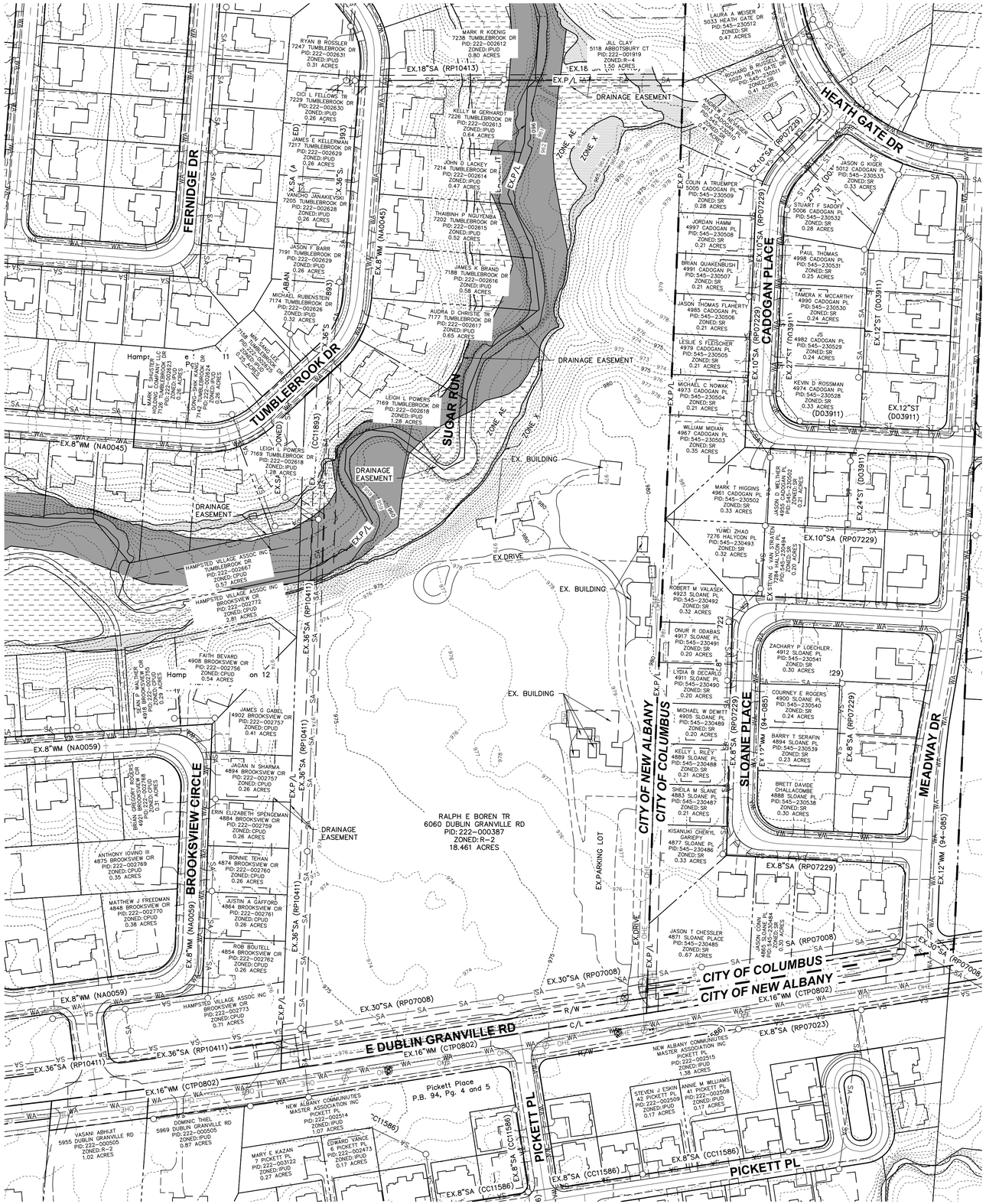
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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

SHEET 1 / 7

Z:\25-0001-1621\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Site Plan.dwg Proposed Mar 20, 2026 - 2:54:50pm ahockstok



LEGEND

- ST — EXISTING STORM SEWER
- SA — EXISTING SANITARY SEWER
- WA — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- OHE — EXISTING OVER HEAD ELECTRIC
- ZONE AE
- 100-YEAR FLOOD AREA
- ZONE X FLOOD AREA (500-YEAR FLOOD)

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
6060 DUBLIN GRANVILLE ROAD
EXISTING CONDITIONS

PLAN PREPARED BY:

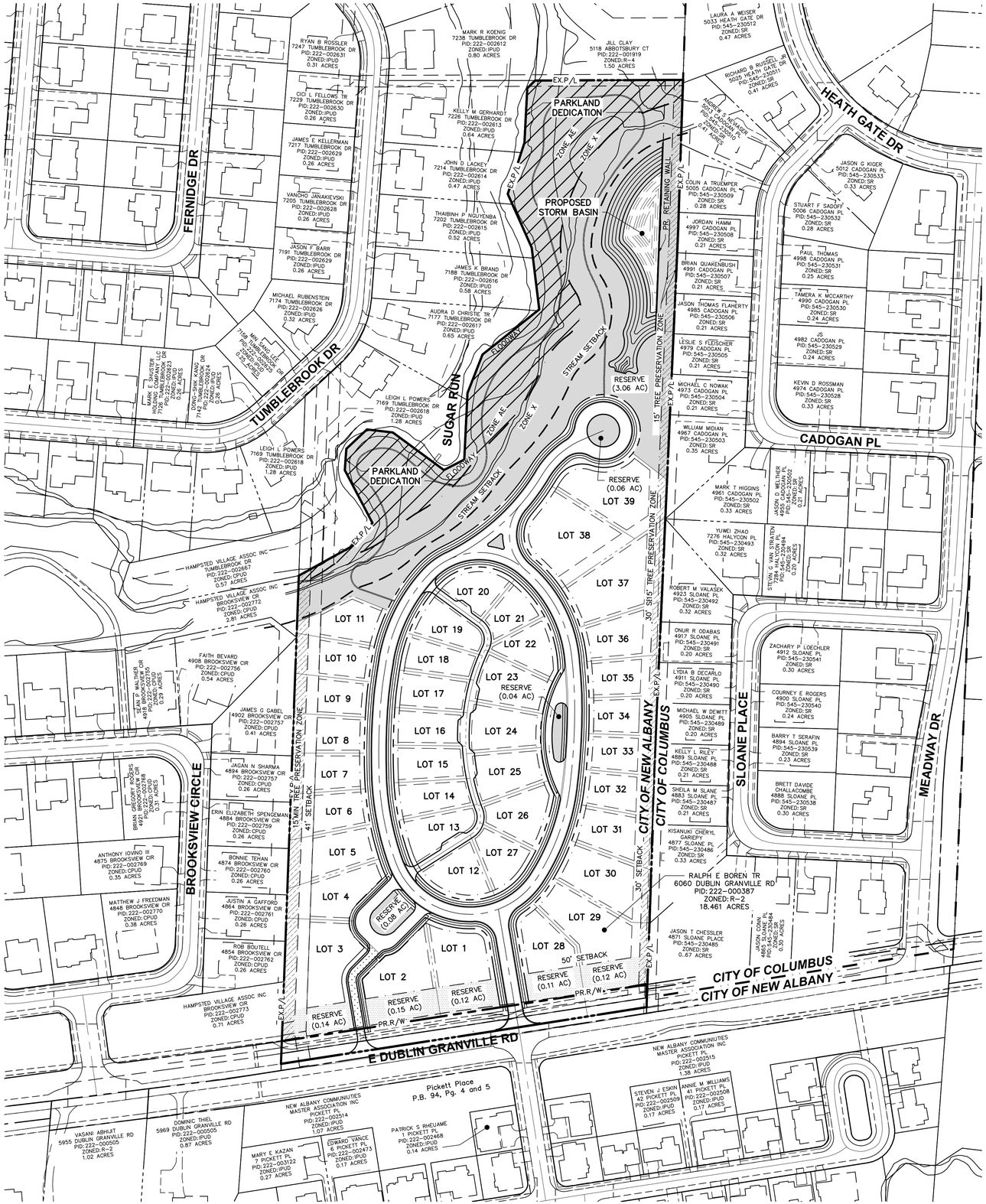
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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

SHEET 2 / 7

Z:\25-0001-1621\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Existing Conditions.dwg Proposed Mar 20, 2026 - 2:54:55pm chocketok



SITE DATA TABLE

SITE AREA:	18.461 AC
EXISTING ZONING:	R-2
PROPOSED ZONING:	I-PUD
PROPOSED UNITS:	39 UNITS
DENSITY:	2.1 UNITS/AC
PARKLAND DEDICATION:	
REQUIRED: 2,400 SQFT * 39 UNITS =	93,600 SQ.FT
PROVIDED:	93,600 SQ.FT
NET SITE AREA:	17.891 AC
TOTAL SITE AREA - DUBLIN GRANVILLE ROAD DEDICATION	
OPEN SPACE:	
REQUIRED: 20% * 17.891 AC=	3.58 AC
PROVIDED:	3.24 AC
RESERVES:	
LOT 1	0.12 AC
LOT 2	0.15 AC
LOT 3	0.14 AC
LOT 28	0.11 AC
LOT 29	0.12 AC
TOTAL:	0.64 AC
TOTAL OPEN SPACE:	3.88 AC
DUBLIN GRANVILLE ROAD: RIGHT-OF-WAY DEDICATION	0.57 AC
PROPOSED ROAD DEDICATION:	2.81 AC

LEGEND

- PARKLAND DEDICATION
- TREE PRESERVATION ZONE
- RESERVE
- GRASS PAVERS
- PROPOSED SUGAR RUN ACCESS PATH

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
6060 DUBLIN GRANVILLE ROAD
OPEN SPACE EXHIBIT

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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

SHEET 3 / 7

Z:\25-0001-1621\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Open Space Exhibit.dwg Proposed Mar 20, 2026 - 2:55:00pm ahockstok



GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
6060 DUBLIN GRANVILLE ROAD
SITE PLOT PLAN

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 40'
DATE: 3/6/2026

SHEET 4 / 7

Z:\25-0001-1621\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Site Plan Blow Up.dwg Proposed (3) Mar 20, 2026 - 2:55:05pm ahockstok

THAIBINH P NGUYENBA
7202 TUMBLEBROOK DR
PID:222-002615
ZONED:IPUD
0.52 ACRES

JAMES K BRAND
7188 TUMBLEBROOK DR
PID:222-002616
ZONED:IPUD
0.58 ACRES

AUDRA D CHRISTIE TR
7177 TUMBLEBROOK DR
PID:222-002617
ZONED:IPUD
0.65 ACRES

LEIGH L POWERS
7169 TUMBLEBROOK DR
PID:222-002618
ZONED:IPUD
1.28 ACRES

TUMBLEBROOK DR

SUGAR RUN

PARKLAND DEDICATION

STREAM SETBACK

100-YR FLOODPLAIN

ZONE AE

ZONE X

EX.R/L

R/W

OPEN SPACE

RESERVE
(3.06 AC)

RESERVE
(0.06 AC)

22'

PROPOSED STORM BASIN

PR. RETAINING WALL

15' TREE PRESERVATION ZONE

EX.P/L

JORDAN HAMM
4997 CADOGAN PL
PID:545-230508
ZONED:SR
0.21 ACRES

BRIAN QUAKENBUSH
4991 CADOGAN PL
PID:545-230507
ZONED:SR
0.21 ACRES

JASON THOMAS FLAHERTY
4985 CADOGAN PL
PID:545-230506
ZONED:SR
0.21 ACRES

LESLIE S FLEISCHER
4979 CADOGAN PL
PID:545-230505
ZONED:SR
0.21 ACRES

MICHAEL C NOWAK
4973 CADOGAN PL
PID:545-230504
ZONED:SR
0.21 ACRES

WILLIAM MIDIAN
4967 CADOGAN PL
PID:545-230503
ZONED:SR
0.35 ACRES

CADOGAN PL

ROAD C

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 11

LOT 10

ROBERT M VALASEK
4923 SLOANE PL
PID:545-230492
ZONED:SR
0.32 ACRES

ONUR R ODABAS
4917 SLOANE PL
PID:545-230491
ZONED:SR
0.20 ACRES

LYDIA B DECARLO
4911 SLOANE PL
PID:545-230490
ZONED:SR
0.20 ACRES

HAMPSTED VILLAGE ASSOC INC
BROOKSVIEW CIR
PID:222-002772
ZONED:CPUD
2.81 ACRES

Hampsted Village Section 12
P.B. 97, Pg. 75

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
6060 DUBLIN GRANVILLE ROAD
SITE PLOT PLAN

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 40'
DATE: 3/6/2026

SHEET 5 / 7

Z:\25-0001-1621\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Site Plan Blow Up.dwg Proposed (2) Mar 20, 2026 - 2:55:08pm ahockstok



STORMWATER CONTROL NARRATIVE

SITE SUMMARY:
THE SUBJECT PROJECT IS APPROXIMATELY 18.46 ACRES, CONSISTING OF A SINGLE COMMERCIAL USE PROPERTY, CONTAINING MULTIPLE BUILDINGS, WITH ASSOCIATED PARKING AND DRIVE AISLES AS WELL AS HEAVY TREE STANDS AND WATERWAY OF SUGAR RUN. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY SUBDIVISION WITH 39 LOTS, ASSOCIATED STORMWATER MANAGEMENT FACILITY AND ROADWAYS. DEVELOPMENT AREA USED IN THE DETERMINATION OF THE STORMWATER CALCULATIONS TOTAL ACRES MINUS THE SUGAR RUN FLOODWAY, FLOODPLAIN AND STREAM SETBACK AREAS LEAVING A NET DEVELOPABLE AREA OF 14.02 ACRES.

EXISTING DRAINAGE AND SOIL CONDITIONS:
EXISTING DRAINAGE CONDITIONS WERE EVALUATED USING A COMBINATION OF AERIAL PHOTOGRAPHS, FRANKLIN COUNTY GIS TOPOGRAPHY, AND FRANKLIN COUNTY SOIL SURVEY MAPS. THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY AND FRANKLIN COUNTY SOIL SURVEY MAPS IDENTIFY THE ON-SITE SOILS AS BENNINGTON SILT LOAM, CENTERBURG SILT LOAM, AND PEWAMO SILTY CLAY LOAM, EACH CLASSIFIED AS HIGH RUNOFF CLASS AND WITHIN HYDROLOGIC GROUP 'CD'.

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

ALLOWABLE RELEASE RATE:
PER THE FODNR RAINWATER AND LAND DEVELOPMENT MANUAL AND CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL, THE PEAK FLOW RATE CONTROL REQUIREMENTS FOLLOW THE CRITICAL STORM METHODOLOGY. RUNOFF FROM STORM EVENTS LESS THAN OR EQUAL TO THE CRITICAL STORM EVENT SHALL BE RELEASED FROM THE SITE AT A RATE NO GREATER THAN THE PEAK RUNOFF DURING A 1-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS. THE PROPOSED CRITICAL STORM EVENT FOR THIS PROJECT SITE IS A 10-YR EVENT BASED ON PRELIMINARY 1-YR RUNOFF VOLUMES FROM THE PRE AND POST DEVELOPMENT CONDITIONS. ADDITIONALLY, THE PEAK RATE RUNOFF DURING THE 100-YEAR STORM EVENT SHALL BE RELEASED AT A RATE LESS THAN OR EQUAL TO THE PEAK RUNOFF RATE DURING THE 10-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS.

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

STORM WATER QUALITY CONTROL:
PER THE OHIO EPA GENERAL CONSTRUCTION PERMIT, A STORMWATER BEST MANAGEMENT PRACTICE (BMP) IS REQUIRED TO TREAT THE FIRST FLUSH RUNOFF VOLUME PRODUCED BY A 0.9" RAINFALL EVENT. THE WQ TREATMENT FOR THIS SITE WILL BE ACCOMPLISHED WITHIN THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE MEETING ALL OF THE OHIO EPA REQUIREMENTS.

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

		STORM EVENTS						
	CN	1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
PRE-DEV RUNOFF RATES (CFS)	74	6.04	9.88	16.01	21.48	29.62	36.67	44.29
POST-DEV RUNOFF RATES (CFS)	81	12.11	17.47	25.64	32.66	42.81	51.40	60.53
CRITICAL STORM RELEASE RATES (CFS)		6.04	6.04	6.04	6.04	21.48	21.48	21.48
PROPOSED BASIN RELEASE RATES		0.26	0.44	2.42	5.71	8.99	11.02	19.30
DETENTION VOLUMES (AC-FT)		0.64	0.88	0.97	1.11	1.40	1.68	1.93
WATER QUALITY		REQUIRED:	0.44 AC-FT			PROVIDED:	0.44 AC-FT	

UTILITY LEGEND

- ST — EXISTING STORM SEWER
- SA — EXISTING SANITARY SEWER
- WA — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- OHE — EXISTING OVER HEAD ELECTRIC
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- WA — EXISTING WATER MAIN
- EXISTING MAJOR STORMWATER FLOOD ROUTING FROM NEIGHBORING PROPERTY

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
6060 DUBLIN GRANVILLE ROAD
UTILITY PLAN

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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

SHEET 6 / 7

Z:\25-0001-1621\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Utility Plan.dwg Proposed Mar 20, 2026 - 2:55:15pm ahockstok



LEGEND

- TRUCK BODY OVERHANG
- OUTER TIRE PATH

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
6060 DUBLIN GRANVILLE ROAD TRUCK TURN EXHIBIT

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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

SHEET 7 / 7

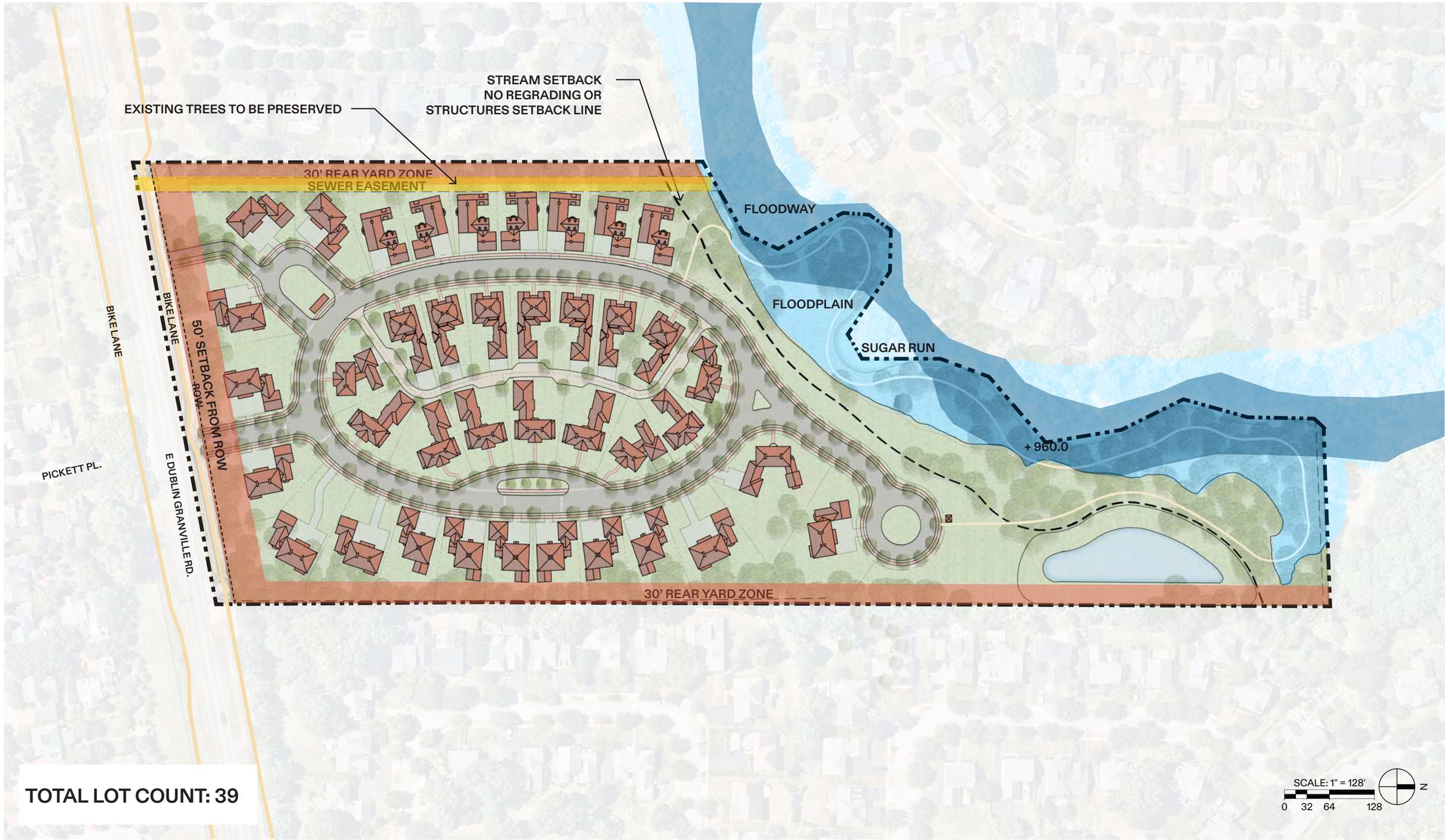
Z:\25-0001-1821\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Truck Turns.dwg Compactor Truck Turn Mar 20, 2026 - 2:55:20pm ahockstok

Residential Masterplan

East Dublin Granville Road, New Albany, Ohio

March 20, 2026

Site Plan



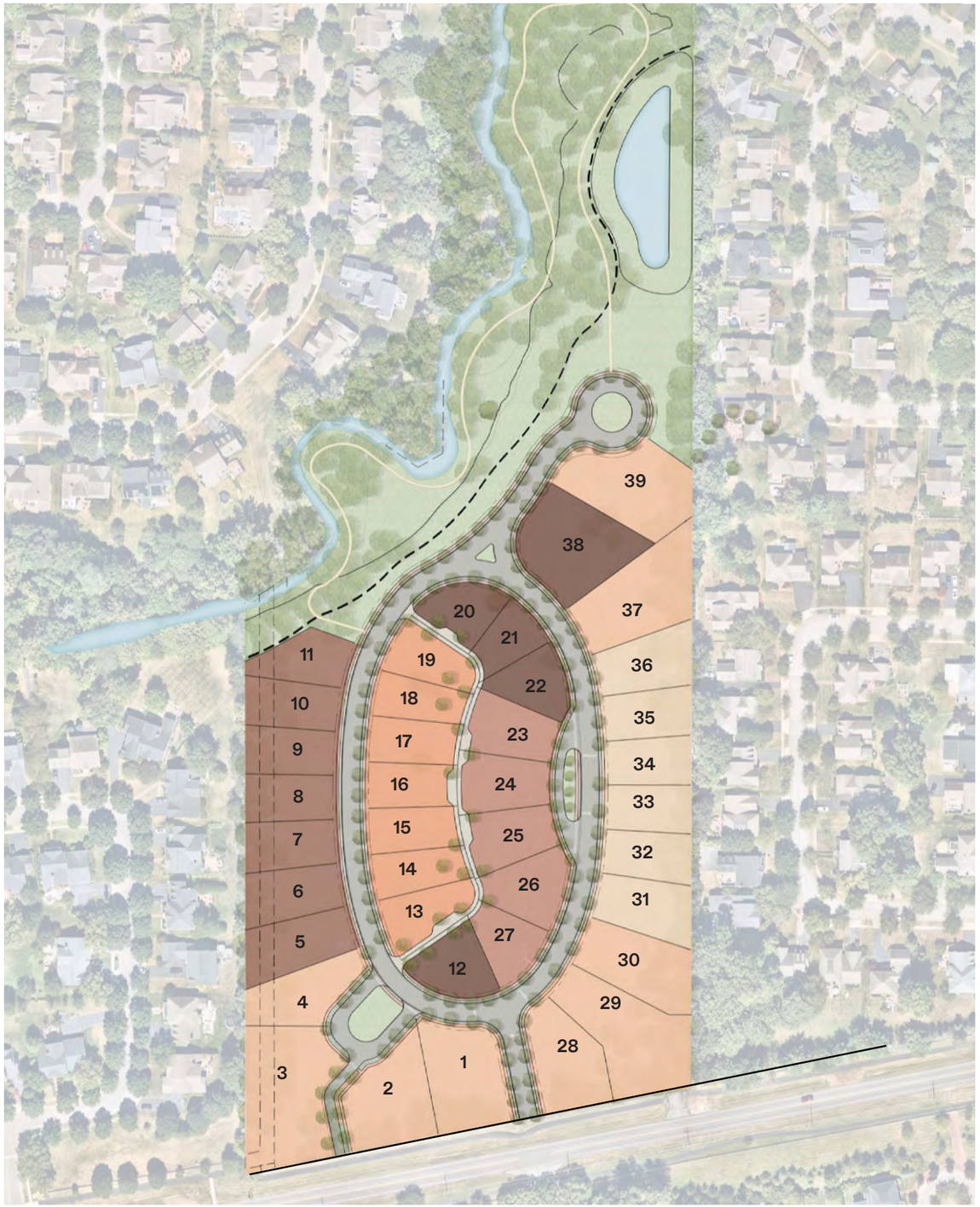
E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Site Plan with Setbacks



E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Site Plan with Houses



PROTOTYPE A

PROTOTYPE B

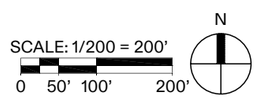
PROTOTYPE C

PROTOTYPE D

PROTOTYPE E

SPECIALTY

Lot #	Prototype	Frontage (ft)	Lot Area (sf)	House Area (sf)	Lot Coverage (%)
1	B	116	15,368	2,908	18.92%
2	B	81	17,075	2,908	17.03%
3	B	66	24,158	2,908	12.04%
4	B	94	11,489	2,908	25.31%
5	E	62	10,905	2,800	25.68%
6	E	62	9,423	2,800	29.71%
7	E	62	8,379	2,800	33.42%
8	E	62	8,053	2,800	34.77%
9	E	62	5,157	2,800	54.30%
10	E	62	8,567	2,800	32.68%
11	E	66	8,259	2,800	33.90%
12	Specialty	155	8,710	2,409	27.66%
13	C	65	8,912	3,063	34.37%
14	C	65	7,504	3,063	40.82%
15	C	65	7,736	3,063	39.59%
16	C	65	7,657	3,063	40.00%
17	C	65	7,760	3,063	39.47%
18	C	65	7,201	3,063	42.54%
19	C	88	8,350	3,063	36.68%
20	Specialty	144	7,548	2,660	35.24%
21	Specialty	82	6,208	2,692	43.36%
22	Specialty	119	7,398	2,409	32.56%
23	D	59	9,732	3,124	32.10%
24	D	59	9,730	3,124	32.11%
25	D	59	9,735	3,124	32.09%
26	D	128	9,720	3,124	32.14%
27	D	107	7,409	3,124	42.16%
28	B	132	13,313	2,908	21.84%
29	B	57	21,136	2,908	13.76%
30	B	71	13,847	2,908	21.00%
31	A	64	10,209	2,747	26.91%
32	A	62	8,077	2,747	34.01%
33	A	62	7,615	2,747	36.07%
34	A	62	7,681	2,747	35.76%
35	A	63	8,083	2,747	33.98%
36	A	60	10,102	2,747	27.19%
37	B	74	17,744	2,908	16.39%
38	Specialty	215	17,682	3,179	17.98%
39	B	164	17,083	2,908	17.02%



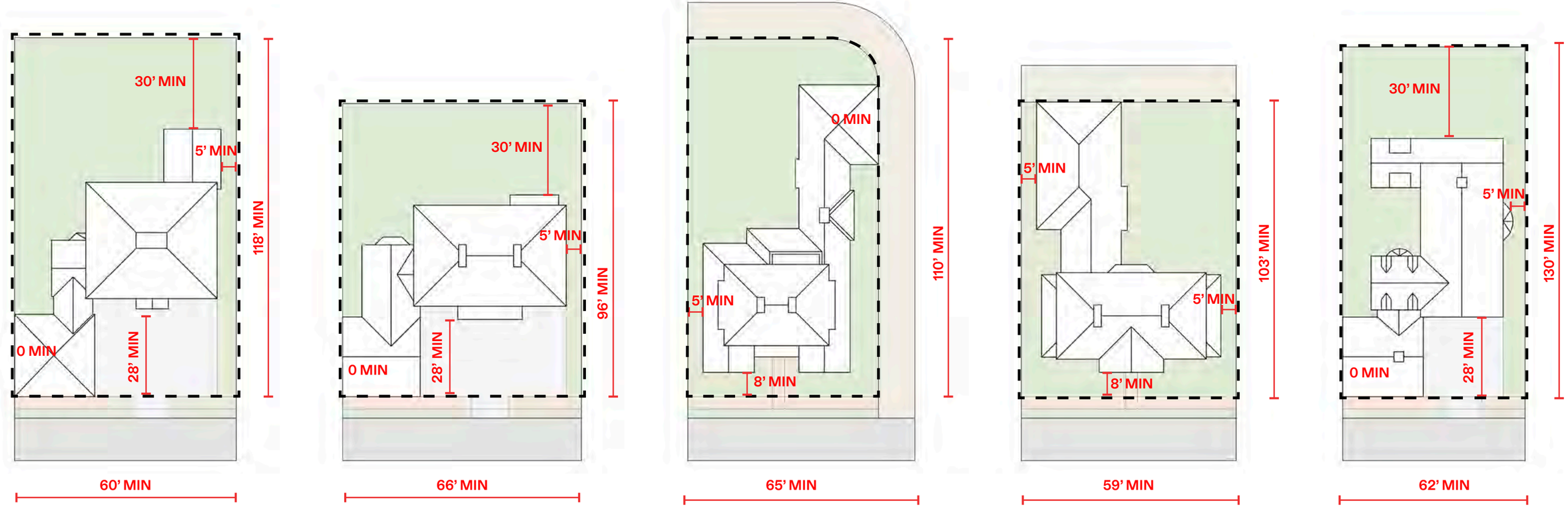
E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Lot Parameters

PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY

All homes to be of Custom or Semi-Custom Design

Minimum Lot Size Proposed	5,157 SF
Minimum Lot Widths	60’
Minimum Lot Widths around Curving Streets	50’
Minimum Front Yard Setbacks	0’ for garage, 8’ for non garage structure
Minimum Side Yard Setbacks	0’ for garage, 5’ for non garage structure
Minimum Rear Yard Setbacks	30’ minimum setback for perimeter lots, 20’ minimum setback for non garage structure at non perimeter lots
Max% of Lot Coverage	60%



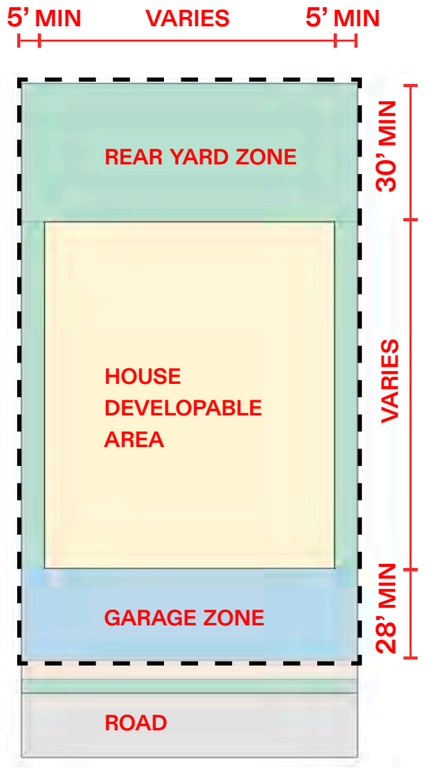
PROTOTYPE A | PROTOTYPE B | PROTOTYPE C | PROTOTYPE D | PROTOTYPE E

SCALE: 1/32 = 32’

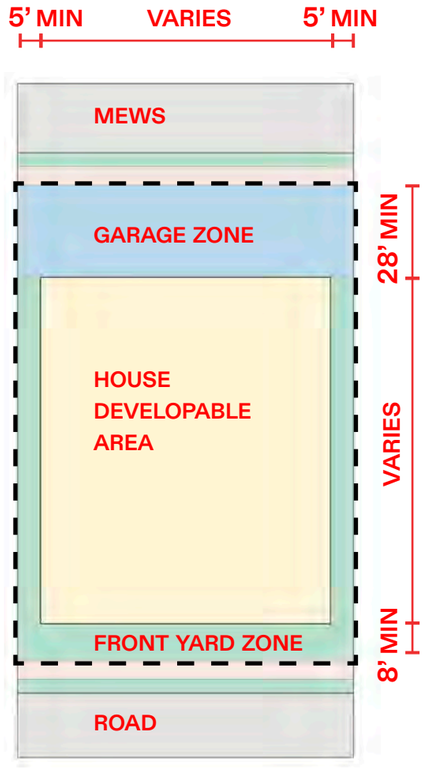
0 8’ 16’ 32’

E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Lot Parameters



PROTOTYPE A,B,E



PROTOTYPE C,D

LOT PARAMETER

Minimum Lot Size Proposed	5,157 SF
Minimum Lot Widths	60’
Minimum Lot Widths around Curving Streets	50’
Minimum Front Yard Setbacks	0’ for garage, 8’ for non garage structure
Minimum Side Yard Setbacks	0’ for garage, 5’ for non garage structure
Minimum Rear Yard Setbacks	30’ minimum setback for perimeter lots, 20’ minimum setback for non garage structure at non perimeter lots
Max% of Lot Coverage	60%

SCALE: 1/32 = 32’
0 8’ 16’ 32’

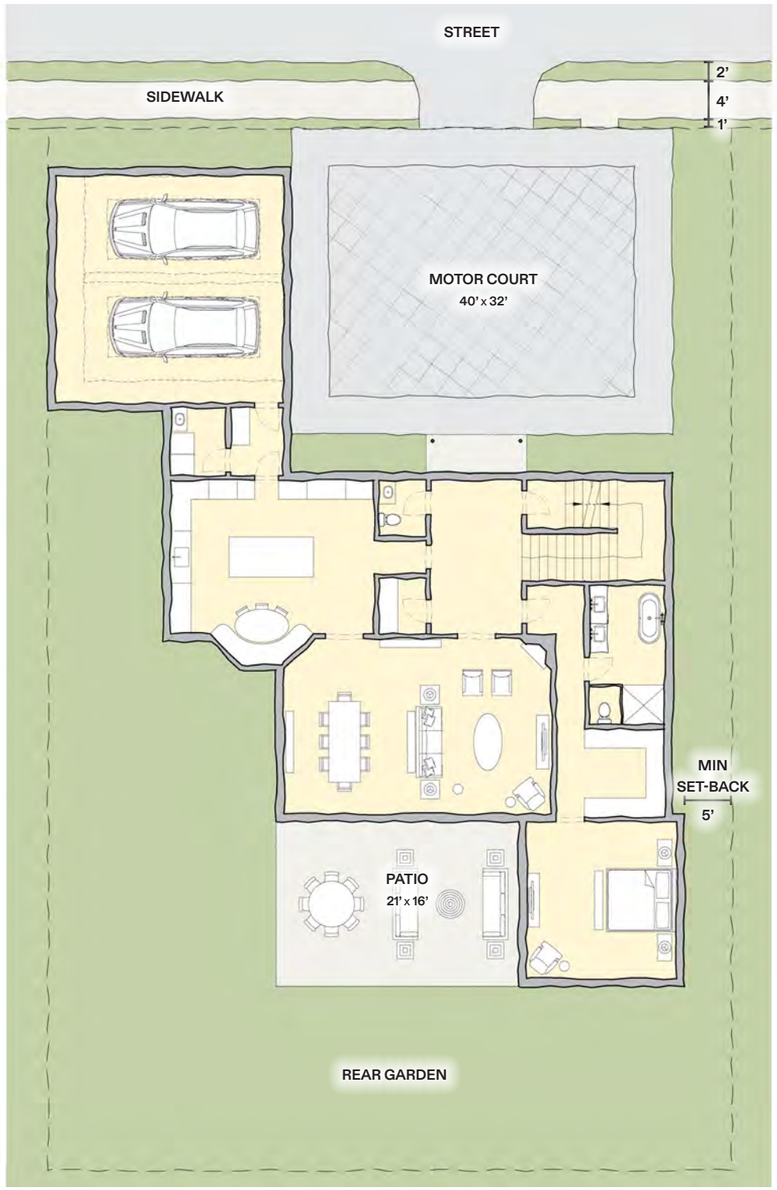
Lot Prototypes

PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY
All homes to be of Custom or Semi-Custom Design

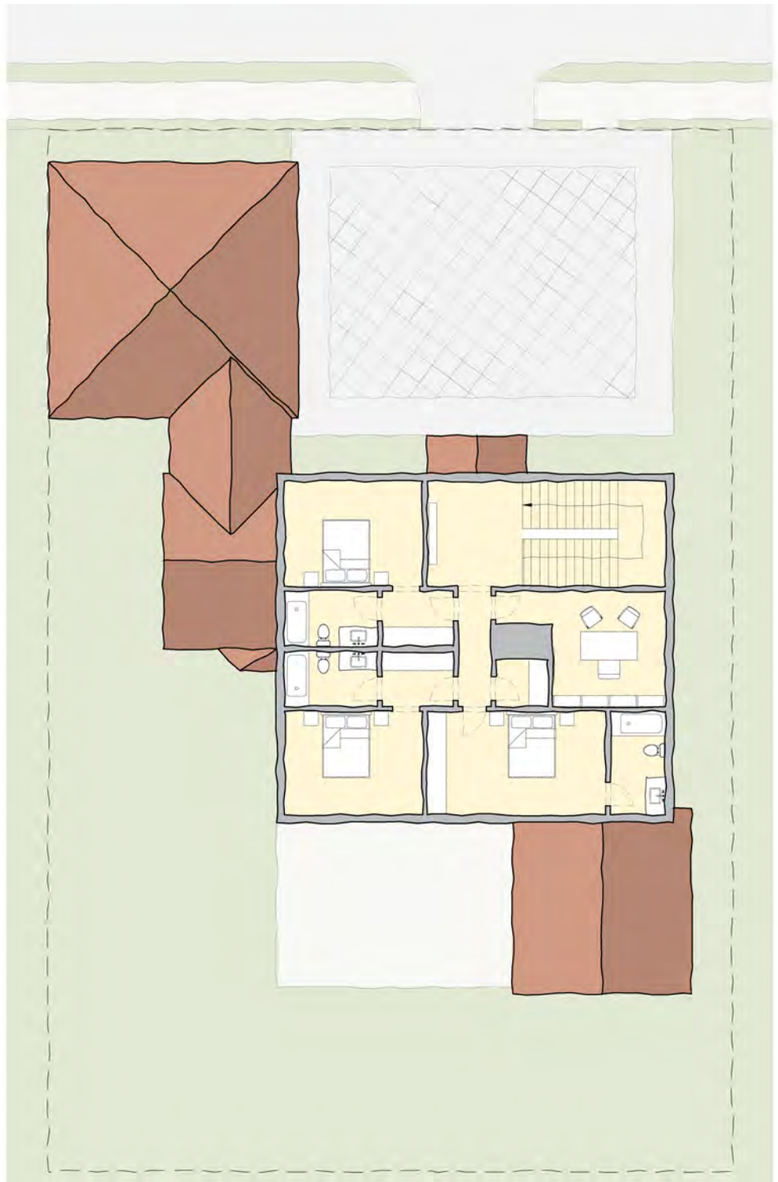
PROTOTYPE A:

1 Primary Bedroom
3 Bedrooms
1 Study
4 Full Bathrooms
1 Half Bathroom

Min. Lot Size	60’ x 118’
Min. Lot Area	7,615 SF
Total House GSF (Excluding Garage)	3,720 GSF



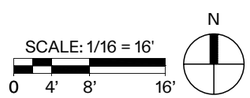
GROUND FLOOR



UPPER FLOOR



FRONT VIEW



E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Prototype A

PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY
All homes to be of Custom or Semi-Custom Design

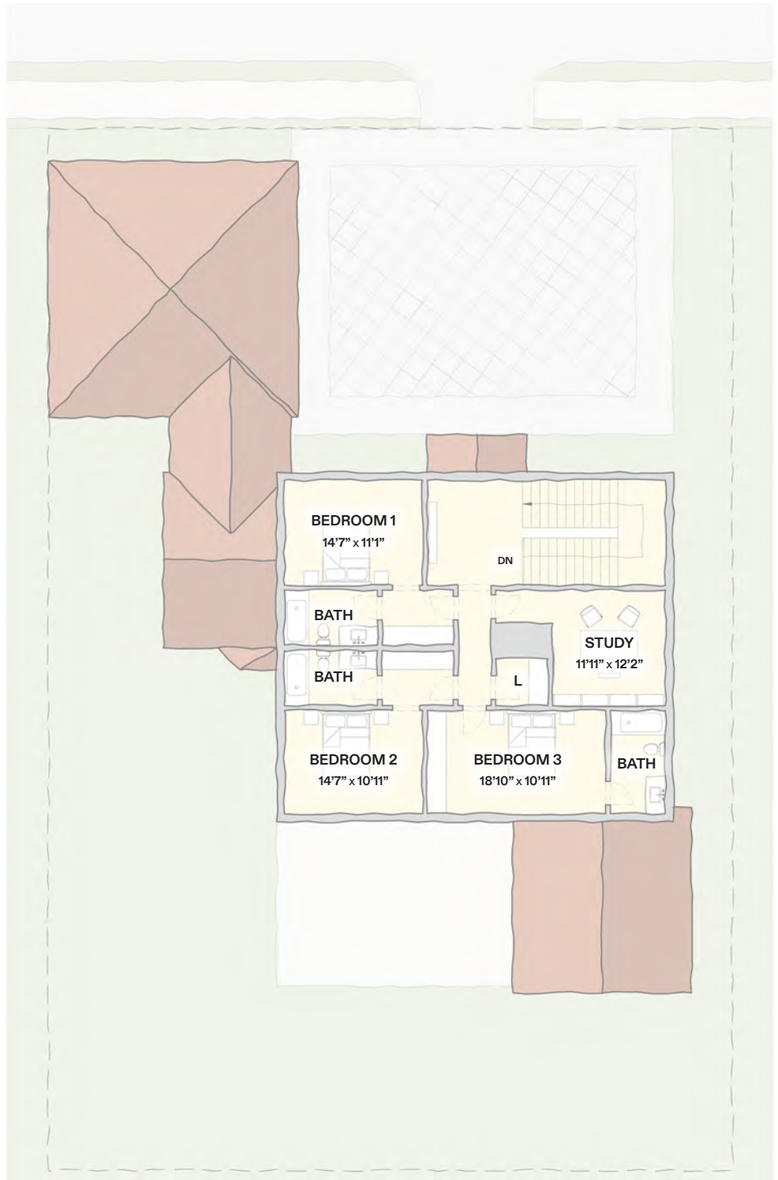
PROTOTYPE A:

1 Primary Bedroom
3 Bedrooms
1 Study
4 Full Bathrooms
1 Half Bathroom

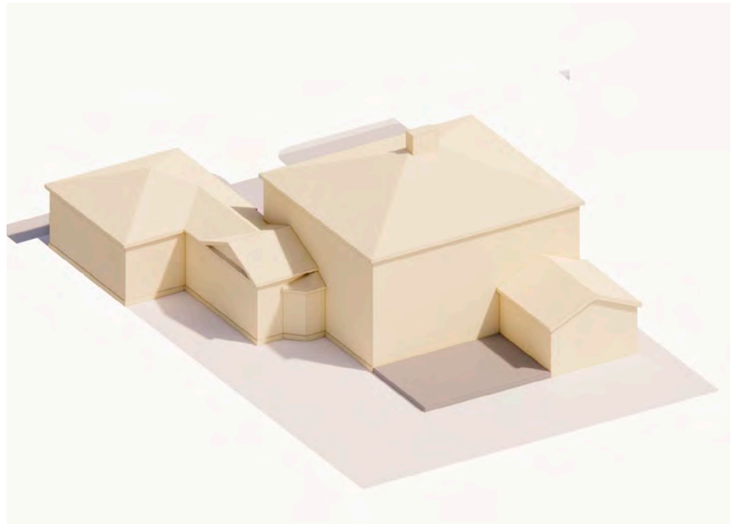
Min. Lot Size	60’ x 118’
Min. Lot Area	7,615 SF
Total House GSF (Excluding Garage)	3,720 GSF



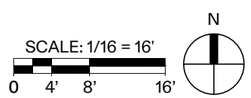
GROUND FLOOR



UPPER FLOOR



REAR VIEW



E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

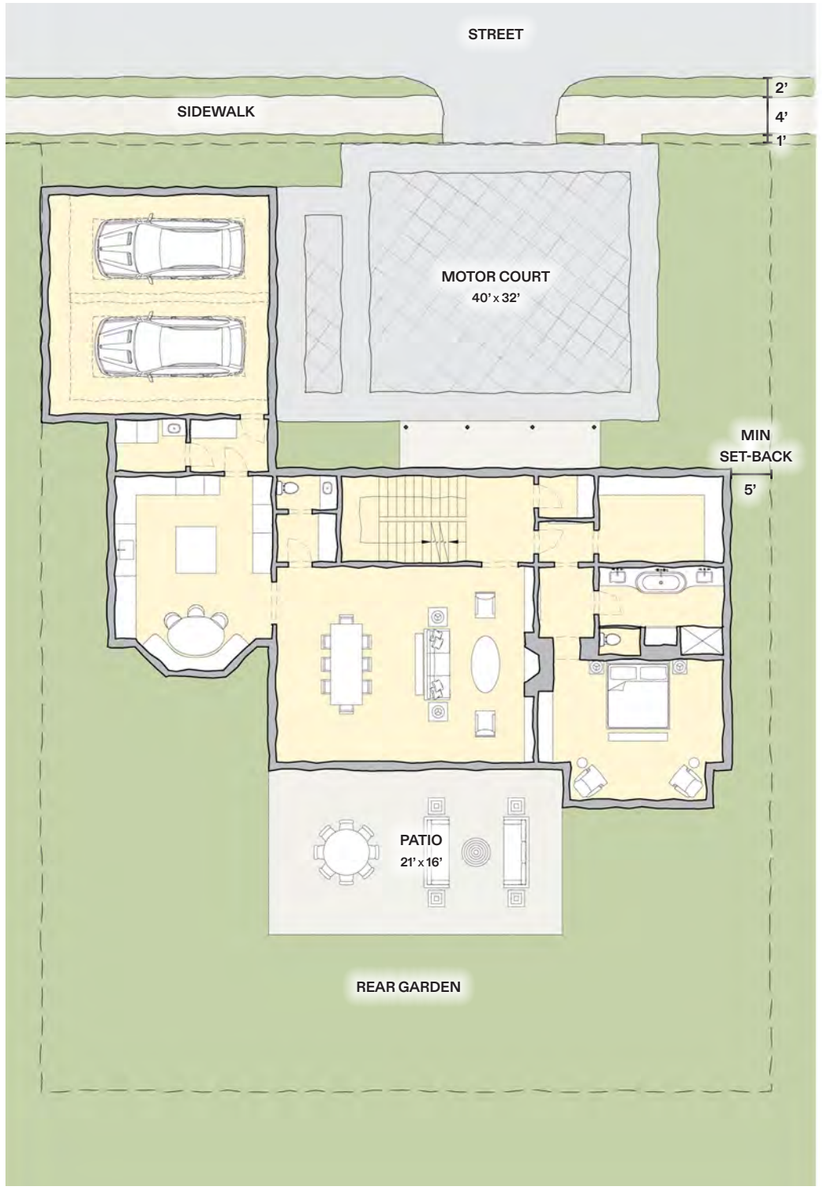
Prototype A

PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY
All homes to be of Custom or Semi-Custom Design

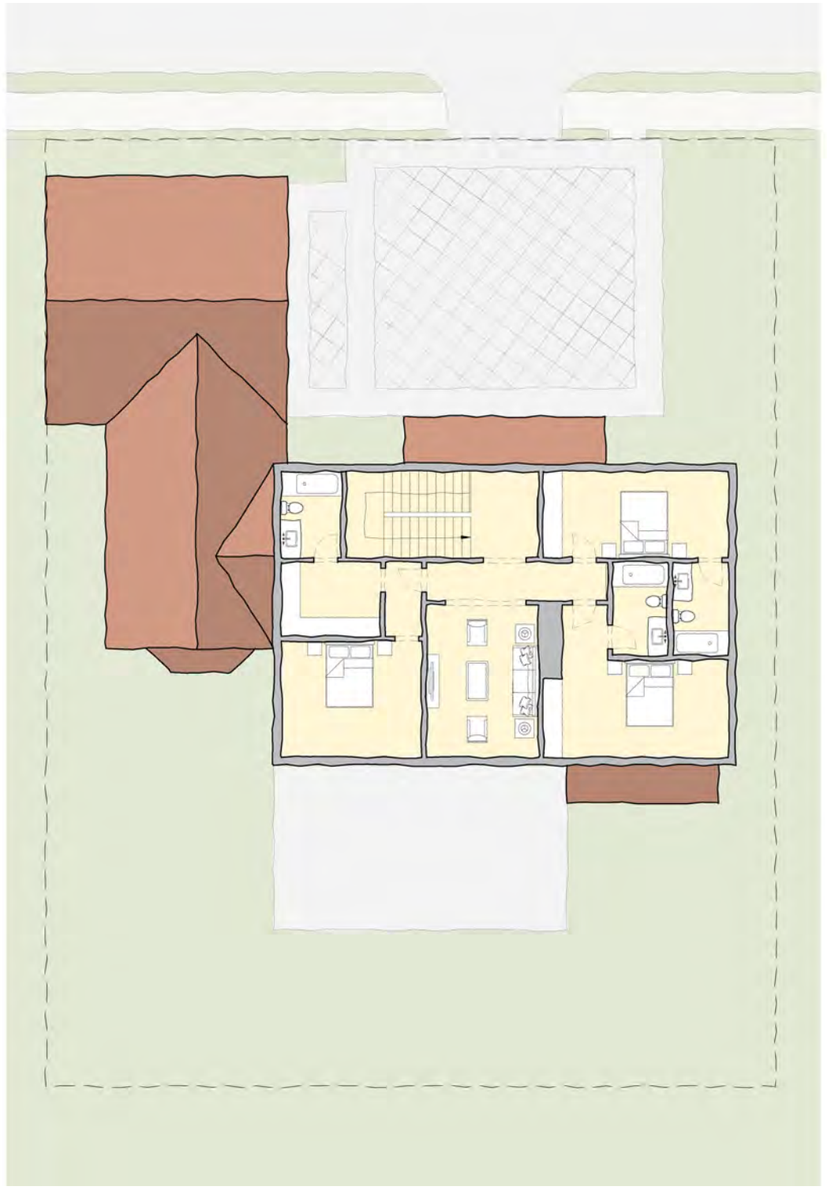
PROTOTYPE B:

1 Primary Bedroom
3 Bedrooms
1 Family Room
4 Full Bathrooms
1 Half Bathroom

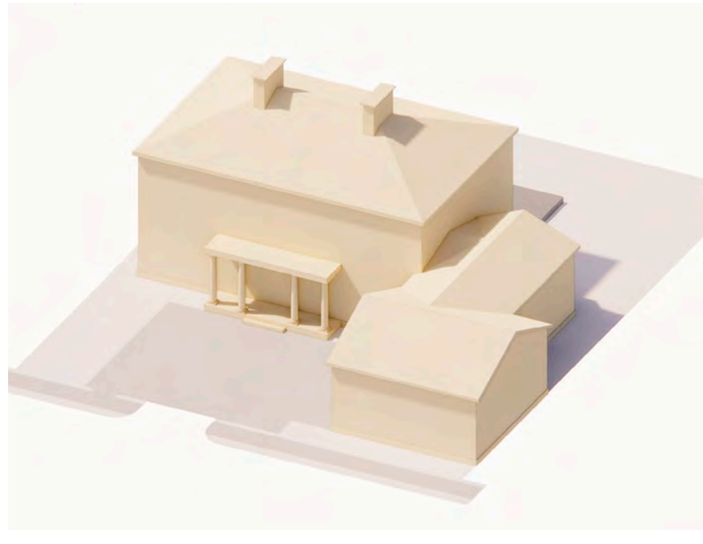
Min. Lot Size	94’ x 116’
Min. Lot Area	11,489 SF
Total House GSF (Excluding Garage)	3,625 GSF



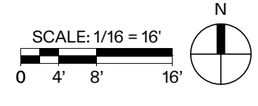
GROUND FLOOR



UPPER FLOOR



FRONT VIEW



E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

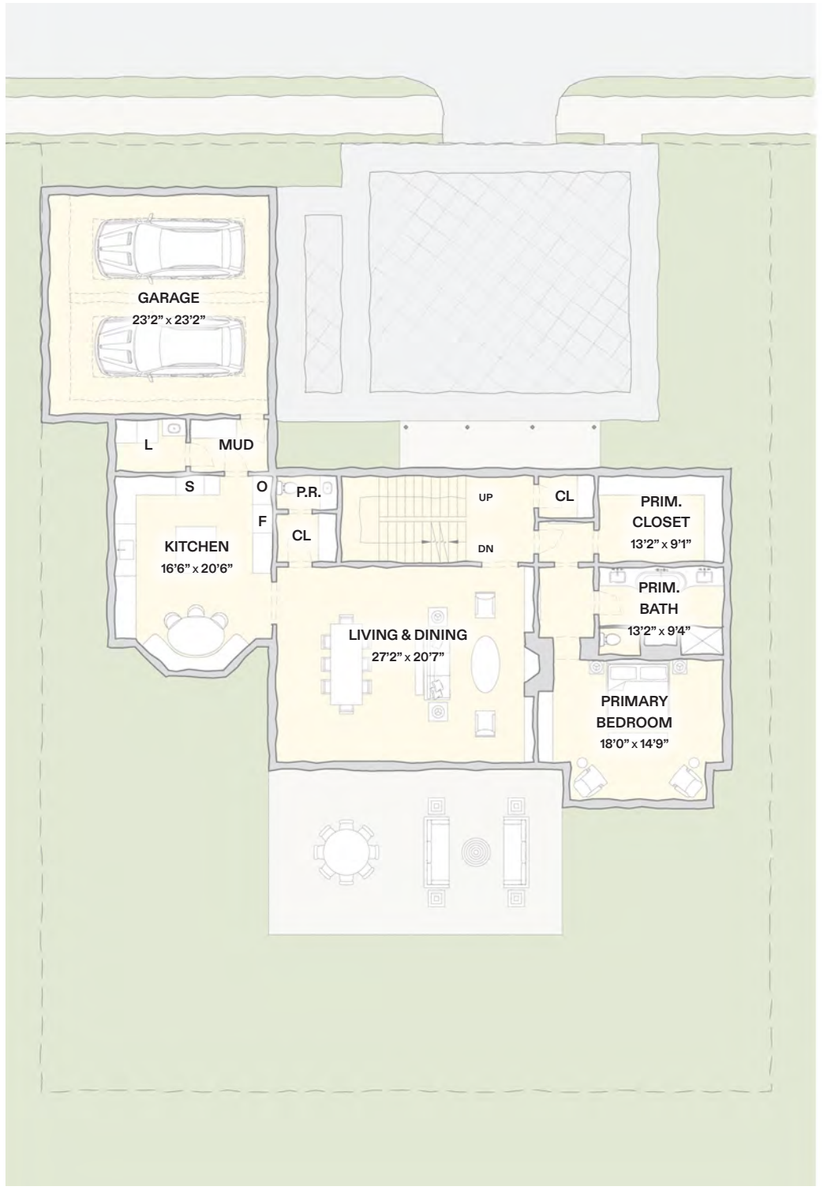
Prototype B

PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY
All homes to be of custom or semi-custom design

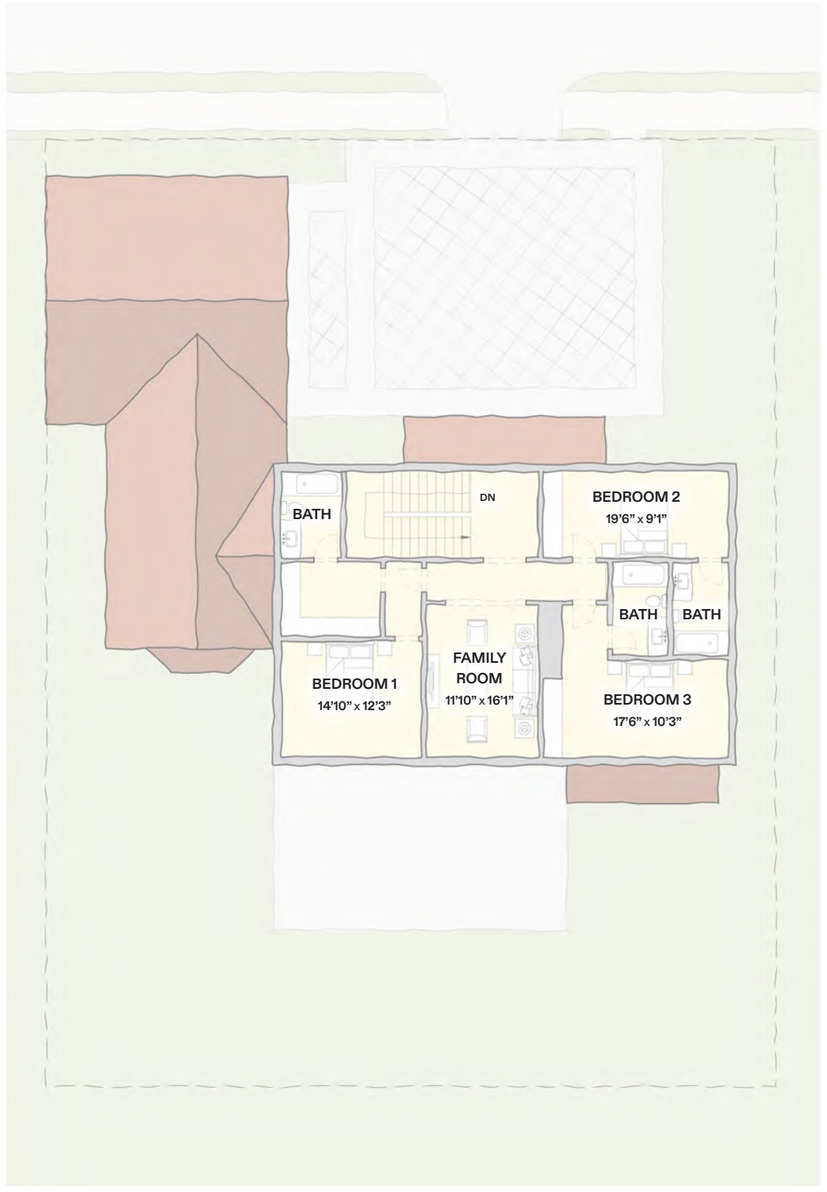
PROTOTYPE B:

1 Primary Bedroom
3 Bedrooms
1 Family Room
4 Full Bathrooms
1 Half Bathroom

Min. Lot Size	94’ x 116’
Min. Lot Area	11,489 SF
Total House GSF (Excluding Garage)	3,625 GSF



GROUND FLOOR



UPPER FLOOR



REAR VIEW

SCALE: 1/16 = 16’
0 4’ 8’ 16’
N

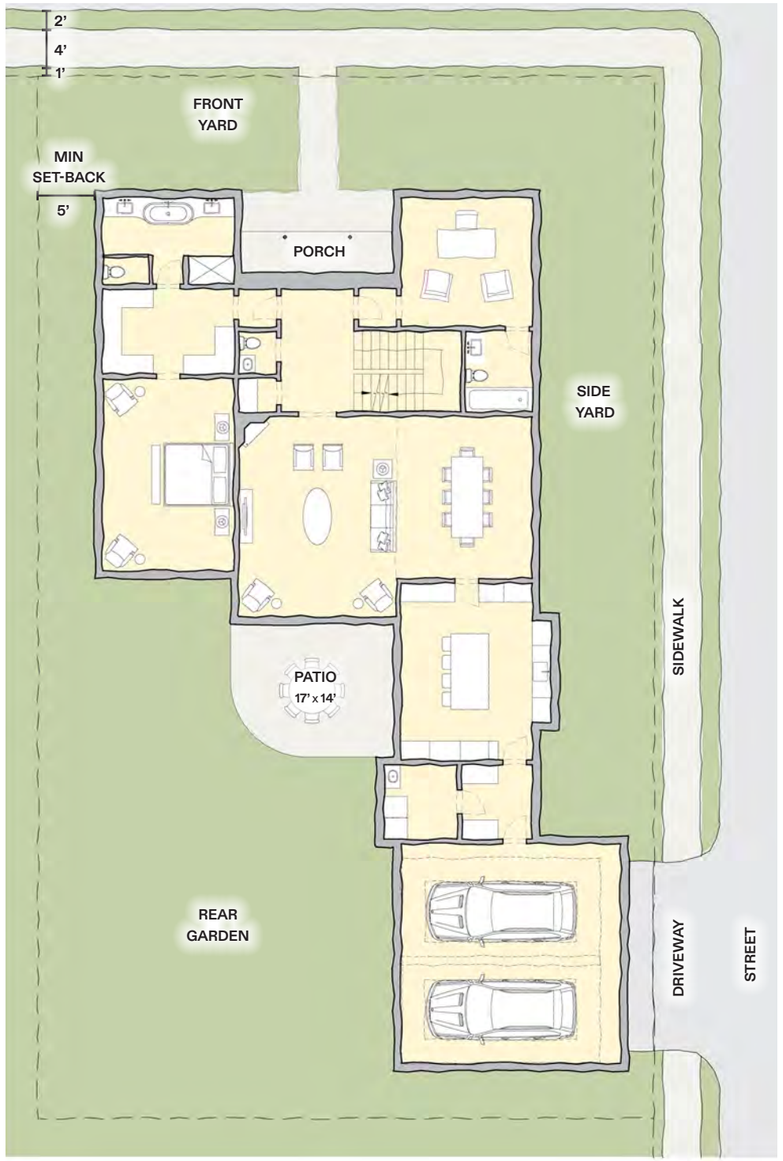
E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY
All homes to be of custom or semi-custom design

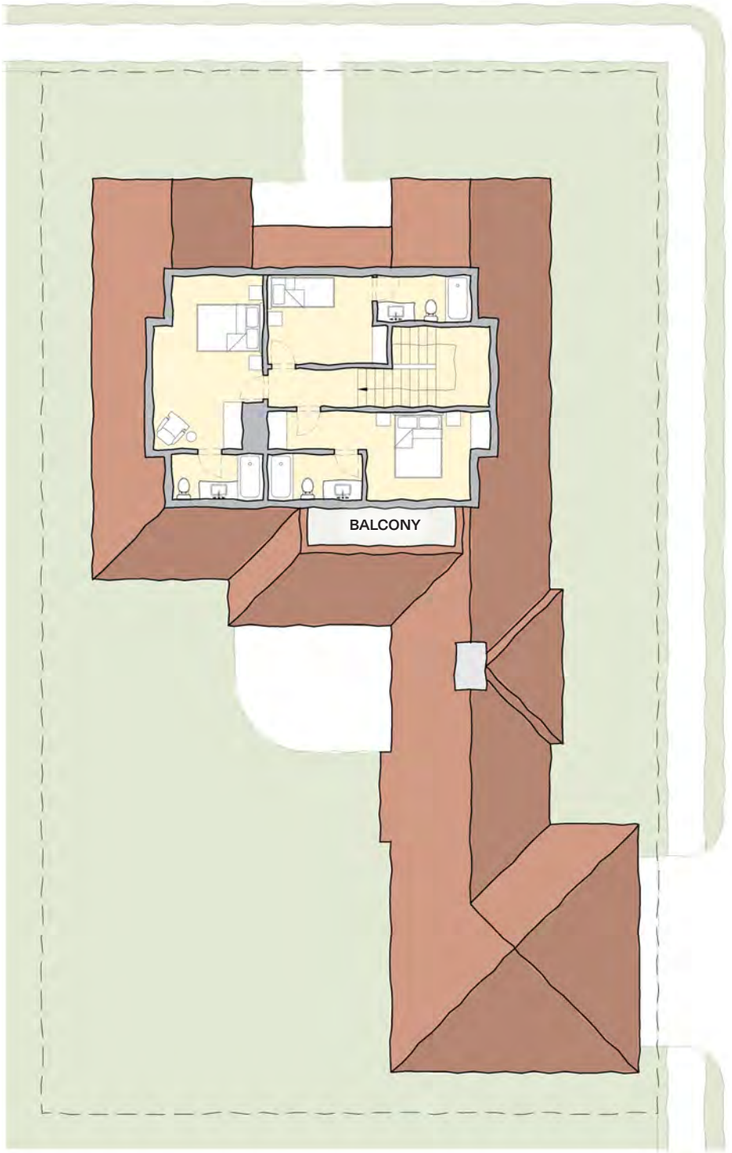
PROTOTYPE C:

1 Primary Bedroom
3 Bedrooms
1 Study
5 Full Bathrooms
1 Half Bathroom

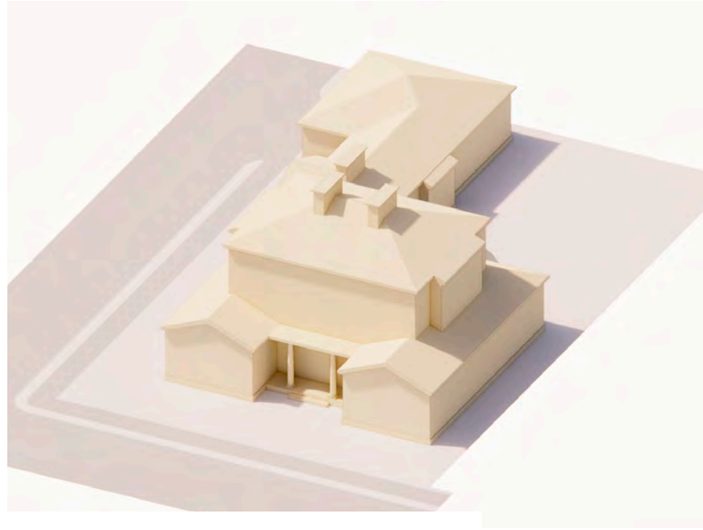
Min. Lot Size	65’ x 129’
Min. Lot Area	7,201 SF
Total House GSF (Excluding Garage)	3,230 GSF



GROUND FLOOR



UPPER FLOOR



FRONT VIEW

SCALE: 1/16 = 16’
0 4’ 8’ 16’
N

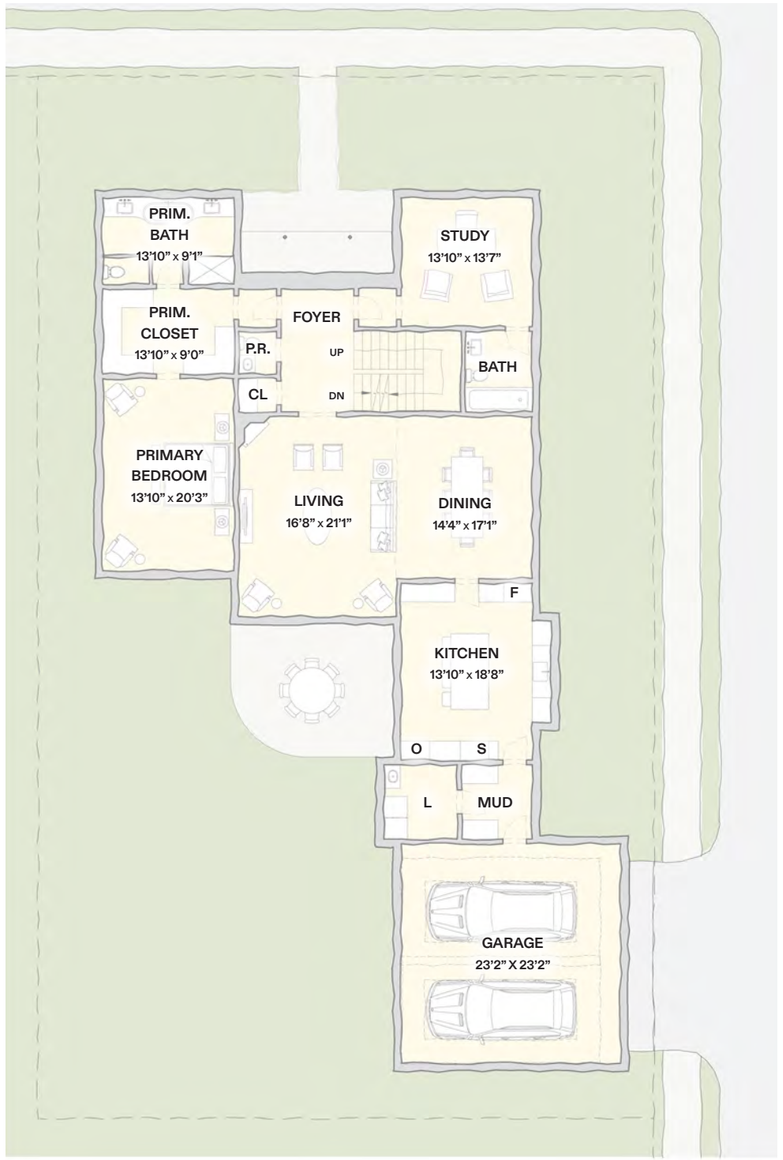
E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY
All homes to be of custom or semi-custom design

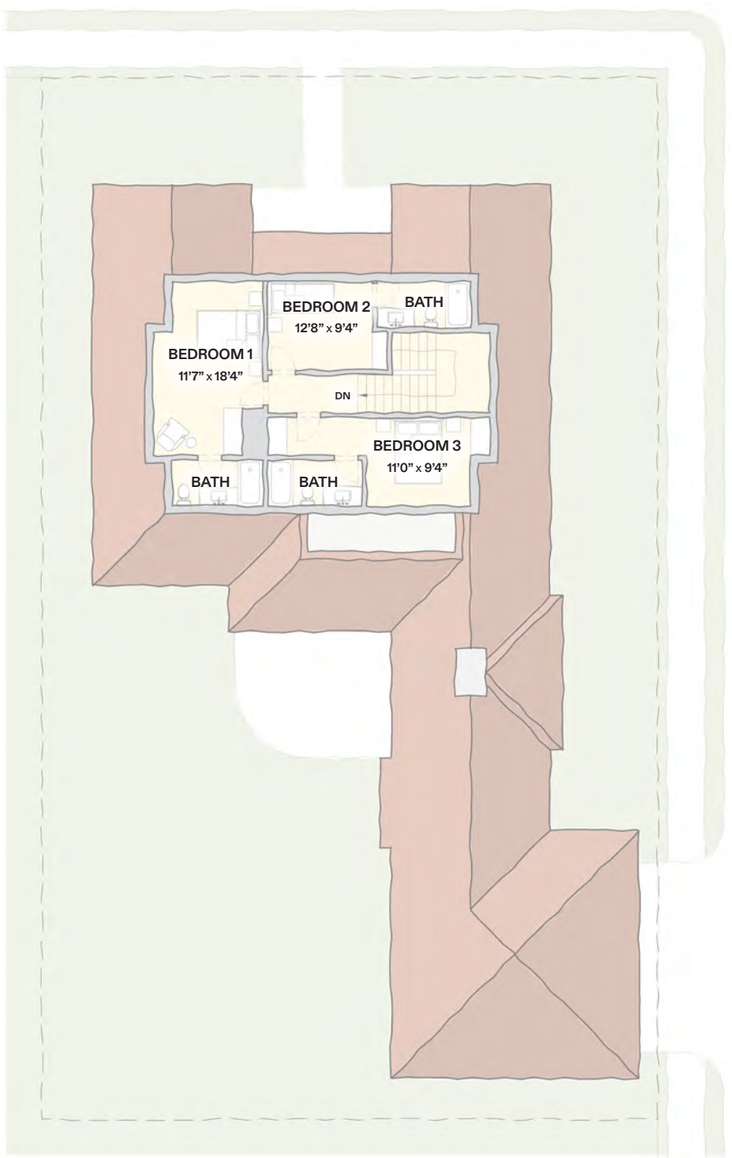
PROTOTYPE C:

1 Primary Bedroom
3 Bedrooms
1 Study
5 Full Bathrooms
1 Half Bathroom

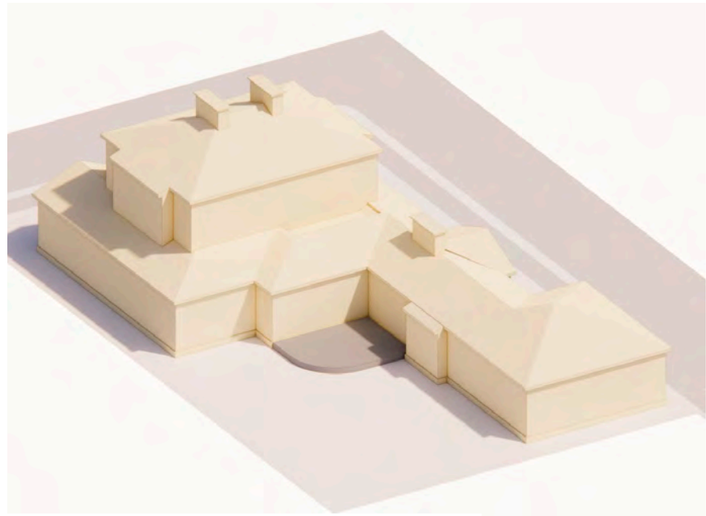
Min. Lot Size	65’ x 129’
Min. Lot Area	7,201 SF
Total House GSF (Excluding Garage)	3,230 GSF



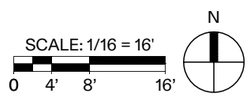
GROUND FLOOR



UPPER FLOOR



REAR VIEW



E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Prototype C

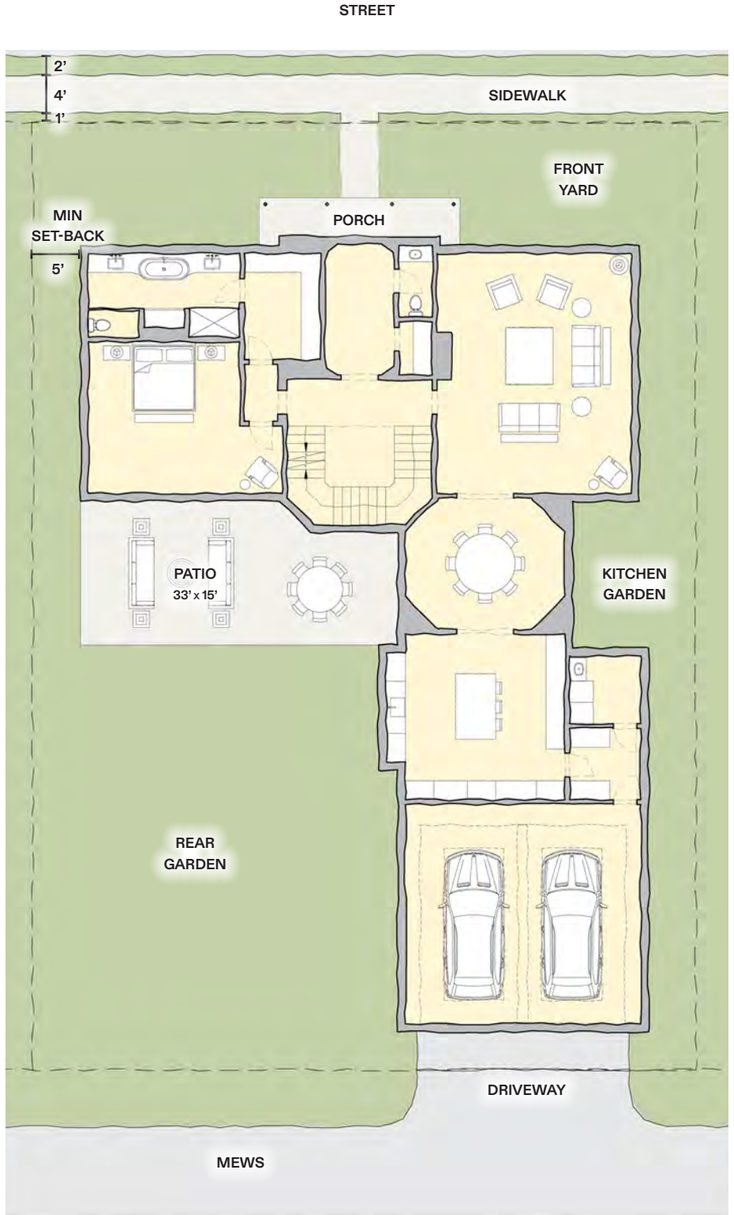
PRELIMINARY HOUSE LAYOUTS - FOR ILLUSTRATIVE PURPOSES ONLY

All homes to be of custom or semi-custom design

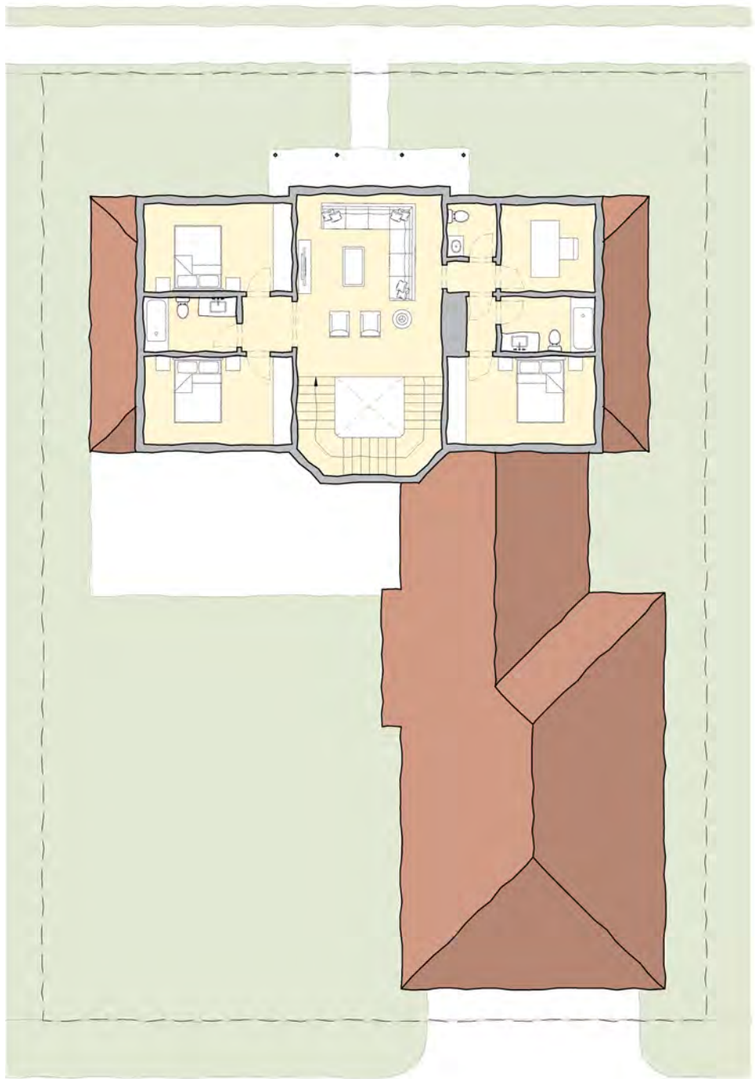
PROTOTYPE D:

1 Primary Bedroom
3 Bedrooms
1 Family Room
3 Full Bathrooms
2 Half Bathrooms

Min. Lot Size	74’ x 100’
Min. Lot Area	7,409 SF
Total House GSF (Excluding Garage)	3,740 GSF



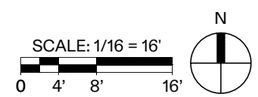
GROUND FLOOR



UPPER FLOOR



FRONT VIEW



E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Prototype D

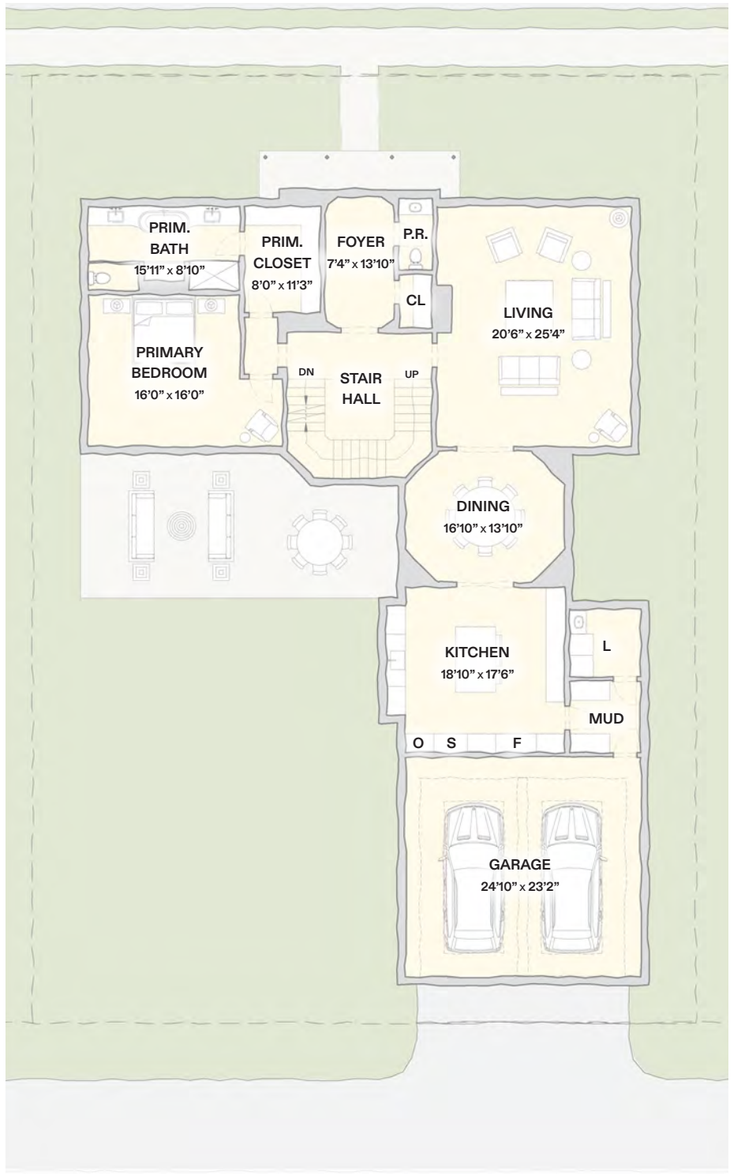
PRELIMINARY HOUSE LAYOUTS -
FOR ILLUSTRATIVE PURPOSES ONLY

All homes to be of custom or semi-custom design

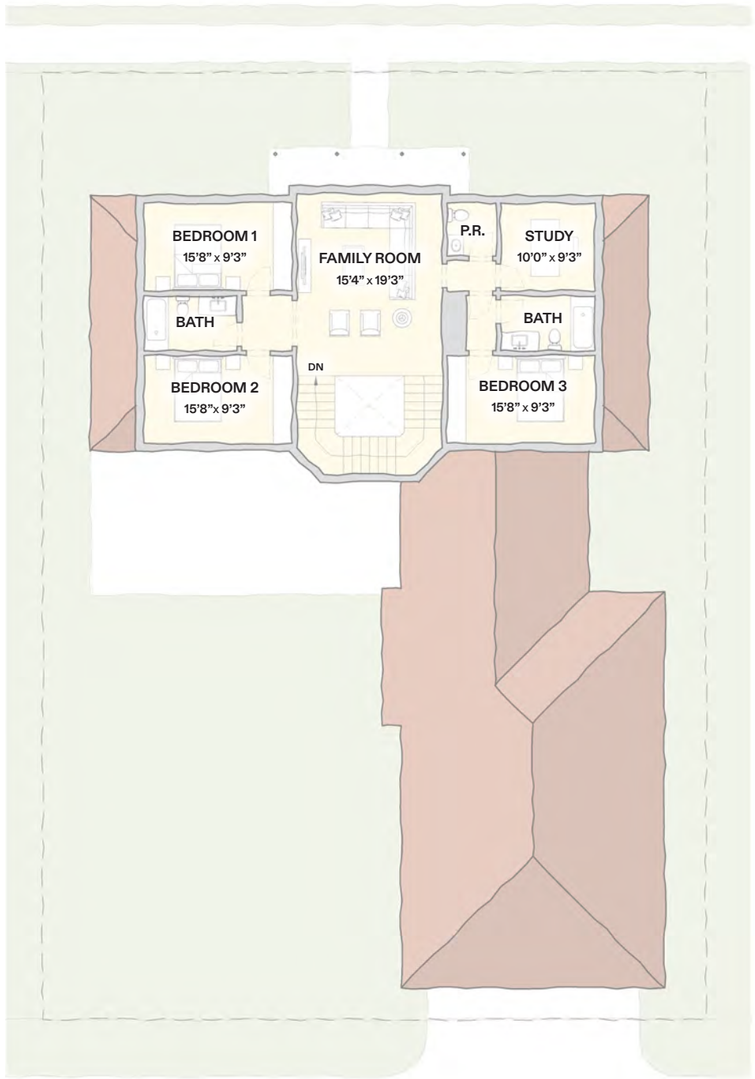
PROTOTYPE D:

1 Primary Bedroom
3 Bedrooms
1 Family Room
3 Full Bathrooms
2 Half Bathrooms

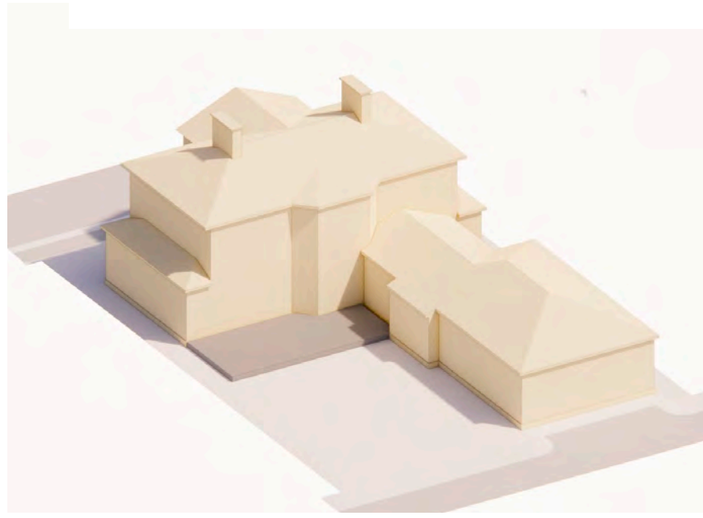
Min. Lot Size	74’ x 100’
Min. Lot Area	7,409 SF
Total House GSF (Excluding Garage)	3,740 GSF



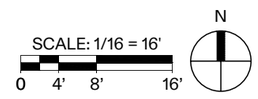
GROUND FLOOR



UPPER FLOOR



REAR VIEW



E DUBLIN GRANVILLE RD DEVELOPMENT
NEW ALBANY, OH
MARCH 20, 2026

Prototype D

NEW ALBANY
COMMUNITY CONNECTS US

To: Planning Commission

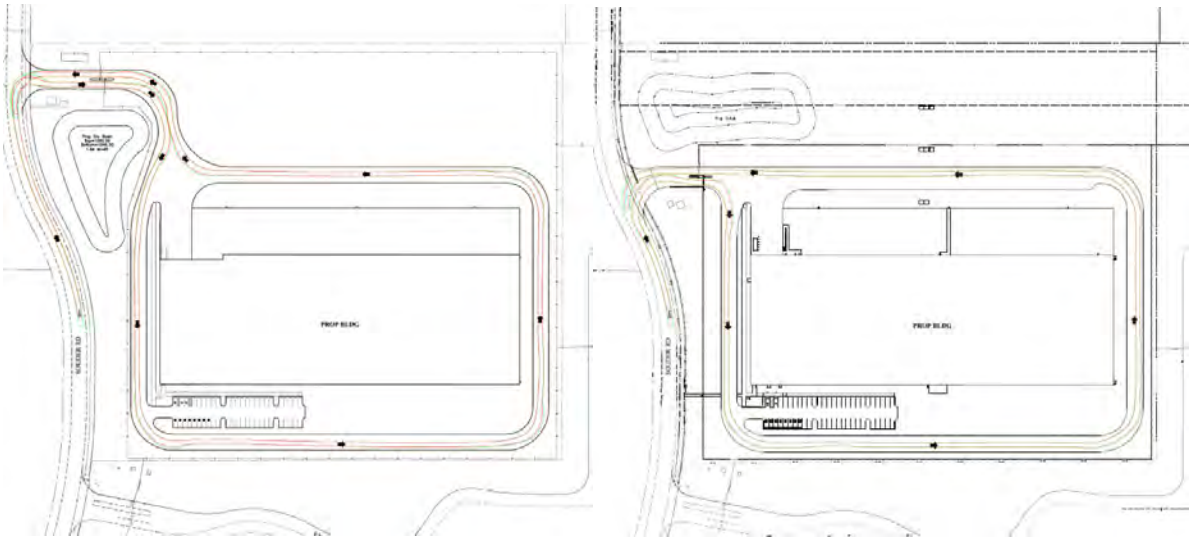
From: City Staff

Re: FDM-16-2026 – Stack Final Development Plan Modifications

Date: April 6, 2026

Final Development Plan Modification
As the city code is silent on major versus minor final development plan modifications, any change is required to be reviewed and approved by the Planning Commission. The Stack data center final development plan (FDP-96-2025) was approved with conditions by the Planning Commission on December 15, 2025. The 16.79-acre site is located in the Souder East Research and Information District of the Business Park, north of New Albany Road East on Souder Road (222-005106-00).

The applicant is requesting minor modifications to shift the entry drive and wet detention basin on the northwest portion of the site. This realignment is necessary due to the addition of a 100-foot-wide private utility easement along the northern boundary of the site. Additionally, landscaping has been added around the street and north of the site to meet conditions of approval from the original final development plan. Staff and the City Landscape Architect have no comments or concerns with these changes.



LEFT: Approved site plan. | RIGHT: Proposed modified site plan.

ENGINEER'S COMMENTS

The City Engineer has reviewed the final development plan modification and provided the following comments. Staff recommends a condition of approval that these updated comments be addressed by the applicant, subject to staff approval (condition #1).

1. Provide more information about cross-access agreements with adjacent parcels.
2. Identify environmental features that may require ACOE or OEPA permitting.
3. Revise sheet 2 of 7, which shows the ADA parking provided is less than the ADA parking required.
4. Obtain fire department approval of the fire truck turning radius analysis.
5. On sheet 5 of 7, show the emergency overflow on the basin and remove plantings from this area.
6. Show the recorded instrument numbers for all existing easements shown on the plans.

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 application FDM-16-2026, subject to the following condition:

1. The engineer's comments will be addressed by the applicant, subject to staff approval.

City of New Albany
99 West Main Street
New Albany, Ohio 43054

MEMO

404.791-01
March 25, 2026

To: Lauren Sauter
City Planner

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

Re: Stack NAL01B
Final Development Plan

We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

1. Provide more information about cross access agreements with adjacent parcels.
2. Please identify environmental features that may require ACOE or OEPA permitting.
3. Refer to sheet 2 of 7. ADA parking provided is shown as less than ADA parking required. Please revise.
4. Refer to sheet 5 of 7. Show the emergency overflow on the basin and remove plantings from this area.
5. Obtain Fire Truck department approval for all fire truck turning movements.
6. We will evaluate storm water management, water distribution, sanitary sewer collection and other construction related details once detailed construction plans become available.

MEF/JMH

cc: Josh Albright, Development Engineer Manager
Jeremiah Wood, Development Engineer
Doug Bender, P.E.

Docusign Envelope ID: 567418E1-B222-4C2F-8E62-A54E05A8BBF4

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 7300 Souder Road

Parcel Numbers 222-005106-00

Acres 16.79 # of lots created 0

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	Amended Final Development for Plan the shifted entry drive
☐ Certificate of Appropriateness	☐ Variance	and wet detention basin.
☐ Conditional Use	☐ Vacation	
■ Development Plan		Final Development Plan PLFDP20250096 approved 12/16/25
☐ Plat		Height Variance VAR-72-2025 approved 10/23/25
☐ Lot Changes		
☐ Minor Commercial Subdivision		
☐ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information		Property Owner Information	
Name	Nicholas Ovens	Name	SI NAL01B, LLC
Address	[redacted]	Address	[redacted]
City, State, Zip		City, State, Zip	
Phone Number		Phone Number	
Email		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 DocuSigned by: Timothy Lemester Date: 3/5/2026

Signature of Applicant Date: 3/6/2026

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

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

FDM-16-2026 Application Statement

This application revisits the original FDP-96-2025 case for the STACK NAL01B project on Souder Road, approved with conditions on December 15, 2025. The reason for the modification application is to review and approve a revised access drive location for the site. The access drive relocation is proposed due to the addition of a 100-foot electric transmission easement now present on the north end of the site. The stormwater basin, which would now coincide with the access drive, is proposed to move north where the access drive was previously. The grantee of the electric transmission easement, AEP, is accepting of a stormwater basin within their easement, so long as it does not conflict with pole locations and there is no vegetation within the easement limits.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

Prop Basin

PROP BLDG

EX BLDG

SOUDER RD

EX DRIVE

Ex Basin

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
STACK
SOUDER ROAD
FIRE TRUCK TURNING EXHIBIT

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

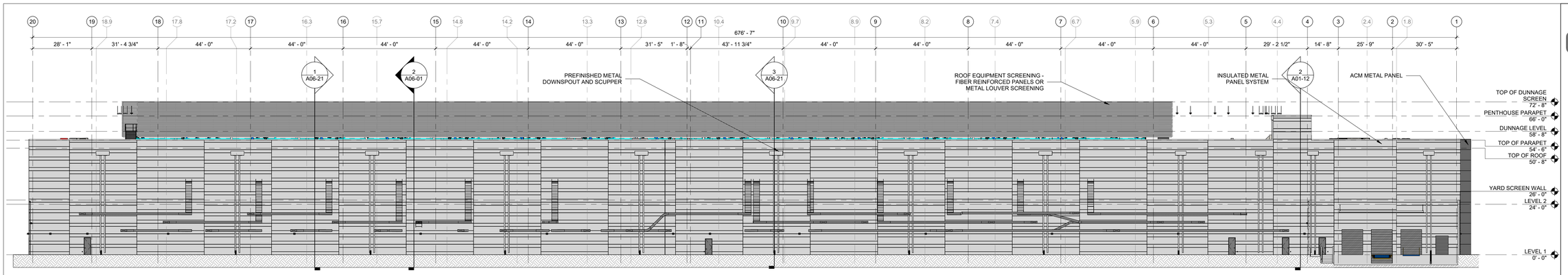
DATE
March 5, 2026

SCALE
1" = 60'

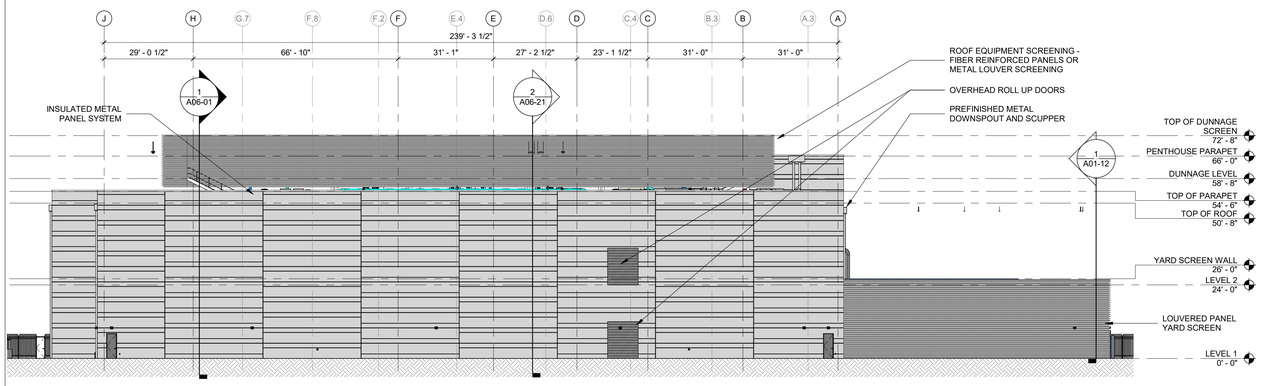
JOB NO.
2025-0106

SHEET
1/1

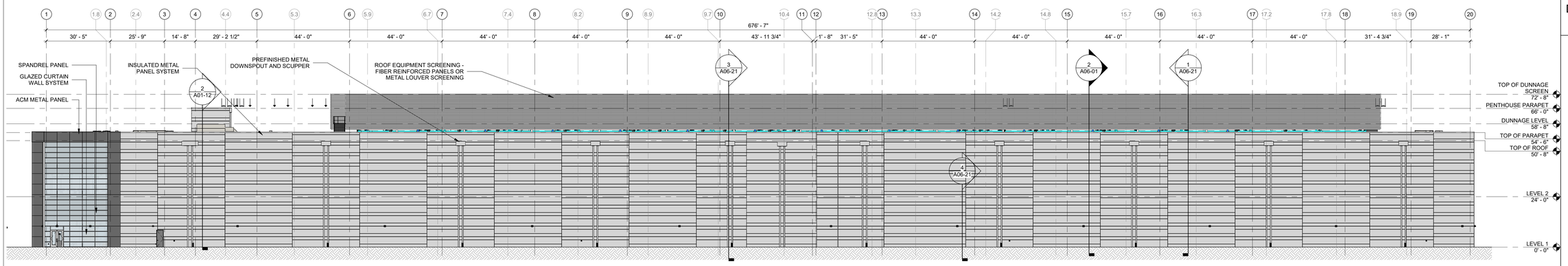
J:\2025\0106\Dwg\04Sheets\Exhibits\2026-03-05 Fire Truck Turning Exhibit.dwg, Last Saved By: cdepinet, 3/5/2026 12:26 PM Last Printed By: Depinet, Cory, 3/5/2026 12:26 PM



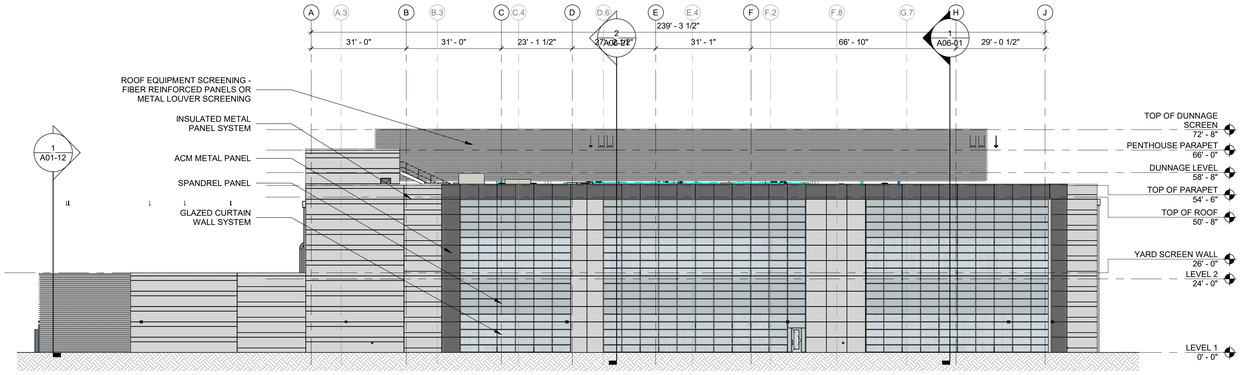
4 OVERALL ELEVATION - NORTH
1" = 20'-0"



3 OVERALL ELEVATION - EAST
1" = 20'-0"



2 OVERALL ELEVATION - SOUTH
1" = 20'-0"



1 OVERALL ELEVATION - WEST
1" = 20'-0"

1/21/2026 8:15:39 PM A05-01 EXTERIOR ELEVATIONS

CORGAN

EP ENGINEERING PLUS

EMH&T

VANDERWEIL

Sutton ENGINEERING

L.A. FUESS PARTNERS, INC.

	ISSUES	
1	12.11.2025	SCHEMATIC DESIGN
2	01.09.2026	FOUNDATION PERMIT
3	01.21.2026	DESIGN DEVELOPMENT
4		
5		
6		
7		
8		
9		
10		

	REVISIONS	

This Document was produced by or under the authority of Registered Architect:

GRAHAM CANNADY

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
1.9.2026

STACK - NAL01B

STACK INFRASTRUCTURE

7300 SOUDER RD
NEW ALBANY, OH 43054

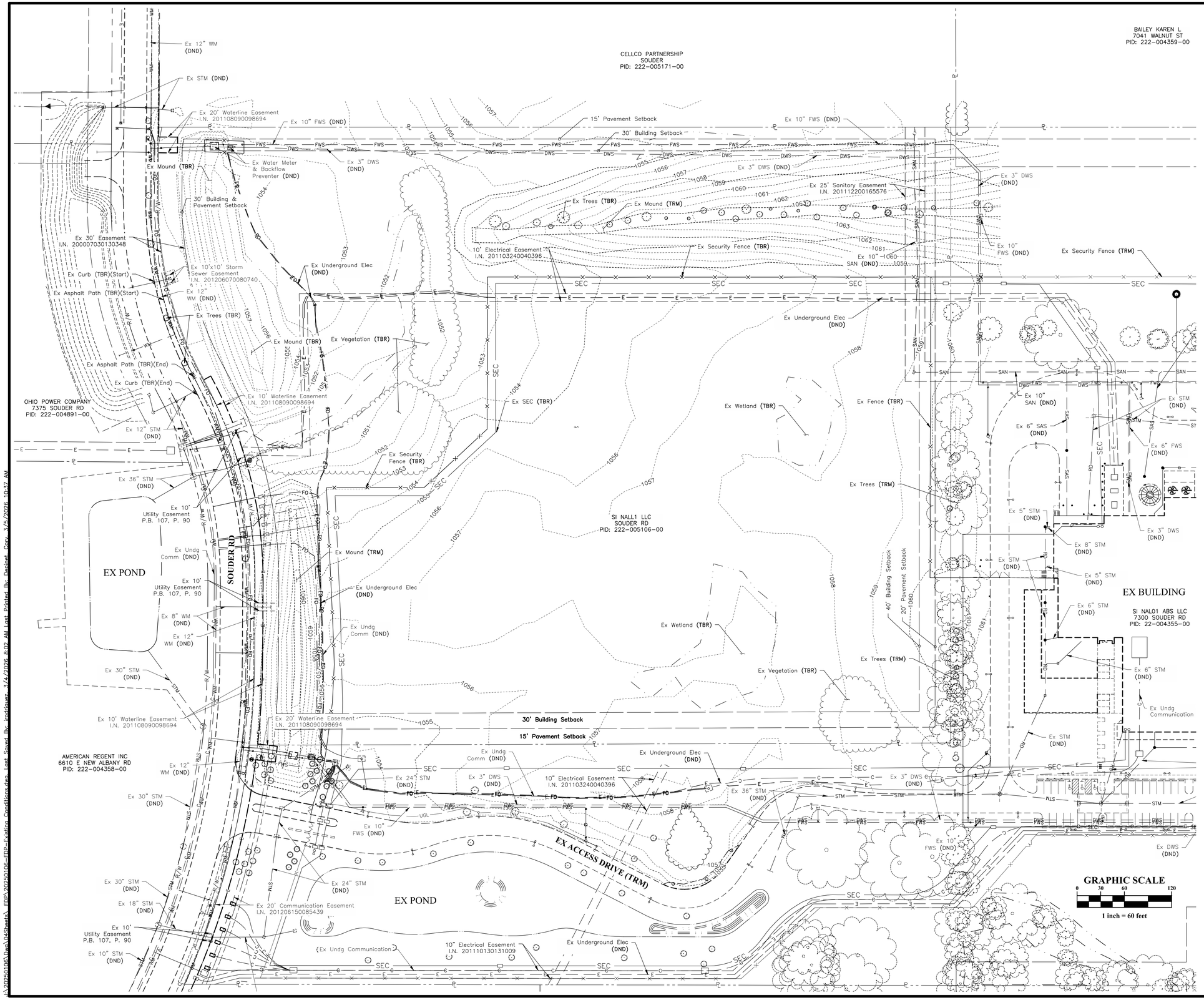
EXTERIOR ELEVATIONS

JOB 25119.0200

DATE 1.9.2026

SHEET

A05-01



EXISTING

- Contours (1171 / 1170)
- Edge Of Pavement
- Curb
- Sidewalk
- Setback
- Storm Sewer (STM)
- Roof Drain (RD)
- Sanitary Sewer (SAN)
- Sanitary Service (SAS)
- Water Main (WM)
- Domestic Water Service (DWS)
- Fire Water Service (FWS)
- Fire Department Connection (FDC)
- Fire Hydrant Lead (FHL)
- Lighting Conduit (UGL)
- Gas Main (GM)
- Electric Conduit (E)
- Communication Conduit (C)
- Fiber Optic Duct Bank (FO)
- Cut Curb To 1" Height
- Remove Existing Curb

- Fire Hydrant
- Water Valve
- Light Pole
- Communication Manhole
- Electric Duct Bank Manhole
- Manhole
- Catch Basin
- Storm Manhole
- Curb Inlet

(BSP) By Separate Plan
(BO) By Others
(TBR) To Be Removed
(RTG) Reconstruct To Grade
(TBRL) To Be Relocated
(ATG) Adjust To Grade
(DND) Do Not Disturb
EP Edge Of Pavement
(TRM) To Remain

PROJECT DESCRIPTION

The Data Center Development Includes The Construction Of A ±333,000 Square Feet Two Story Building With An Equipment Yard.

STORMWATER MANAGEMENT

The Storm Water For This Project Will Be Controlled By A Basin West Of The Site And An Underground Detention System Located Under The Parking Lot South Of The Building

MONUMENTATION

Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.

SITE DATE TABLE

Total Site Area	16.79 Ac.
Proposed Building	±333,000 S.F.
Parking Required (One For Each Employee On Main Shift)	45 Spaces
Parking Provided	49 Spaces
Handicap Parking Required	3 Spaces
Handicap Parking Provided	3 Spaces
Lot Coverage	
Pavement/Walk	121,978 S.F.
Building/Equipment Yard	219,208 S.F.
Total Coverage	341,186 S.F.
Site Area (16.79 Ac.)	731,372 S.F.
Percent Coverage	47%
Maximum Lot Coverage	70%
Total Parking Area	14,225 S.F.
Interior Landscape Area	1,392 S.F.
Interior Landscape Coverage	9.8%
Minimum Interior Landscape	5.0%

APPROVALS:

Planning Commission Chair

Vice Chair or Designee

Professional Engineer

Professional Surveyor

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

STACK - NAL01B
SOUDER ROAD
EXISTING CONDITIONS

STACK INFRASTRUCTURE

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: March 6, 2026

SCALE: 1" = 60'

JOB NO.: 2025-0106

SHEET: 1/7

J:\2025\0106\Dwg\04Sheets_FDP\20250106_FDP_Existing Conditions.dwg, Last Saved By: jrodriguez, 3/4/2026 8:07 AM, Last Printed By: Rachael Gray, 3/4/2026 10:37 AM

BAILEY KAREN L
7041 WALNUT ST
PID: 222-004359-00

CELLCO PARTNERSHIP
SOUDER
PID: 222-005171-00

Ex 20' Waterline Easement
I.N. 201108090098694

Ex Water Meter
& Backflow
Preventer (DND)

15' Pavement Setback

30' Building Setback

Prop Electric
Transmission
Easement

Ex 25' Sanitary Easement
I.N. 201112200165576

PROP BASIN

30' Building &
Pavement Setback

Ex Leisure Path

Ex 10'x10' Storm Sewer Easement
I.N. 201206070080740

10' Electrical Easement
I.N. 201103240040396

Ex Security Fence

Ex 30' Easement
I.N. 200007030130348

Prop Security Entrance

OHIO POWER COMPANY
7375 SOUDER RD
PID: 222-004891-00

Prop Stop Sign
Prop Stop Bar

Prop Loading
Dock

Prop
Hotboxes

620.24'

Prop Equipment Yard Screen Wall
See Architectural Plan For Details

Prop Equipment Yard

58.86'

87.5'

Prop Compactor

680.4'

Ex 10' Waterline Easement
I.N. 201108090098694

Ex 10'
Utility Easement
P.B. 107, P. 90

PROP BUILDING

SI NALL1 LLC
SOUDER RD
PID: 222-005106-00

243.33'

Prop Security Fence

EX POND

Prop Underground
Detention Limits

33.5'

SOUDER RD

30' Building Setback

15' Pavement Setback

40' Building Setback

20' Pavement Setback

Prop Fence

EX BUILDING

SI NAL01 ABS LLC
7300 SOUDER RD
PID: 22-004355-00

AMERICAN REGENT INC
6610 E NEW ALBANY RD
PID: 222-004358-00

Ex 20' Waterline Easement
I.N. 201108090098694

10" Electrical Easement
I.N. 201103240040396

EXISTING ACCESS DRIVE

Ex 20' Communication Easement
I.N. 201206150085439

10" Electrical Easement
I.N. 201110130131009

LEGEND

- Equipment Yard Gravel
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Concrete Pavement
- Concrete Sidewalk
- 18" Straight Curb
- Fence
- Sign
- Parking Count

CODED NOTES:

1. Handicap Parking and Sign
2. EV Charging Station, See Additional Notes Below
3. Bike Racks
4. Architectural Screen Wall, See Architecture Plan for Details
5. Light Pole

NOTES:

All Dimensions Are From Face Of Curb Unless Otherwise Noted.

All Radii Are 5' Unless Otherwise Noted.

All Curb to Be 18" Straight Curb Unless Otherwise Noted

See Architectural Plans for signage and building details.

See Landscape Plans for additional details.

PROJECT DESCRIPTION

The Data Center Development Includes The Construction Of A ±333,000 Square Feet Two Story Building With An Equipment Yard.

STORMWATER MANAGEMENT

The Storm Water For This Project Will Be Controlled By A Basin West Of The Site And An Underground Detention System Located Under The Parking Lot South Of The Building

MONUMENTATION

Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.

SITE DATE TABLE

Total Site Area	16.79 Ac.
Proposed Building	±333,000 S.F.
Parking Required (One For Each Employee On Main Shift)	45 Spaces
Parking Provided	49 Spaces
Handicap Parking Required	3 Spaces
Handicap Parking Provided	2 Spaces
Lot Coverage	
Pavement/Walk	120,533 S.F.
Building/Equipment Yard	218,931 S.F.
Total Coverage	339,464 S.F.
Site Area (16.79 Ac.)	731,372 S.F.
Percent Coverage	47%
Maximum Lot Coverage	70%
Total Parking Area	15,300 S.F.
Interior Landscape Area	1,392 S.F.
Interior Landscape Coverage	9.8%
Minimum Interior Landscape	5.0%

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

STACK INFRASTRUCTURE

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STACK - NAL01B
SOUDER ROAD
SITE PLAN

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

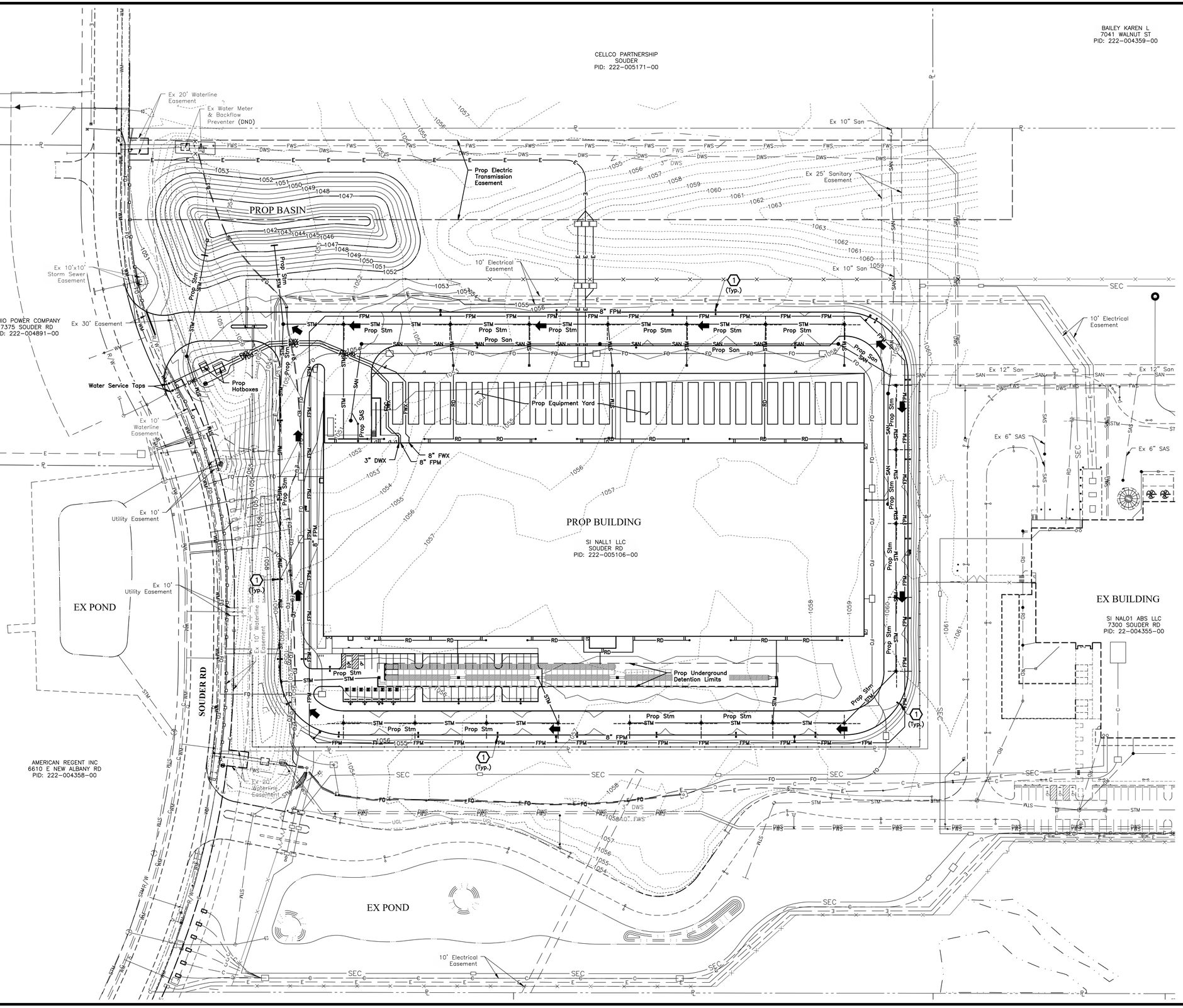
DATE
March 6, 2026

SCALE
1" = 60'

JOB NO.
2025-0106

SHEET
2/7

J:\2025\0106\Data\02Sheets_FDP\20250106-FDP-Site Plan.dwg, Last Saved By: cdeinet, 3/5/2026 10:30 AM, Last Plotted By: Evans, Nick, 3/6/2026 12:57 PM



EXISTING

- Contours
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Fence/Handrail
- Fence/Handrail
- Water Main
- Domestic Water Service
- Fire Water Service
- Sanitary Sewer Main
- Sanitary Sewer Service
- Storm Sewer
- Roof Drain
- Underdrain
- Underground Electric Service
- Electric Duct Bank
- Site Lighting
- Communications Service
- Gate Security Conduit
- Fiber Optic
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Cleanout
- Fire Hydrant
- Reducer
- Light Pole
- Transformer
- Signal Pole
- Utility Poles
- Pull Box
- Valve

PROPOSED

- Contours
- Fire Protection Main
- Domestic Water Service
- Fire Water Service
- Sanitary Sewer Main
- Sanitary Sewer Service
- Storm Sewer
- Roof Drain
- Underdrain
- 18" Curb
- Sidewalk/Curb Ramp
- Fence/Handrail
- Catch Basin
- Curb & Gutter Inlet
- Manhole
- Cleanout
- Fire Hydrant
- Fire Department Connection
- Light Pole
- Transformer
- Gas Meter
- Valve
- Reducer
- Major Flood Routing

CODED NOTES:

(1) Light Pole

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

STACK INFRASTRUCTURE

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STACK - NAL01B
SOUDER ROAD
GRADING & UTILITY PLAN

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

DATE
March 6, 2026

SCALE
1" = 60'

JOB NO.
2025-0106

SHEET
3/7

J:\2025\0106\Dwg\04Sheets_FDP\Grading & Utility Plan.dgn Last Saved By: ebeisheim 3/6/2026 10:32 AM Last Printed By: Owens, Nick 3/6/2026 12:58 PM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
SITE TREES						
	OV	19	Ostrya virginiana	American Hophornbeam	2" Cal.	B&B
	PA	11	Picea abies	Norway Spruce	6' Ht.	B&B
	PG	19	Picea pungens 'Glauca'	Blue Colorado Spruce	8' Ht.	B&B
	PO	10	Platanus occidentalis	American Sycamore	2" Cal.	B&B
		59	SUBTOTAL:			
BUFFER TREES						
	CV	8	Carya ovata	Shagbark Hickory	2.5" Cal.	B&B
	CG	10	Crataegus crus-galli	Cockspur Hawthorn	2" Cal.	B&B
	MG	8	Metasequoia glyptostroboides	Dawn Redwood	12' Ht. Min.	B&B
	PN	15	Pinus nigra	Austrian Pine	10' Ht. Min.	B&B
	QB	11	Quercus bicolor	Swamp White Oak	3" Cal.	B&B
	QM	20	Quercus macrocarpa	Burr Oak	3" Cal.	B&B
	TD	6	Taxodium distichum	Bald Cypress	12' Ht. Min.	B&B
		78	SUBTOTAL:			
REPLACEMENT TREES						
	AC	6	Abies concolor	White Fir	8' Ht.	B&B
	PM	7	Picea omorika	Serbian Spruce	8' Ht.	B&B
	PS	10	Pinus strobus	White Pine	8' Ht.	B&B
	PY	8	Pinus sylvestris	Scotch Pine	8' Ht.	B&B
		31	SUBTOTAL:			
STREET TREES						
	CONL	7	Celtis occidentalis	Common Hackberry	3" Cal.	B&B
	QCST	10	Quercus coccinea	Scarlet Oak	3" Cal.	B&B
		17	SUBTOTAL:			
PARKING LOT						
	GI	6	Gleditsia triacanthos inermis	Thornless Honey Locust	3" Cal.	B&B
		6	SUBTOTAL:			
SHRUBS						
	DS	18	Dasiphora fruticosa 'Fargo'	Dakota Sunspot® Bush Cinquefoil	24" Ht. Min.	Cont.
	PJ	7	Physocarpus opulifolius 'Jefam'	First Editions® Amber Jubilee® Ninebark	36" Ht. min.	Cont.
	VM	3	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	48" Ht.	Cont.
		28	SUBTOTAL:			
PARKING LOT SCREENING						
	JS	81	Juniperus x pfitzeriana 'Sea Green'	Sea Green Pfitzer Juniper	42" Ht.	B&B
		81	SUBTOTAL:			

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
GROUND COVERS							
	AG	68	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop	#2	Cont.	18" o.c.
	SJ	51	Schizachyrium scoparium 'Jazz'	Jazz Little Bluestem	#3	Cont.	12" o.c.
		119	SUBTOTAL:				

Landscape Calculations

Refer to New Albany Code of Ordinances and I-PUD Souder East Subarea 3 Landscape Design Standards

1171.05(e) – LANDSCAPE SCREENING–
MINIMUM TREES:

Total ground coverage for over 50,000 S.F. of building & vehicular use area. 1 tree per 5,000 S.F. of coverage and a total tree planting equal to 25" caliper plus 1/2" caliper for every 4,000 S.F. over 50,000 S.F. in ground coverage.

±339,335 S.F. Total Ground Coverage
±339,335 / 5000 = 68 Trees

±339,335 – 50,000 = ±289,335
±289,335/ 4000 x .5" = 73"+25" = 98"

68 Trees and 98" Required
137 Trees and 359.5" Provided

1171.06 – PARKING LOT LANDSCAPING:

1171.06(a)(2): 5% OF THE PARKING AREA SHALL BE LANDSCAPED:

±14,225 S.F. parking area x .05 =
±712 S.F. landscape required
±1,392 S.F. landscape provided

1171.06(a)(3): 1 DECIDUOUS CANOPY TREE FOR EVERY 10 PARKING SPACES:

49 Total Parking Spaces/10 = 4.9
5 Trees Required
6 Trees Provided

1171.06(b) Parking Lots shall be screened from primary streets by a three and one-half (3.5)-foot minimum height evergreen hedge.

1154.03 Service Areas and loading docks shall be screened to limit visibility from off-site.

STREET TREES

Street trees shall be placed along Souder Road and shall be spaced at a maximum average distance of 30 feet on center. The minimum size for street trees at installation shall be 2 ½ to 3 inches in caliper.

9 Street Trees Provided to supplement Existing Street Trees

NOTE: Proposed evergreen trees at 6' height are considered for the minimum trees requirement as a 2.5" caliper per tree. Proposed evergreen trees at 8' height are considered as a 3" caliper tree.

AEP EASEMENT
31 Trees are to be removed from the proposed AEP Easement. 31 replacement trees are proposed.

LANDSCAPE GENERAL NOTES

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
6. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
7. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
8. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
9. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
10. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
11. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
12. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
13. Install all plants in accordance with planting details and specifications.
14. Parking lot and street trees shall have a clear canopy height of 6' min.
15. Trees shall be placed a minimum of 3' from sidewalks and curbs.
16. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
17. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
18. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subrade. Place remaining Planting Mix in settled 6 inch lifts.
19. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
20. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
21. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
22. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
23. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
24. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
25. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
26. Unless otherwise specified, lawn seed mix shall be proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Seeding rate shall be 8 to 10 pounds per 1000 square feet.
27. Lawn seed shall not have less than 98 percent purity and shall not have less than 90 percent germination.

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STACK - NAL01B
SOUDER ROAD
LANDSCAPE SCHEDULE AND NOTES

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

DATE
March 6, 2026

SCALE
1" = 60'

JOB NO.
2025-0106

SHEET
4/7

N:\2025\0106\Dwg\04Sheets_EPA\EDP-landscape_Plan.dwg, Last Saved By: ddeiaint, 3/4/2026 10:37 AM, Last Plotted By: Daniel Cory, 3/4/2026 10:37 AM

CELLCO PARTNERSHIP
SOUDER
PID: 222-005171-00

Ex Water Meter & Backflow Preventer (DND)

Ex 20' Waterline Easement

15' Setback Line

Prop 100' Electric Transmission Easement, No Planting Zone

25 Existing Trees To Be Removed

Ex 25' Sanitary Easement

PROP BASIN

(7) PO
(4) OV
(7) CONL
(10) QCST
(2) OV
(3) PO
(2) OV
(6) QM
(8) PY
(7) PM
(10) PS
(6) AC

Per Stack Standards, do not place trees within 10 feet of the fence

Ex Storm Sewer Easement

10' Electrical Easement

Prop Fence, See Arch Plans

Ex 30' Easement

(3) QM

(5) PG
(1) PA

Site Distance Triangle

Site Distance Triangle

Prop Dock

Prop Wall

Prop Equipment Yard

10' Electrical Easement

Prop Fence

(4) OV
(4) PA
(7) PG

Ex 10' Utility Easement

PROP BUILDING

SI NALL1 LLC
SOUDER RD
PID: 222-005106-00

12" Gravel Mow Strip, See Detail

Per Stack Standards, do not place trees within 10 feet of the fence

Prop Fence

EX POND

See Enlargement, Sheet L01-01

Prop Parking Lot Landscape Areas TYP.

Prop Stormtech Limits

SOUDER RD

(11) QM

Ex. 10' Waterline Easement

(7) OV
(7) PG
(6) PA

AMERICAN REGENT INC
6610 E NEW ALBANY RD
PID: 222-004358-00

Prop Fence

(10) CG
(8) QB
(8) CV

Ex. 20' Waterline Easement

EX POND

(2) MG
(5) PN
(3) TD
(3) MG
(5) PN
(3) TD
(2) PN
(3) MG
(3) PN
(3) QB

10' Electrical Easement

E

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

STACK INFRASTRUCTURE

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STACK - NAL01B
SOUDER ROAD
LANDSCAPE PLAN

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

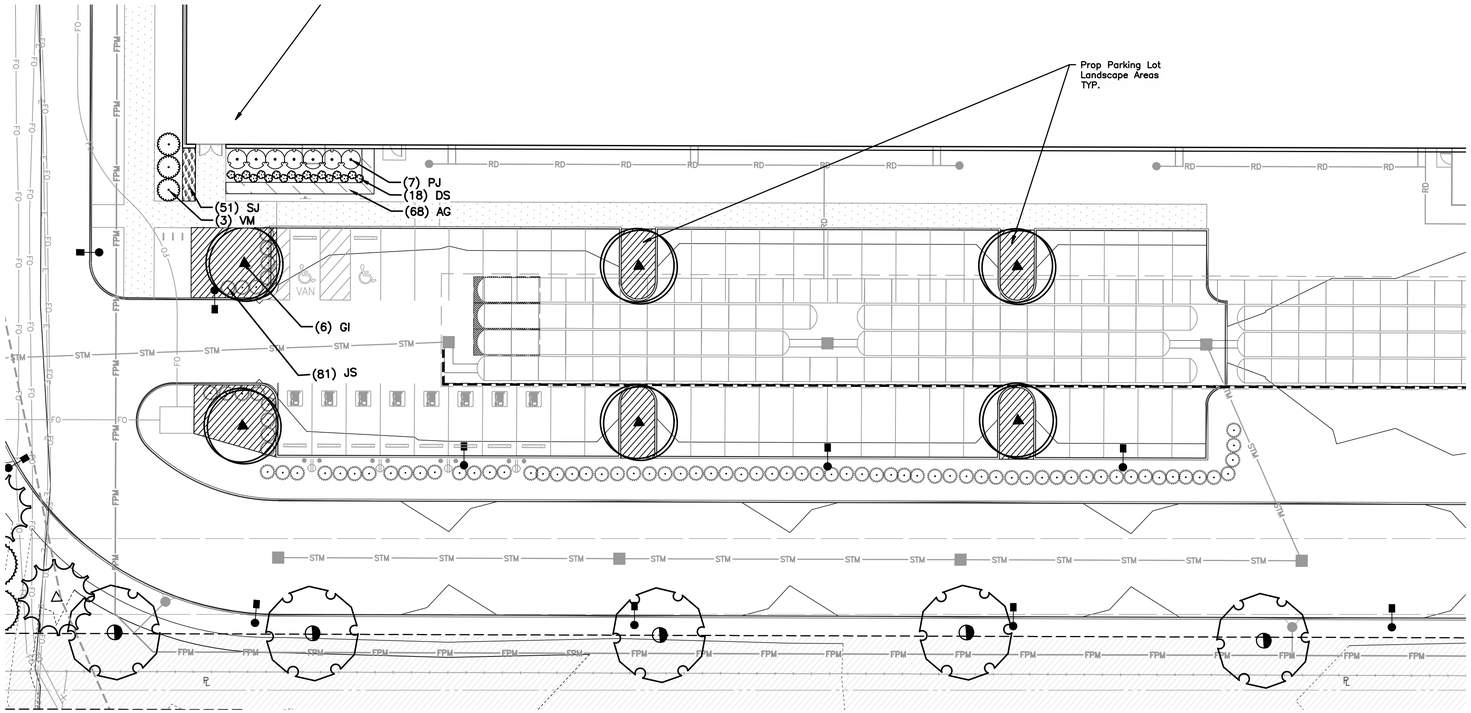
DATE
March 6, 2026

SCALE
1" = 60'

JOB NO.
2025-0106

SHEET
5/7

A:\2025\0106\Dwg\04Sheets_FDP\FDP_Landscape_Plan.dwg, Last Saved By: cdonnan, 3/6/2026 10:37 AM, Last Printed By: donnan, Gov, 3/6/2026 10:37 AM



PLANT KEY ENLARGEMENT

SYMBOL	CODE	BOTANICAL NAME
PARKING LOT		
	GI	Gleditsia triacanthos inermis
SHRUBS		
	DS	Dasiphora fruticosa 'Fargo'
	PJ	Physocarpus opulifolius 'Jefam'
	VM	Viburnum dentatum 'Blue Muffin'
PARKING LOT SCREENING		
	JS	Juniperus x pfitzeriana 'Sea Green'
GROUND COVERS		
	AG	Agastache x 'Blue Fortune'
	SJ	Schizachyrium scoparium 'Jazz'

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

REVISIONS

MARK	DATE	DESCRIPTION

STACK INFRASTRUCTURE

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

STACK - NAL01B
SOUDER ROAD
LANDSCAPE ENLARGEMENT

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Surveyors • Planners • Scientists
Engineers • Arborists • Communicators
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

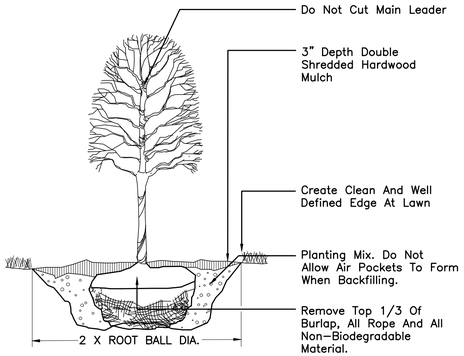
DATE
March 6, 2026

SCALE
1" = 60'

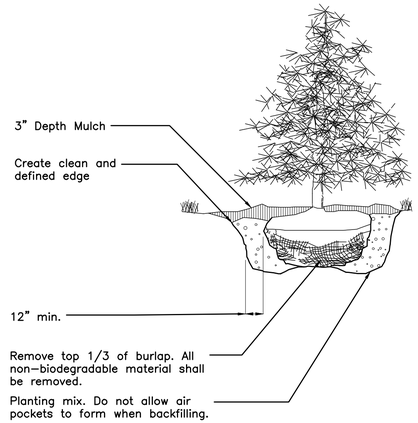
JOB NO.
2025-0106

SHEET
6/7

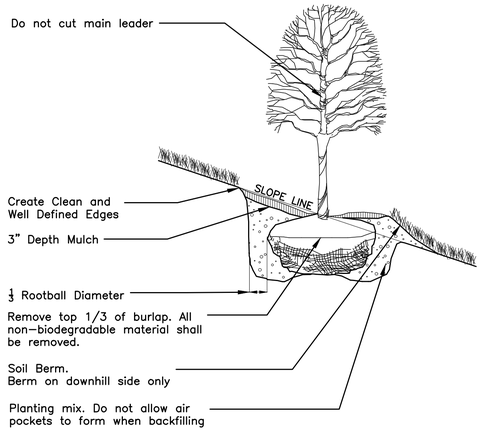
J:\2025\0106\Dwg\04Sheets_FINAL\FDP-Landscape_Plan.dwg, Last Saved By: ebaginet, 3/6/2026 10:37 AM, Last Plotted By: Daniel Cory, 3/6/2026 10:37 AM



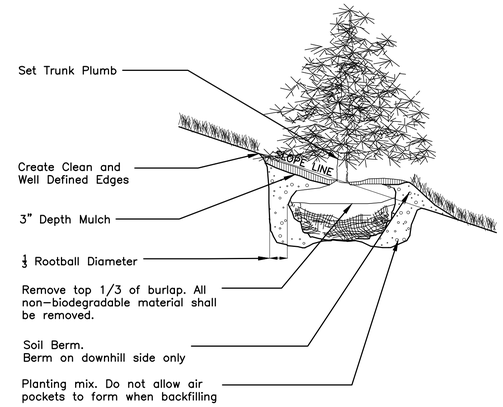
A DETAIL
DECIDUOUS TREE PLANTING — Not to Scale



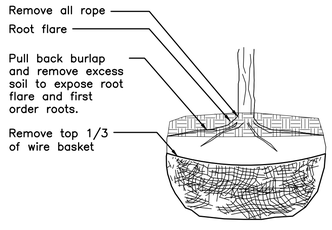
D DETAIL
EVERGREEN TREE PLANTING — Not to Scale



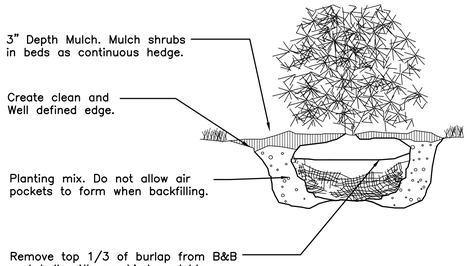
G DETAIL
DECIDUOUS TREE PLANTING ON SLOPE — Not to Scale



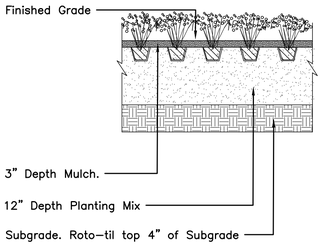
J DETAIL
EVERGREEN TREE PLANTING ON SLOPE — Not to Scale



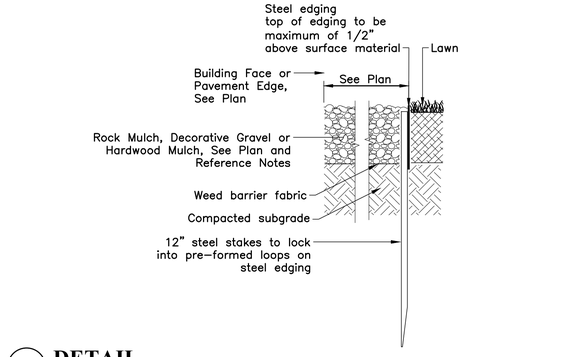
B DETAIL
ROOTBALL PREPARATION — Not to Scale



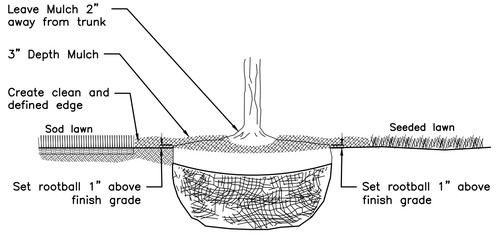
E DETAIL
Evergreen Shrub Planting — Not to Scale



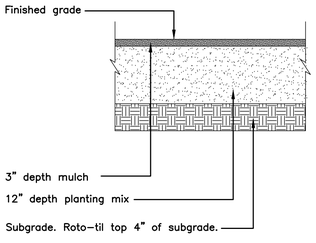
H DETAIL
Perennial & Groundcover Planting — Not to Scale



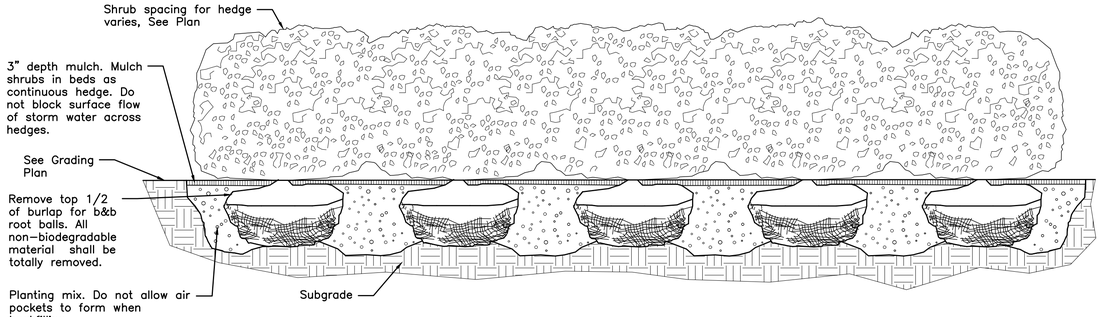
K DETAIL
ROCK MULCH AND STEEL BED EDGE .....



C DETAIL
ROOTBALL SETTING — Not to Scale



F DETAIL
PLANTING AREA ESTALISHMENT — Not to Scale



I DETAIL
Shrub Plantings as Hedge — Not to Scale

REVISIONS

MARK	DATE	DESCRIPTION

STACK INFRASTRUCTURE

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STACK - NAL01B
SOUDER ROAD
LANDSCAPE DETAILS

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

DATE
March 6, 2026

SCALE
1" = 60'

JOB NO.
2025-0106

SHEET
7/7

K:\2025\0106\Dwg\04Sheets_FDP\FDP-Landscape_Plan.dwg, Last Saved By: cdanpart, 3/4/2026 10:37 AM, Last Plotted By: danpart, Date: 3/4/2026 10:37 AM

NEW ALBANY
COMMUNITY CONNECTS US

To: Planning Commission

From: City Staff

Re: FDM-17-2026 - Visions Professional (Forest Drive Office Building)

Date: April 6, 2026

Final Development Plan Modification
Because the City Code does not distinguish between major and minor final development plan modifications, all changes must be reviewed and approved by the Planning Commission. The Forest Drive Office Building (FDP-1-2022) was originally approved by the Planning Commission on January 19, 2022. A subsequent final development plan modification was approved on September 15, 2025, for minor architectural revisions. The 1.14-acre site is located within the Canini Trust Corp property, south of Forest Drive, between the COTA Park and Ride and the New Avenue senior living facility.

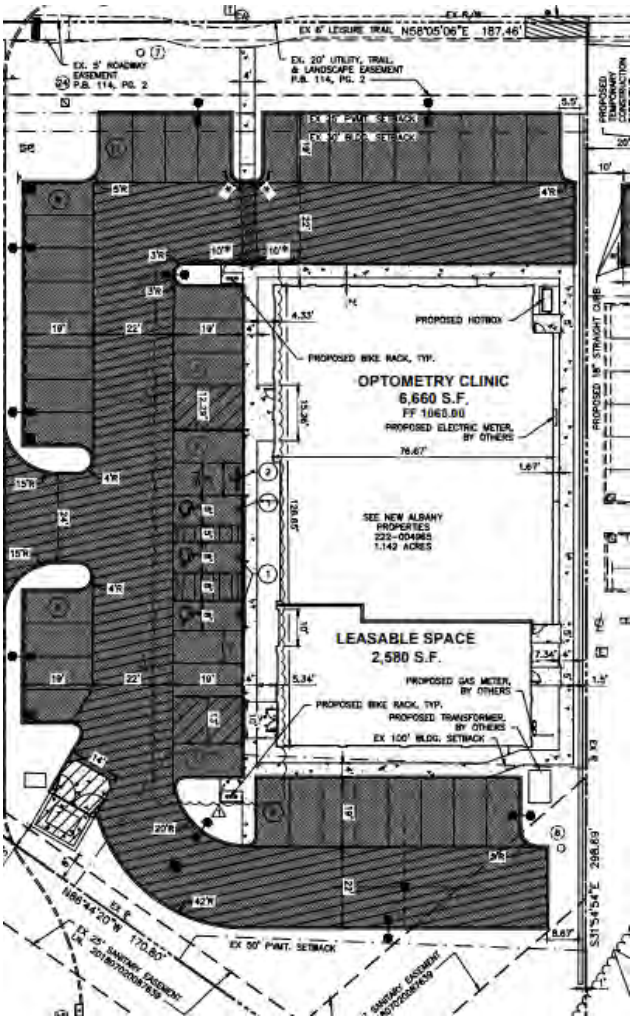
The applicant is requesting minor modification to the parking lot layout. The applicant stated that during the previous modification process, a prospective tenant requested relocation of a building entrance. Although that tenant did not ultimately occupy the space, the entrance relocation remained part of the approved plan. At that time, the pedestrian walkways were not updated to reflect the revised entrance location.

The proposed revision realigns the walkway to connect directly to the relocated entrance and removes segments of concrete walkway that would be susceptible to damage from routine snow removal and service vehicle activity (e.g., trash and delivery trucks). The updated layout enhances the pedestrian connection while maintaining the overall design intent and site aesthetics. The plan also includes relocation of the bike racks and results in the addition of two parking spaces

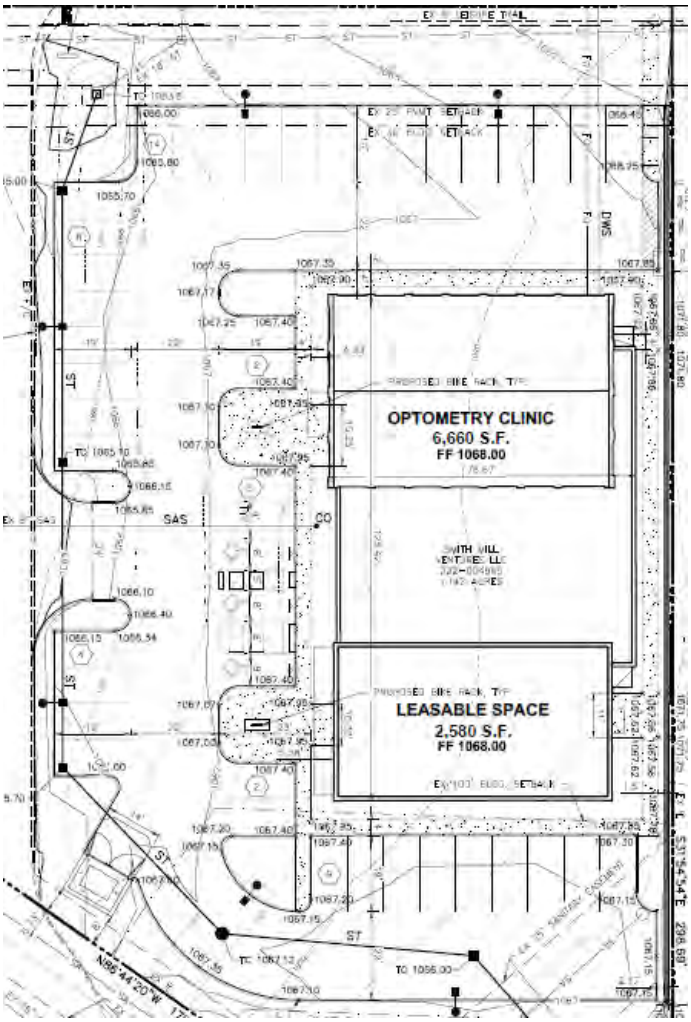
Staff does not have any concerns with the request.

ACTION
Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate. Move to approve application FDM-17-2026 based on the findings in the staff report (conditions of approval may be added)

Move to approve application FDM-17-2026 based on the findings in the staff report (conditions of approval may be added).



Proposed layout



Approved Layout

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 5175 Forest Drive

Parcel Numbers 222-004965

Acres 1.142 # of lots created N/A

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	Amendment to approved FDP
☐ Certificate of Appropriateness	☐ Variance	for parking lot layout revision.
☐ Conditional Use	☐ Vacation	
■ Development Plan		
☐ Plat		
☐ Lot Changes		
☐ Minor Commercial Subdivision		
☐ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

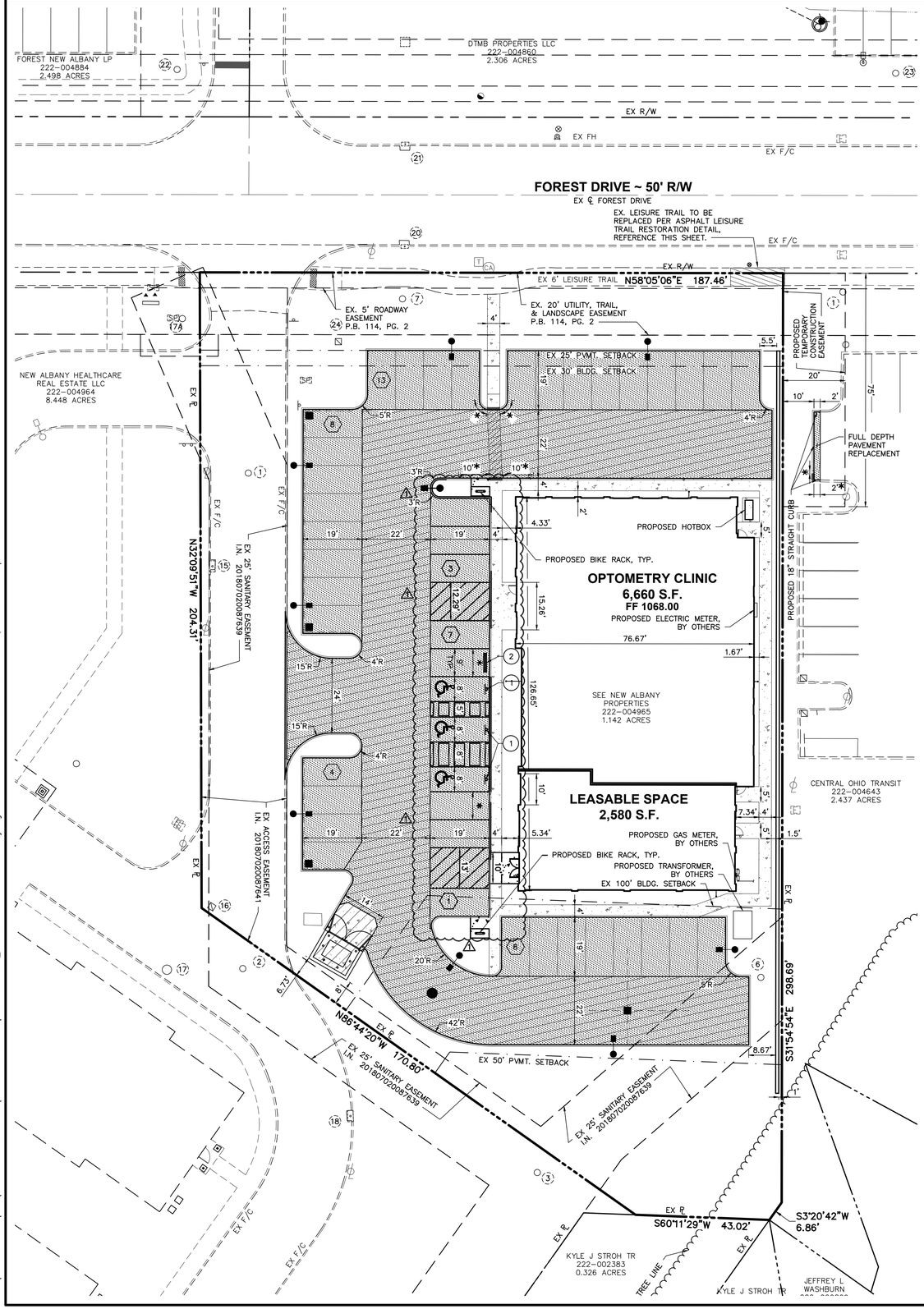
Applicant Information		Property Owner Information	
Name	Same as property owner.	Name	[redacted]
Address		Address	
City, State, Zip		City, State, Zip	
Phone Number		Phone Number	
Email		Email	

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 _____ Date: 3/9/2026

Signature of Applicant _____ Date: _____



LEGEND

- STANDARD DUTY PAVEMENT SECTION — SEE DETAIL, SHEET 3
- HEAVY DUTY PAVEMENT SECTION — SEE DETAIL, SHEET 3
- SIDEWALK CONCRETE SECTION — SEE DETAIL, SHEET 3
- CONCRETE PAVEMENT SECTION — SEE DETAIL, SHEET 3
- LIMITS OF 0" CURB HEIGHT
- PROPOSED 18" STRAIGHT CURB — SEE DETAIL, SHEET 3
- PROPOSED 18" STRAIGHT CURB W/ UNDERDRAIN — SEE DETAIL, SHEET 3
- * TRANSITION FROM 0" CURB HEIGHT TO 6" CURB HEIGHT OVER 12" UNLESS OTHERWISE SPECIFIED.
- (1) TYPICAL BOLLARD ACCESSIBLE SIGN — SEE DETAIL, SHEET 3
- (2) TYPICAL PARKING BLOCK — SEE DETAIL, SHEET 3
- (#) PARKING COUNT

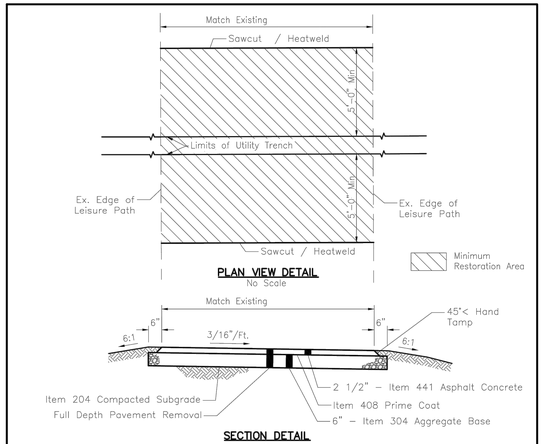
NOTE: ALL DIMENSIONS & RADII ARE TO FACE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, WHICHEVER APPLIES. ALL RADII NOT LABELED SHALL HAVE A 3' RADIUS, MIN.

SITE STATS

SITE AREA (EXCLUDING R/W):	1.142 ACRES
PARKING SPACES REQUIRED:	37 SPACES (1 PER 250 SQ. FT.)
PARKING SPACES PROVIDED:	44 SPACES ⚠
HC PARKING SPACES REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HC PARKING SPACES REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
R/W DISTURBANCE:	0.00 ACRES
OFFSITE DISTURBANCE:	0.00 ACRES
SITE DISTURBANCE:	0.988 ACRES
TOTAL DISTURBANCE:	0.988 ACRES
PRE-DEVELOPED IMPERVIOUS:	0.146 ACRES
POST-DEVELOPED IMPERVIOUS:	0.842 ACRES

FLOOD DESIGNATION, MAP NUMBER, AND EFFECTIVE DATE:

ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP #39049C0208K, EFFECTIVE DATE JUNE 17, 2008.



NOTES

1. The City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, together with the City of New Albany Specifications shall govern all work.
2. All surface areas shall be restored within 30 days of completion of excavation.
3. Leisure path to be restored shall include a length measured at a minimum of 5' offset from the outer edge of each side of the cut. Material removed includes all materials above the subgrade.
4. Edges shall be sawcut to create a straight vertical line.
5. Trench Backfill within the influence of the leisure path pavement shall be item 613 Flowable Controlled Density Fill or item 912 Complacted Granular Material.
6. After material removal, the subgrade shall be recompacted in accordance with Item 204.
7. Item 441 Asphalt Concrete shall be placed in one lift and compacted with a vibratory steel wheeled roller. The Contractor shall ensure the surface cross slope 3/16 in./Ft.
8. Following material placement, heat welding could be requested by the city engineer if a smooth trnsition is not obtained. Any heat welding shall follow CCMS specifications and shall extend 6 inches beyond each side of the cut.
9. If additional utility trenches are made within 100', the restoration limits shall be extended to cover all utility trenches.
10. Existing water and gas service valves that fall within the restoration limits shall be adjusted to finished asphalt grade.

City Engineer:

E. P. FERRIS & ASSOCIATES, INC. — Consulting Civil Engineers and Surveyors

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

ASPHALT LEISURE TRAIL RESTORATION

CITY OF NEW ALBANY STANDARD DRAWING X/XX/2020

STD. NO. NA-XXX-X

DESIGNED BY: WDJ | REVIEWED BY: JMH

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS | SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph. 614.428.7750
fax. 614.428.7755

PLAN PREPARED FOR:

VISION PROFESSIONALS
730 MT AIRYSHIRE BLVD
SUITE A, COLUMBUS, OH. 43235

CITY OF NEW ALBANY / FRANKLIN COUNTY, OHIO

5175 FOREST DRIVE

SITE CONSTRUCTION PLAN
FOR
VISION PROFESSIONALS

SITE DIMENSION & PAVEMENT PLAN

ISSUE DATES:
05/26/2022: SECOND SUBMITTAL
06/29/2022: THIRD SUBMITTAL
07/26/2022: FOURTH SUBMITTAL

Date: 04/19/2022
Scale: 1" = 20'

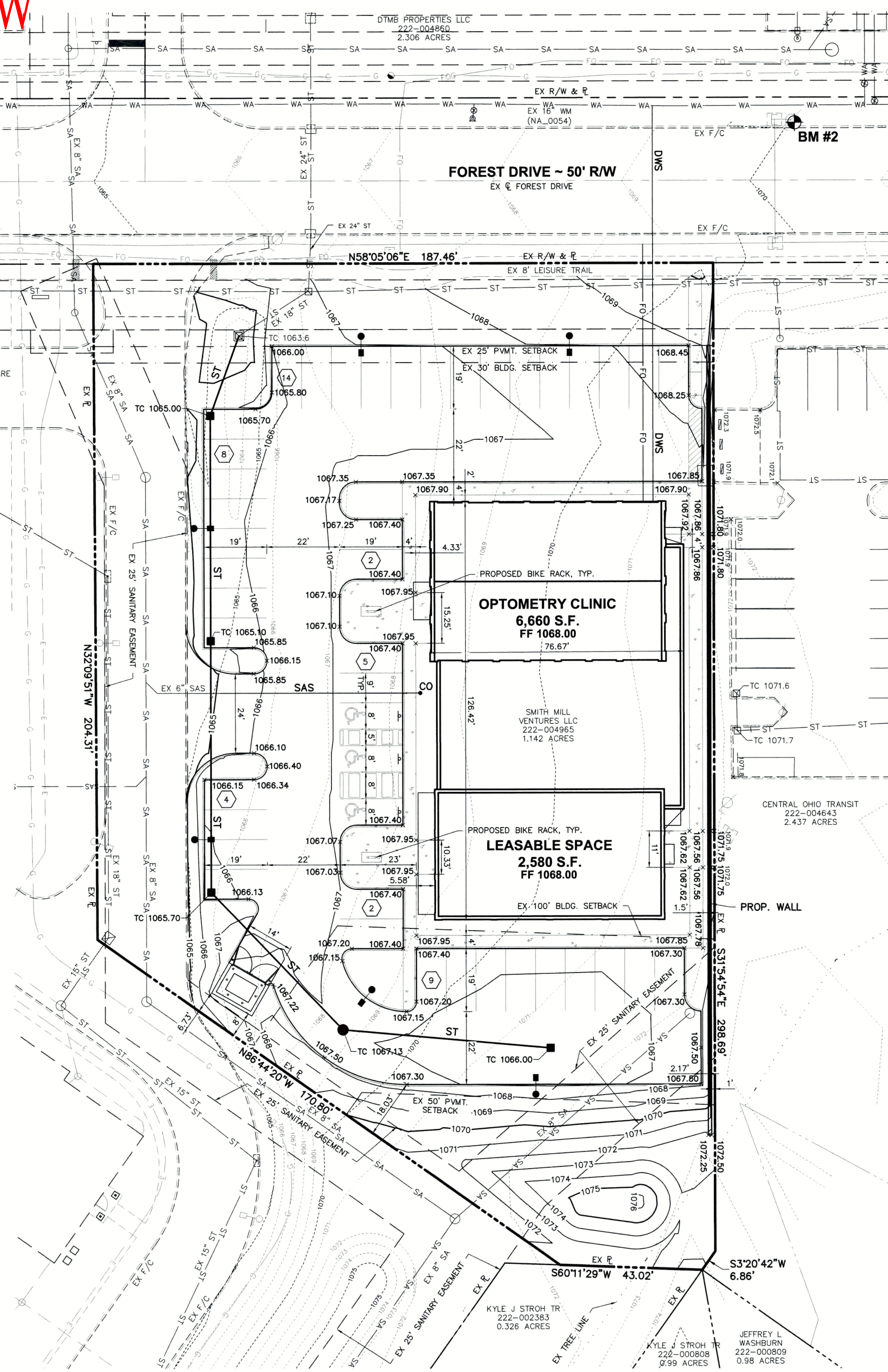
Drawn By:	Checked By:
BAH	RCF

Project Number:
21-0001-1263

Drawing Number:
5 / 12

Z:\21-0001-1263\DWG\PRODUCTION DRAWINGS\SITE CONSTRUCTION\0001-1263 SCP_Site Dimension - Revision only.dwg SITE DIMENSION & PAVEMENT PLAN Mar 19, 2026 - 1:19:19pm rfoster

NPCTGMSQJW
?NNPMTCB



NOTES

PERMITTED USES

OFFICE BUILDINGS AND THE PERMITTED USES IN THE CODIFIED ORDINANCES OF THE CITY OF NEW ALBANY, OCD OFFICE CAMPUS DISTRICT, SECTION 1144.02 AND THE CONDITIONAL USES CONTAINED IN SECTION 114.03, PROVIDED THAT THE CONDITIONAL USES COMPLY WITH CHAPTER 1155.

COMMERCIAL BUILDINGS AND THE PERMITTED USES CONTAINED IN THE CODIFIED ORDINANCES OF THE CITY OF NEW ALBANY, C-2 GENERAL BUSINESS (COMMERCIAL) DISTRICT, SECTION 1147.02 AND THE CONDITIONAL USES CONTAINED IN SECTION 1147.03, HOTELS AND GASOLINE SERVICE STATIONS WHICH SHALL CONFORM TO THE STANDARDS SET FORTH IN SECTION 1165.09.

UNIT TYPES

COMMERCIAL BUILDING TYPES SHALL COMPLY WITH THE DESIGN GUIDELINES OF THE DEVELOPMENT STANDARDS. PLEASE REFER TO THE APPLICABLE MATERIAL SUBMITTED BY THE ARCHITECT RELATIVE TO THE BUILDING CONSTRUCTION.

DEVELOPMENT STANDARDS

UNLESS OTHERWISE SPECIFIED IN THE WRITTEN TEXT AND/OR DETAILS CONTAINED WITHIN THE SUBMITTAL DRAWINGS, THE DEVELOPMENT STANDARDS OF PART ELEVEN OF THE CODIFIED ORDINANCES OF THE CITY OF NEW ALBANY SHALL APPLY TO THIS SUBAREA.

BASIC DEVELOPMENT STANDARDS ARE COMPILED REGARDING DENSITY, SITE ISSUES, TRAFFIC CIRCULATION, LANDSCAPE AND ARCHITECTURAL STANDARDS. THESE STANDARDS ENSURE CONSISTENCY AND QUALITY FOR THIS PARCEL AND THROUGHOUT THE DEVELOPMENT.

FLOOD ZONE

THE DEVELOPMENT AREA LIES IN FLOOD ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 39049C0208 K (DATED JUNE 17, 2008).

STORMWATER MANAGEMENT

THE PROPOSED STORMWATER IMPROVEMENTS WILL DESIGNED IN ACCORDANCE WITH THE CITY OF NEW ALBANY'S AND APPLICABLE PORTIONS OF THE STATE OF OHIO STORMWATER MANAGEMENT POLICIES. THE CURRENT SITE IS TRIBUTARY TO PREVIOUSLY ESTABLISHED REGIONAL DETENTION AREAS. THE SITE PLAN LAYOUT SHOWS A NEW UNDERGROUND STORMWATER CONVEYANCE SYSTEM THAT WILL DRAIN TO ONE OF THE REGIONAL BASINS. THE BASIN HAS BEEN SIZED TO ACCOMMODATE THE REQUIRED VOLUMES FOR SEDIMENT AND RUNOFF STORAGE ASSOCIATED WITH THE CHANGES IN BOTH PRE AND POST CONSTRUCTION WATER QUALITY AND QUANTITY.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IMPLEMENTED AS A PART OF THE PROJECT DEVELOPMENT. INSTALLATION AND MAINTENANCE WILL BE IN ACCORDANCE WITH THE CITY OF NEW ALBANY STANDARDS AND IN COMPLIANCE WITH THE OEPA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

SANITARY SEWER SERVICE

THIS PARCEL AREA IS TRIBUTARY TO AN EXISTING 8" MAINLINE SANITARY SEWER THAT EXISTS ALONG THE SOUTHWESTERN BOUNDARY OF THIS DEVELOPMENT. THE EXISTING MAINLINE SEWER WAS CONSTRUCTED UNDER PLAN NUMBER CC-18003. A LATERAL WAS INSTALLED AS A PART OF THIS PLAN FOR THIS DEVELOPMENT TO UTILIZE. THIS LATERAL WILL BE EXTENDED TO PROVIDE A GRAVITY SEWER SERVICE TO THE PROPOSED BUILDING.

WATER SUPPLY (DOMESTIC SERVICE & FIRE PROTECTION)

THE WATER SUPPLY REQUIREMENT OF THE PROPOSED STRUCTURE IS A DOMESTIC SERVICE LINE THAT IS SHOWN TO BE TAPPED OFF AN EXISTING 12" WATER MAIN RUNNING ALONG THE WEST SIDE OF FOREST DRIVE. THE SIZE OF THIS DOMESTIC WATER SERVICE WILL BE DETERMINED AS A PART OF FINAL ENGINEERING. THE EXISTING 12" MAIN WAS INSTALLED WITH THE FOREST DRIVE PUBLIC ROADWAY IMPROVEMENTS INCLUDING PUBLIC FIRE HYDRANTS FOR LOCAL FIRE PROTECTION.

FIRE PROTECTION FOR THIS PROJECT WILL BE ACCOMMODATED BY THE PUBLIC HYDRANTS LOCATED ALONG FOREST DRIVE.

LANDSCAPING/SIGNAGE/LIGHTING

SEE LANDSCAPE PLANS AND APPLICABLE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS RELATED TO THIS SECTION.

ENVIRONMENTAL

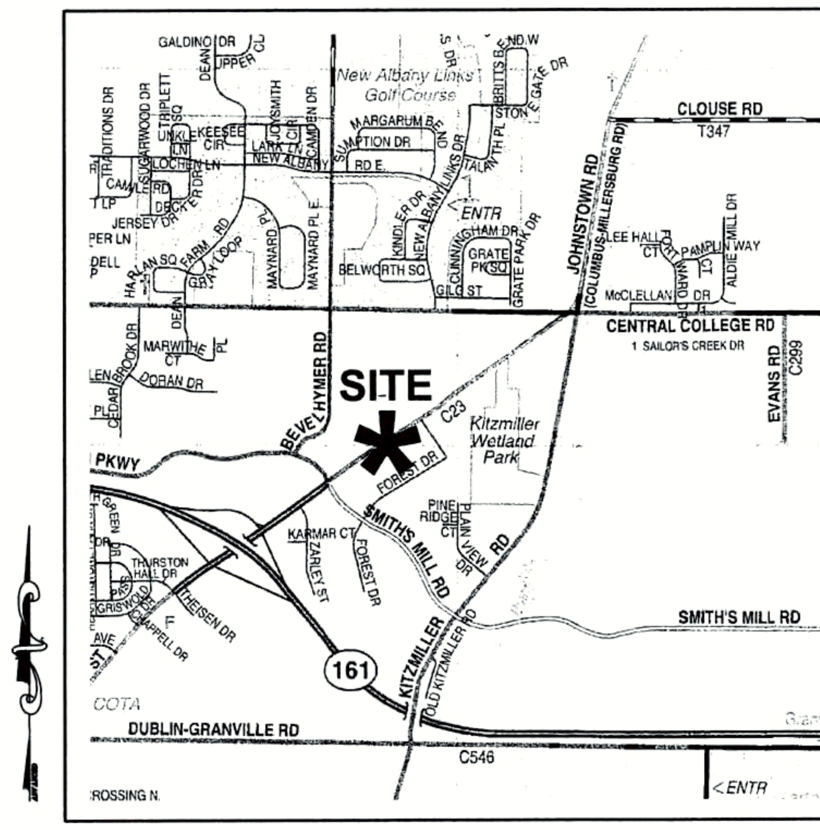
NO DETERMINATION HAS BEEN MADE BY THE CITY OF NEW ALBANY, OHIO AS TO WHETHER THE AREA PROPOSED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. THE CITY OF NEW ALBANY, OHIO APPROVAL OF THIS FINAL DEVELOPMENT PLAN DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS. THE SITE IS CURRENTLY HAS BEEN MASS GRADED UNDER A SEPARATE IMPROVEMENT CONTRACT FOR CONSTRUCTION OF THE PRIVATE ROADS AND REGIONAL STORMWATER BASINS. BASED ON THE PERMITTING ON THIS PROJECT, NO ISSUES OR PRESENCE OF CLASSIFIED AREAS ARE ANTICIPATED.

Z:\21-0001-1263\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\0001-1263 FDP.dwg FDP Jan 06, 2022 - 1:18:27pm rfowler

LEGEND

801 (dashed)	EXISTING CONTOUR
801 (solid)	PROPOSED CONTOUR
TC=795.20	TOP OF CASTING ELEVATION
X 795.20	TOP OF PAVEMENT OR GROUND SURFACE
x 795.20	EXISTING TOP OF PAVEMENT OR GROUND SURFACE
x T 795.70	EXISTING TOP OF CURB ELEVATION
ST	PROPOSED STORM SEWER
ST — ST	EXISTING STORM SEWER
	PROPOSED SANITARY SERVICE
SA — SA	EXISTING SANITARY SEWER
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED FIRE WATER SERVICE
WA — WA	EXISTING WATER MAIN
G — G	EXISTING GAS MAIN
→	TRAFFIC CIRCULATION ARROW
➜	MAJOR FLOOD ROUTING ARROW
	PROPOSED SITE LIGHT
#	PROPOSED PARKING COUNT

NOTE: ALL RADII ARE TO THE FACE OF CURB. ALL RADII NOT LABELED HAVE A 4' RADIUS



LOCATION MAP
NO SCALE

SITE DATA

GENERAL

ZONING CLASSIFICATION:	I-PUD SUBAREA 8A, MIXED USE
TOTAL SUBAREA ACREAGE:	23.5± ACRES
TOTAL SITE ACREAGE:	1.142 ACRES
TOTAL SITE DEVELOPMENT ACREAGE:	1.142 ACRES

BUILDING

PROPOSED USE:	OFFICE
PROPOSED SIZE:	9,240 SQ. FT.

PARKING

PARKING REQUIRED:	37 (1 PER 250 SQ. FT.)
PARKING PROVIDED:	44 (3 W/ H.C. ACCESS)

LOT COVERAGE

HARD SURFACE AREA:	37,115 SQ. FT.
GREEN SPACE AREA:	12,630 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA:	74.6%
PARKING LOT SURFACE AREA:	17,760 SQ. FT.
INTERIOR LANDSCAPE AREA:	2,698 SQ. FT.
PERCENTAGE OF INTERIOR L/S AREA:	15.2%

SCHEDULE

APPROXIMATE BEGIN DATE:	APRIL 2022
APPROXIMATE COMPLETION DATE:	APRIL 2023

BENCHMARKS

BASED ON FRANKLIN COUNTY MONUMENTS (NAVD 1988 DATUM).

SITE BM 1 – TOP OF WEST BOLT ON BOTTOM FLANGE OF EXISTING FIRE HYDRANT

ELEV. = 1064.91

SITE BM 2 – CHISELED SQUARE ON THE SOUTHEAST CORNER OF THE BASE OF AN EXISTING LIGHT POLE ON THE NORTH SIDE OF FOREST DRIVE

ELEV. = 1070.66

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

STATE OF OHIO
RYAN C. FOWLER
E-84424
REGISTERED
PROFESSIONAL ENGINEER

Ryan Fowler E-84424 01/07/22
PROFESSIONAL ENGINEER DATE

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

PS-7661 1/7/22
PROFESSIONAL SURVEYOR DATE

PLANNING COMMISSION CHAIR DATE

VICE CHAIR OR DESIGNEE DATE

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

CITY OF NEW ALBANY/FRANKLIN COUNTY, OHIO
LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, USML

FINAL DEVELOPMENT PLAN
FOR
VISION PROFESSIONALS

ISSUE DATES:

Date: 01/06/2022
Scale: 1" = 20'

Drawn By: RCF
Checked By: CLN

Project Number: 21-0001-1263

Drawing Number: 1/1