



New Albany Planning Commission Meeting Agenda
Monday, October 19, 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: August 17, 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-26-0001 Lucille Lynd Rezoning

Request to rezone 0.3+/- acres from Agriculture (AG) to Limited General Employment (L-GE) with a zoning text to be known as "Beech Interchange Southeast Expansion Too" at 0 Lucille Lynd Road (PID: 093-107136-01.000).

Applicant: MBJ Holdings c/o Aaron Underhill

Motion of Acceptance of staff reports and related documents into the record for ZC-26-0001.

Motion of approval for application ZC-26-0001 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

- 1. Board and Commission Training**
- 2. Community Update**
- 3. Zoning Code Change: C.O. 1153 - Public and Institutional Fleet Facility**

VIII. Poll members for comment

IX. Adjournment



New Albany Planning Commission

Monday, August 17, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, August 17, 2026 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

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

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

Staff members present: Law Director Albrecht, Planner I Kylie Blackburn, Planning Manager Chris Christian, Planner II Sierra Saumenig, Deputy Clerk Madriguera.

III. Action on minutes: July 20, 2026

Chair Kirby asked whether there were any corrections to the minutes from July 20, 2026.

Hearing none, Commission Member Wallace moved to approve the July 20, 2026 meeting minutes as submitted. Chair Kirby 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. Wallace yes, Mr. Kirby yes, Mr. Larsen yes, Dr. Saigal yes, Ms. Briggs yes. Having five yes votes the motion passed and the 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 that staff had two additions. First, Law Director Albrecht would be addressing the commission prior to consideration of cases. Second, that prospective applicants were present and wished to have an informal review of an application.

Chair Kirby noted the additions to the agenda. Thereafter he administered the oath to all present who wished to address the commission and reminded everyone that now is a good time to silence all cell phones.

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

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

Hearing none, Chair Kirby recognized Law Director Albrecht.

Law Director Albrecht advised the commission that an appeal of the commission's denial of FDP-32-2026 had been filed with the New Albany City Council. The matter has been set for a hearing on September 1, 2026, and that the council may grant, deny, or remand the case to the commission for further proceedings. He also said that in the spirit of continuous improvement he is planning on presenting a refresher to the commission regarding standards of review and open meeting requirements.

Commission Member Wallace asked what standard of review council would use on appeal.

Law Director Albrecht explained that the ordinances are silent, the ordinance establishes the right to appeal to council and requires council respond. He further explained that moving forward staff reports will include the standards of review in the first instance, and noted that the staff report for FDP-32-2026 did not include the standard of review for a final development plan.

Commission Member Briggs asked whether this is the first time a denial has been appealed to the city council.

Law Director Albrecht responded that staff could not recall a prior case. He further explained that for that reason, the way this case is handled will be precedential.

Council Member Wiltout added that the city council is very grateful for the commission's service and further that the city council realizes that commission members are volunteering their time.

Commission Member Wallace remarked that the commission is not elected.

Law Director Albrecht concluded that staff will try to find a shorter agenda in which to incorporate the training.

Chair Kirby introduced the first and only case on the agenda and asked to hear the staff report.

VI. Cases:

CU-53-2026 Woodhaven Conditional Use

Request for conditional use of a single model home to be located on Lot 1 of the Woodhaven subdivision (PID: 222-005292).

Applicant: Bob Webb c/o Kirk Denyes

Planner I Blackburn delivered the staff report.

Chair Kirby confirmed that there were no comments from engineering and then asked the applicant whether he had anything to add.

Applicant Kirk Denyes of Bobb Webb Homes said he was available to answer any questions.

Dr. Saigal clarified the wording of the condition. She noted that it read "at least two years," and asked whether it should read "up to two years." She asked how many lots have been sold.

Planner I Blackburn responded that the language could be changed at the commission's discretion.

Mr. Deynes responded that 26 have been sold or are under construction.

Dr. Saigal asked how many parking spaces are there and wanted to confirm that the entrance of Walnut Street would not be interrupted.

Mr. Deynes said there are spaces along the street, and people can park in the driveways.

Planner I Blackburn confirmed that it would not interrupt the entrance of Walnut Street.

Hearing no further questions, Chair Kirby moved to admit the staff reports and related documents into the record for CU-53-2026. Commission Member 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. Larsen yes, Dr. Saigal yes, Mr. Wallace yes. Having five yes votes the motion passed and the staff reports and related documents were admitted to the record.

Chair Kirby moved for approval of CU-53-2026 based on the findings in the staff report with the condition in the staff report as modified below, subject to staff approval.

1. The model home is permitted to operate up to two years or until the last lot in the subdivision is sold and can be renewed by the commission.

Dr. 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. Larsen yes, Mr. Wallace yes. Having five yes votes, the motion passed and the conditional use was granted.

The commission wished the applicant good luck.

VII. Other business

Informal Review of New Albany Links Short Course

Applicant Justin Watson of New Albany Links spoke in support of the informal application. This is a new land use of the former driving range. He displayed images of the driving range as it was approved in 2009, and then the state of the driving range in August 2023. He explained that the tees were moved by the prior owner and screening was removed and that this resulted in golf balls landing on neighboring property. The application being developed here was for a short course consisting of 9 holes, 75 – 125 yards. It is a great community asset for juniors and those beginning the game. He stated that they are seeking feedback from the commission on this use.

Chair Kirby remarked that he assumed that the tees closest to the neighbors would be directed away from the neighboring properties; their opinion of this is highly persuasive.

Mr. Watson answered yes and he stated that he had already engaged with the neighbors to the north and south and would continue to keep the neighbors engaged in the process.

Council Member Wiltout asked whether there will be netting or fencing around the course.

Mr. Watson answered no and explained that they would not be needed because of the short distances to the hole.

Chair Kirby asked the applicant whether he would be willing to accept a condition that the tee boxes face away from the neighbors that they are closest to, he explained that this must be convincing to the neighbors on all side.

Mr. Watson agreed and stated that their plan is to have complete agreement prior to the hearing.

Commission Member Wallace recalled that installation of netting and vegetation was required by the commission for use as a driving range and he asked whether those were installed.

Mr. Watson answered no, not to his knowledge. The property is essentially the same as it was in 2023.

Commission Member Larsen remarked that screening on the south side of the lot is particularly important.

Commission Member Briggs confirmed that the final rendering shown is a local example of a short course – Little Bear – but that this applicant was not involved with Little Bear. She asked why there were not more trees along the south side property line, and indicated the area.

Mr. Watson explained there is mounding there – generally four to six feet. He further stated that there is currently a net that they are proposing to be replaced with trees and if more trees are needed they will plant them.

Commission Member Briggs remarked that that is a key detail.

Commission Member Wallace recalled the prior applicants and the driving range, the key spots are the church and the parking. He encouraged the applicant to please bear in mind those points and the fact that you need to convince the commission and the neighbors. He also remarked that this is a neat concept and unique in this area.

Chair Kirby there have been times when applicants have gotten permission to put trees on the neighbors' property.

Commission Member Briggs stated that it was her understanding that at one time the Links was owned by a conglomerate of other properties and asked, out of curiosity, whether that was still the case.

Mr. Watson responded that they also own Glenn Ross in Delaware.

Dr. Saigal asked who bears the cost of loss in the event of damage to the neighboring properties.

Mr. Watson responded that he was not a lawyer, but perhaps those would be negligence proceedings.

Law Director Albrecht responded that it was probably not the golf club but it may be the golfer.

Introduction of Attorney Ian Bigalk

Law Director Albrecht introduced Ian Bigalk, an attorney with Fischel, Downey, Albrecht & Riepenhoff. Mr. Bigalk will be handling commission meetings on occasions when Law Director Albrecht was unable to attend.

The commission welcomed Mr. Bigalk.

VIII. Poll members for comment

Chair Kirby polled the members for comment.

IX. Adjournment

Hearing no comment from the members and having completed the agenda, Chair Kirby adjourned the August 17, 2026 meeting of the New Albany Planning Commission without objection at 7:30 p.m.

Appendix

CU-53-2026

Staff Report

Record of Action

NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
August 17, 2026 Meeting

WOODHAVEN SUBDIVISION
LOT 1 MODEL HOME CONDITIONAL USE

LOCATION:	8610 Steeple Wood Drive Lot 1 (PID: 222-005292)
APPLICANT:	Bobb Webb Group c/o Kirk Denyes
REQUEST:	Conditional Use
ZONING:	Woodhaven I-PUD Zoning District
STRATEGIC PLAN:	Residential District
APPLICATION:	CU-53-2026

Review based on: Application materials received July 20, 2026.

Staff report completed by Kylie Blackburn, Planner.

I. REQUEST

The applicant requests a conditional use approval for a residential model home to be located on Lot 1 within the Woodhaven subdivision. The model is for the single-family residence home type, which is permitted to be developed in the subdivision. The applicant requests the conditional use to be approved until the last lot within the community has been sold or for at least two years.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on June 7, 2021 (ZC-15-2021), and the zoning change was adopted by City Council on July 7, 2021 (O-22-2021). The Planning Commission approved the final development plan for the subdivision on September 20, 2021 (FDP-83-201).

II. LOCATION

The Woodhaven subdivision is located at the southwest corner of Bevelhymer Road and Walnut Street. The site is located immediately east of the Upper Clarenton subdivision, generally south the Rocky Fork Metro Park and Bevelhymer Park. All of the public streets have been installed in the subdivision and there are several homes actively under construction.

III. EVALUATION

General Standards for Conditional Uses (C.O. 1115.03)

The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location shall meet all of the following requirements:

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*
- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- (c) *The use will not be hazardous to existing or future neighboring uses.*

- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

Residential model homes. Per Code, these are newly constructed homes or temporary structures placed in a newly constructed subdivision and used by a homebuilder or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The model home may be staffed and furnished. (C.O. 1165.11)

The criteria and the applicability of this application are detailed below (Section 1165.11(a)):

1. *Appropriate location within the community.*
The proposed model home is located on lot 1 in the subdivision, addressed off of Steeple Wood Drive. The model home is located at the subdivision entrance when entering from Walnut Street. The proposed location appears to be appropriate as it is easily accessible and identifiable when entering the subdivision. Additionally, the home is accessible by sidewalks and leisure trail adjacent to the site.
2. *It is integrated in the existing community with customary exterior residential lighting.*
The home will continue to utilize coach lighting fixtures consistent with the style and architectural features present on the other homes planned within the subdivision.
3. *The use is approved with limited duration.*
The applicant states that they would like to utilize the model home for at least 2 years or until the last lot in the subdivision has been sold. Historically, the Planning Commission has approved conditional uses for other model homes within the community for 1-3 years, depending on the size of the subdivision. Staff recommends the model home approval be permitted for two (2) years or until the last lot is sold, and that any extension in time is subject to review and approval by the Planning Commission (condition #1).
4. *One sign is permitted.*
The applicant proposes to install one ground sign which is evaluated in the staff report below.
5. *Shall not be used as a general real estate brokerage office.*
The applicant states that the model home will not be used as a general real estate brokerage office.

The Planning Commission is also to consider the following (1165.11 (b)):

1. *Hours of operation*
The model home will operate Friday through Tuesday from noon to 5 pm generally consistent with other model homes that have been approved by the Planning Commission.
2. *Number of employees and maximum number of employees at the site at one time.*
The applicant states that there will be one employee for the proposed model homes in the subdivision.

3. *Provisions for parking for employees and customers*

The applicant states that staff and customers will park on the street, which is permitted in the subdivision.

4. *Size, lighting, content and location of signage*

C.O. 1169.10(e) of the city sign code permits one (1) sign not to exceed 6 square feet in size and no taller than 4 feet. Model home signs are not permitted to be illuminated and must be setback 10 feet from the adjacent street right-of-way. The applicant proposes to install a model home sign with the following dimensions.

- a) Size: 6 sq. ft. [meets code].
- b) Height: 4 feet [meets code].
- c) Location: 10 feet from the street right-of-way [meets code].
- d) Lighting: none proposed [meets code].

5. *Landscaping and screening*

The applicant has/will install landscaping in landscape beds in front and side of the home. In addition, as seen on the landscaping plan, evergreen and deciduous trees will be planted on three sides of the home, with the Walnut Street frontage having existing trees. All the landscaping is complementary and generally consistent with other residential homes in New Albany and the Woodhaven subdivision. According to the approved building permit plan and submitted landscaping plan, street trees are to be installed within the street yard in front of and on the side of the home.

IV. SUMMARY

The proposed model home will function like previous model homes within the subdivision, and there have been no complaints about the previous model homes. The operational aspects of the model home are consistent with successfully operating model homes in other New Albany neighborhoods.

V. ACTION

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

Move to approve application CU-53-2026 with the following conditions, subject to staff approval:

- 1) The model home is permitted to operate for at least two years or until the last lot in the subdivision is sold.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Kirk Denyes, Bob Webb Woodhaven LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, August 18, 2026

The New Albany Planning Commission took the following action on 08/17/2026 .

Conditional Use

Location: 8610 Steeple Wood Dr, Unit:1

Applicant: Kirk Denyes, Bob Webb Woodhaven LLC,

Application: PLCU20260053

Request: Request for conditional use of a single model home to be located on Lot 1 of the Woodhaven subdivision (PID: 222-005292).

Motion: To Approve with Conditions

Commission Vote: Motion Approval with Conditions, 5-0

Result: Conditional Use, PLCU20260053 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this August 18, 2026

Condition(s) of Approval:

1. The model home is permitted to operate up to two years or until the last lot in the subdivision is sold, and can be renewed if the applicant comes back to the Planning Commission.

Staff Certification:

Kylie Blackburn
Planner

NEW
ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
October 19, 2026 Meeting

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

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

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

Staff report completed by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

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

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

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

II. SITE DESCRIPTION & USE

The overall site consists of a portion of one parcel located within Licking County. The zoning district is generally located to the southeast of and adjacent to State Route 161/Beech Road interchange. The neighboring uses and zoning districts include L-GE and I-PUD. The site is undeveloped.

III. PLAN REVIEW

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

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

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

Engage New Albany Strategic Plan

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

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

A. Use, Site and Layout

- 1. The proposed text permits uses set forth in the GE, General Employment District. Permitted uses include a mix of industrial, office, and business uses.
- 2. In addition, the following uses shall be prohibited:
 - a. Industrial product sales (See Section 1153.03(a)(1))
 - b. Industrial services (See Section 1153.03(a)(2))
 - c. Mini-warehouse (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public
 - d. Personal services (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in the zoning district
 - e. Vehicle services (See Section 1153.03(b)(4))
 - f. Radio/television broadcast facilities (See Section 1153.03(c)(1))
 - g. Sexually-oriented businesses (See Section 1153.03(c)(2))
 - h. Off-premises signs (See Section 1153.03(c)(2))
 - i. Data center uses, except when all of the following conditions are met:
 - i. The data center use is associated with and is operated as part of (or in support of) another permitted use or conditional use that is operating within the Zoning District and the data center use is not operated to serve uses, users, or consumers that are not directly associated with such operational use(s) within the Zoning District;
 - ii. The data center use or uses occupy no more than 20% of the total gross square footage of primary buildings located within the Zoning District; and
 - iii. The data center use or uses shall not be issued a certificate of zoning compliance unless and until certificates of zoning compliance and occupancy permits have been issued by the City for those portions of the primary buildings within the Zoning District from which permitted or conditional uses other than data centers are or will be operated.

3. The proposed L-GE text requires the following setbacks which are the same as the northern zoning district:
 - a. Lucille Lynd: There shall be a minimum pavement and building setback of 50 feet from the existing centerline of Lucille Lynd Road.
 - b. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (a) come under common ownership or control, (b) are zoned to allow compatible non-residential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

B. Access, Loading, Parking

1. Vehicular access to and from this Zoning District shall be permitted along Lucille Lynd Road.
2. The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District in accordance with a traffic study being coordinated by the City and the developer, also making reference to the access rights and commitments set forth in the approved zoning for property located immediately adjacent and to the west of this Zoning District.
3. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curb cuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.
4. Pedestrian Access:
 - a. A 5-foot-wide concrete sidewalk shall be installed along Lucille Lynd Road.

C. Architectural Standards

1. The proposed architectural standards are consistent with existing zoning districts that permit commercial, such as Beech Interchange Southwest Expansion Zoning District.
2. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
3. The city Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the DGRs as those in the other subareas of the business park, which ensures the quality and consistent design of these buildings throughout this portion of the business park.
4. Service and loading areas shall be screened in accordance with the Codified Ordinances unless otherwise provided in the proposed text.
5. There are no maximum building height requirements for GE uses. This is consistent with city code and other zoning districts in the surrounding area.
6. Section IV.D.1. permits exterior building materials to be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
7. Section IV.D.5 of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and

harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.

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

1. Maximum lot coverage for this subarea is 75%, which is the same requirement as existing L-GE districts, such as Business Park East Zoning District to the south.
2. Standard tree preservation practices will be in place to preserve and protect trees that are to remain on site during all phases of construction, including the installation of snow fencing at the drip line.
3. A street tree row shall be established along any private roads and shall contain one (1) tree for every thirty (30) feet of street frontage. Minimum street tree size at installation shall be three (3) caliper inches.
4. Within this zoning district, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

E. Lighting & Signage

1. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
2. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.
3. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed thirty (30) feet in height.
4. Uplighting of buildings shall be prohibited. Landscape uplighting from a concealed source shall not be permitted.
5. No permanent colored lights or neon lights shall be used on the exterior of any building.
6. All new electrical utilities that are installed in this Zoning District shall be located underground.
7. All other lighting on the site shall be in accordance with City Code.
8. Street lighting must meet the City Standards and Specifications.
9. All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

IV. ENGINEER'S COMMENTS

The City Engineer, E.P. Ferris reviewed the proposed rezoning application and provided the following comments. These are the same comments that were made about the previous rezoning for the rest of the parcel. At the time of permitting, the following shall be provided:

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

V. SUMMARY

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

V. ACTION

Suggested Motion for ZC-01-2026:

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

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

1. That the engineering comments be addressed.

Approximate site Location:



Source: NearMap



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 <u>0 Lucille Lynd Road, New Albany, OH 43054</u> Parcel Numbers <u>Portion of 093-107136-01.000</u> Acres <u>0.3 +/- Acres</u> # of lots created <u></u> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Choose Application Type</th> <th style="width: 50%;">Description of Request:</th> </tr> </thead> <tbody> <tr> <td>☐ Appeal</td> <td rowspan="5">To rezone the property from the AG, Agricultural classification (given to newly annexed property) to the L-GE classification to give the property the same zoning rights as apply to adjacent property to the north.</td> </tr> <tr> <td>☐ Certificate of Appropriateness</td> </tr> <tr> <td>☐ Conditional Use</td> </tr> <tr> <td>☐ Development Plan</td> </tr> <tr> <td>☐ Plat</td> </tr> <tr> <td>☐ Lot Changes</td> <td></td> </tr> <tr> <td>☐ Minor Commercial Subdivision</td> <td></td> </tr> <tr> <td>☒ Zoning Amendment (Rezoning)</td> <td></td> </tr> <tr> <td>☐ Zoning Text Modification</td> <td></td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	☐ Appeal	To rezone the property from the AG, Agricultural classification (given to newly annexed property) to the L-GE classification to give the property the same zoning rights as apply to adjacent property to the north.	☐ Certificate of Appropriateness	☐ Conditional Use	☐ Development Plan	☐ Plat	☐ Lot Changes		☐ Minor Commercial Subdivision		☒ Zoning Amendment (Rezoning)		☐ Zoning Text Modification									
Choose Application Type	Description of Request:																									
☐ Appeal	To rezone the property from the AG, Agricultural classification (given to newly annexed property) to the L-GE classification to give the property the same zoning rights as apply to adjacent property to the north.																									
☐ Certificate of Appropriateness																										
☐ Conditional Use																										
☐ Development Plan																										
☐ Plat																										
☐ Lot Changes																										
☐ Minor Commercial Subdivision																										
☒ Zoning Amendment (Rezoning)																										
☐ Zoning Text Modification																										
Contacts	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Applicant Information</th> <th colspan="2" style="text-align: center;">Property Owner Information</th> </tr> </thead> <tbody> <tr> <td style="width: 25%;">Name</td> <td style="width: 25%;">MBJ Holdings, c/o Aaron L. Underhill</td> <td style="width: 25%;">Name</td> <td style="width: 25%;">MBJ Holdings, c/o Aaron L. Underhill</td> </tr> <tr> <td>Address</td> <td></td> <td>Address</td> <td></td> </tr> <tr> <td>City, State, Zip</td> <td></td> <td>City, State, Zip</td> <td></td> </tr> <tr> <td>Phone Number</td> <td></td> <td>Phone Number</td> <td></td> </tr> <tr> <td>Email</td> <td></td> <td>Email</td> <td></td> </tr> </tbody> </table>		Applicant Information		Property Owner Information		Name	MBJ Holdings, c/o Aaron L. Underhill	Name	MBJ Holdings, c/o Aaron L. Underhill	Address		Address		City, State, Zip		City, State, Zip		Phone Number		Phone Number		Email		Email	
Applicant Information		Property Owner Information																								
Name	MBJ Holdings, c/o Aaron L. Underhill	Name	MBJ Holdings, c/o Aaron L. Underhill																							
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 <u>By: [Signature]</u> Signature of Applicant <u>By: [Signature]</u> <u>Aaron Underhill, attorney</u> Date: <u>9-24-2020</u> Date: <u>9-24-2020</u>																									

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

BEECH INTERCHANGE SOUTHEAST EXPANSION TOO ZONING DISTRICT (L-GE)

Information concerning specific Code requirements for rezoning submittal by MBJ Holdings, LLC

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: Property consisting of 0.3+/- acres is in the process of being annexed to the City and upon such annexation will have a zoning designation of AG, Agricultural District (which is the designation provided to newly annexed property) under the City's Codified Ordinances. This rezoning seeks to apply the L-GE, Limited General Employment classification to the site in order to allow for the development and operation of General Employment District uses with various listed exceptions.

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 has high visibility and easy access to a robust vehicular transportation network that makes it attractive for employment-generating uses. A self-storage facility is adjacent to the subject property, which is not an intensive use and therefore will be minimally impacted by development within the new zoning district. Significant employers such as Amgen and Amazon Distribution are found nearby, as well as a number of data centers. The subject property is well-positioned for development which will complement these uses.

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 subject to The New Albany Business Park East CCRs and will be part of The New Albany Business Park East Association. It is anticipated that new easements for utilities and cross access may be needed in the future based on actual development patterns.

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.

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: See separate written communication from EMH&T.

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: See separate written communication from EMH&T.



Aaron L. Underhill

September 24, 2026

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

RE: School Impact of Zoning of 0.3+/- Acres Located at 0 Lucille Lynd Road, New Albany, OH 43054 (a portion of Licking County Auditor Parcel Number 093-107136-01.000)

Dear Chris:

MBJ Holdings, LLC owns 0.3+/- acres of real property (the "Property") located to the north of and adjacent to Lucille Lynd Road, to the southeast of the S.R. 161 and Beech Road interchange and to the south of and west of Harrison Road NW. The Property is in the process of being annexed to the City of New Albany. This letter accompanies an application to rezone the Property from the AG, Agricultural District classification (which is the designation provided to newly annexed property) to the I-PUD, Infill Planned Unit Development classification. The site is located in the Licking Heights Local School District.

The proposed rezoning will facilitate the development and operation of the same types of uses that are found throughout the New Albany International Business Park. The Property is a portion of a parcel that already carries the L-GE zoning classification and this rezoning is to give the Property the same zoning rights. Therefore, this rezoning will essentially have no impact on the school district. In addition, this rezoning will provide the means to facilitate a new property tax revenue source for the 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

Legal Description 0.3 +/- Acres

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Section 15, Quarter Township 3, Township 2, Range 15, United States Military District, being part of that 80.176 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 199912010048766, (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING in the centerline of Lucille Lynd Road SW at the southerly common corner of said 80.176 acre tract and that 7.910 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201910030021443, being in the northerly line of that 4.273 acre tract conveyed to Premier Storage of New Albany, LLC by deed of record in Instrument Number 202205170012301, and being an angle point in the City of New Albany Corporation Line as established by Ordinance O-18-2026, of record in Instrument Number 202608310017649;

Thence North $86^{\circ} 39' 57''$ West, with said centerline, the line common to said 80.176 acre and 4.273 acre tracts, a distance of 251.36 feet to a point in the City of New Albany Corporation Line as established by Ordinance O-30-2002, of record in Instrument Number 200210280040677, being the northeasterly corner of that 1.529 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201603150004905;

Thence North $03^{\circ} 22' 12''$ East, with said City of New Albany Corporation Line (O-30-2002), across said Lucille Lynd Road and said 80.176 acre tract, a distance of 44.95 feet to a point in the northerly right-of-way line of Lucille Lynd Road;

Thence South $87^{\circ} 23' 26''$ East, with said City of New Albany Corporation Line (O-30-2002), said northerly right-of-way line, and across said 80.176 acre tract, a distance of 251.11 feet to a point in the westerly line of said 7.910 acre tract, said City of New Albany Corporation Line (O-18-2026);

Thence South $03^{\circ} 03' 05''$ West, across said Lucille Lynd Road, with the line common to said 80.176 acre and 7.910 acre tracts, and with said City of New Albany Corporation Line (O-18-2026) a distance of 48.12 feet to the POINT OF BEGINNING, containing 0.3 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 9/1/26
Heather L. King
Professional Surveyor No. 8307

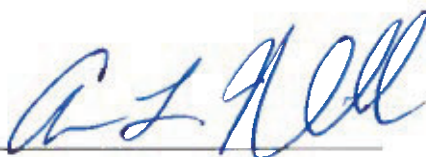
AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to 0.3+/- acres known as Licking County Parcel Number 093-107136-01.000, 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 that is the subject of the application and their addresses as appearing on the Licking County Auditor's current tax list; and

That said list is based solely on the records of the Office of the Auditor of Licking County, Ohio, as provided on its 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. New Albany

The foregoing instrument was acknowledged before me on the 24th day of September 2026, by Aaron L. Underhill, who acknowledged the foregoing signature to be his voluntary act and deed.



Kimberly R Butt
Notary Public, State of Ohio
My Commission Expires 01-11-2031


Notary Public

My Commission Expires: January 11, 2031

BEECH INTERCHANGE SOUTHEAST EXPANSION TOO ZONING DISTRICT

LIMITATION (L-GE) TEXT

September 24, 2026

The Beech Interchange Southeast Expansion Zoning District Too (hereinafter, the “Zoning District”) consists of 0.3+/- acres located to the southeast of the interchange at State Route 161 and Beech Road. A portion of the subject property contains pavement for Lucille Lynd Road and is burdened by a highway easement providing the general public with vehicular access through it, while the remainder is adjacent to a development site on the north that is zoned with L-GE use and development rights in the Beech Interchange Southeast Expansion Zoning District. Despite the completion of several annexations of surrounding land over the past two decades, it has only recently been discovered that this small tract remains unincorporated. It is now in the process of being annexed to the City. This application seeks to provide the 0.3-acre property with the same zoning rights as apply to adjacent property to the north.

I. Zoning Designation: L-GE, Limited General Employment District

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

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

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

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

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

III. Lot and Setback Commitments:

A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%.

B. Setbacks:

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

2. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (a) come under common ownership or control, (b) are zoned to allow compatible non-residential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

IV. Architectural Standards:

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

B. Building Design:

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

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

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings

shall be made sufficiently prominent that they can be easily identified from a distance.

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

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

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

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

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

C. Building Form:

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

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

D. Materials:

1. Exterior wall finishes: Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
3. Generally, the quantity of materials selected for a building shall be minimized.
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.
6. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for

Beech Interchange Southeast Expansion Too

Zoning District

4 of 8

designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

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

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

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

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

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

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

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

- A. Vehicular Access: The developer shall work with the City Manager or
Beech Interchange Southeast Expansion Too
Zoning District

their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District in accordance with a traffic study being coordinated by the City and the developer. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.

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

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

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

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

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

B. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District and/or within the Beech Interchange Southeast Zoning District and/or within the Beech Interchange Southeast Zoning District located near or adjacent to this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins.

C. Street Trees: A street tree row shall be established along any private roads and shall contain one (1) tree for every thirty (30) feet of street frontage. Minimum street tree size at installation shall be three (3) caliper inches. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation. The City Landscape Architect may approve deviations to the caliper requirements on a case-by-case basis.

D. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent

(5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

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

VII. Lighting:

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

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

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

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

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

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

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

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

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

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

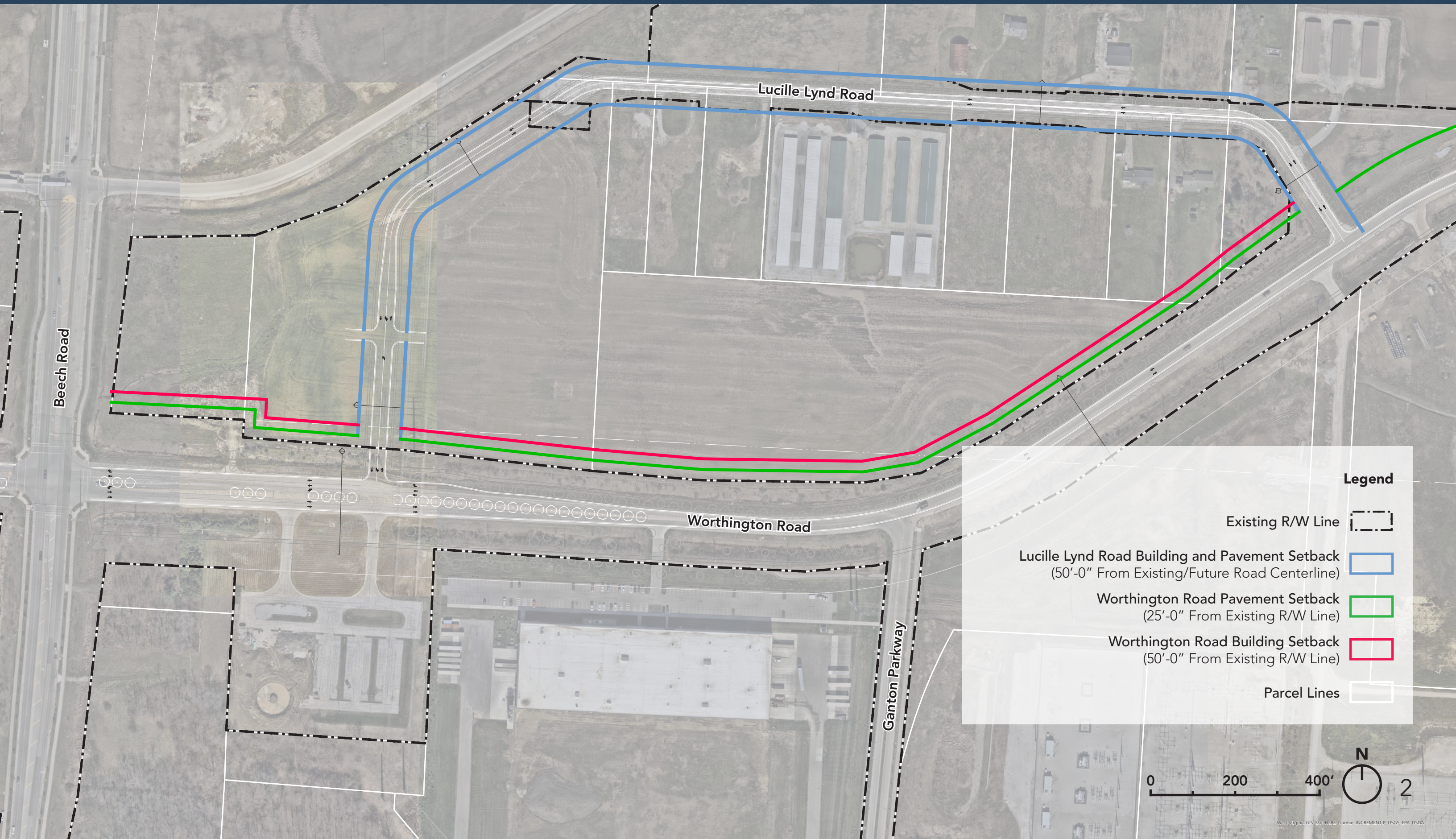
X. Noise Regulations: The Codified Ordinances currently contain provisions relating to sound which are broad, meaning that noise impacts are evaluated on a site-specific basis. Generally, the goal is to ensure that overall sound levels on a property following development will not impose material negative impacts on neighboring property owners. The City intends to begin evaluating potential updates to the Codified Ordinances to provide more objective standards for evaluating potential and existing sound impacts.

Following approval of this zoning, the applicant will work diligently with the City to identify best practices to mitigate sound impacts from new development within this Zoning District, which shall include consultation and coordination with experts to be hired by the City. Should the Codified Ordinances be updated at the time when the first building permit application is filed for development in any portion of the Zoning District, then such development shall comply with those updated standards. In the event that the Codified Ordinances have not been updated by that time, then as a condition of building permit issuance the applicant for this zoning application and the City staff shall negotiate and execute an agreement, to be signed by the City Manager and a representative of the applicant, which details sound mitigation measures and requirements to be applied to the site. Once such an agreement is signed, its contents shall constitute an addendum to the approved zoning text and the standards set forth therein shall become requirements for the Zoning District which are enforceable in the same manner as other zoning requirements. Ultimately, each new user is responsible for maintaining and mitigating noise levels in accordance with such an agreement.

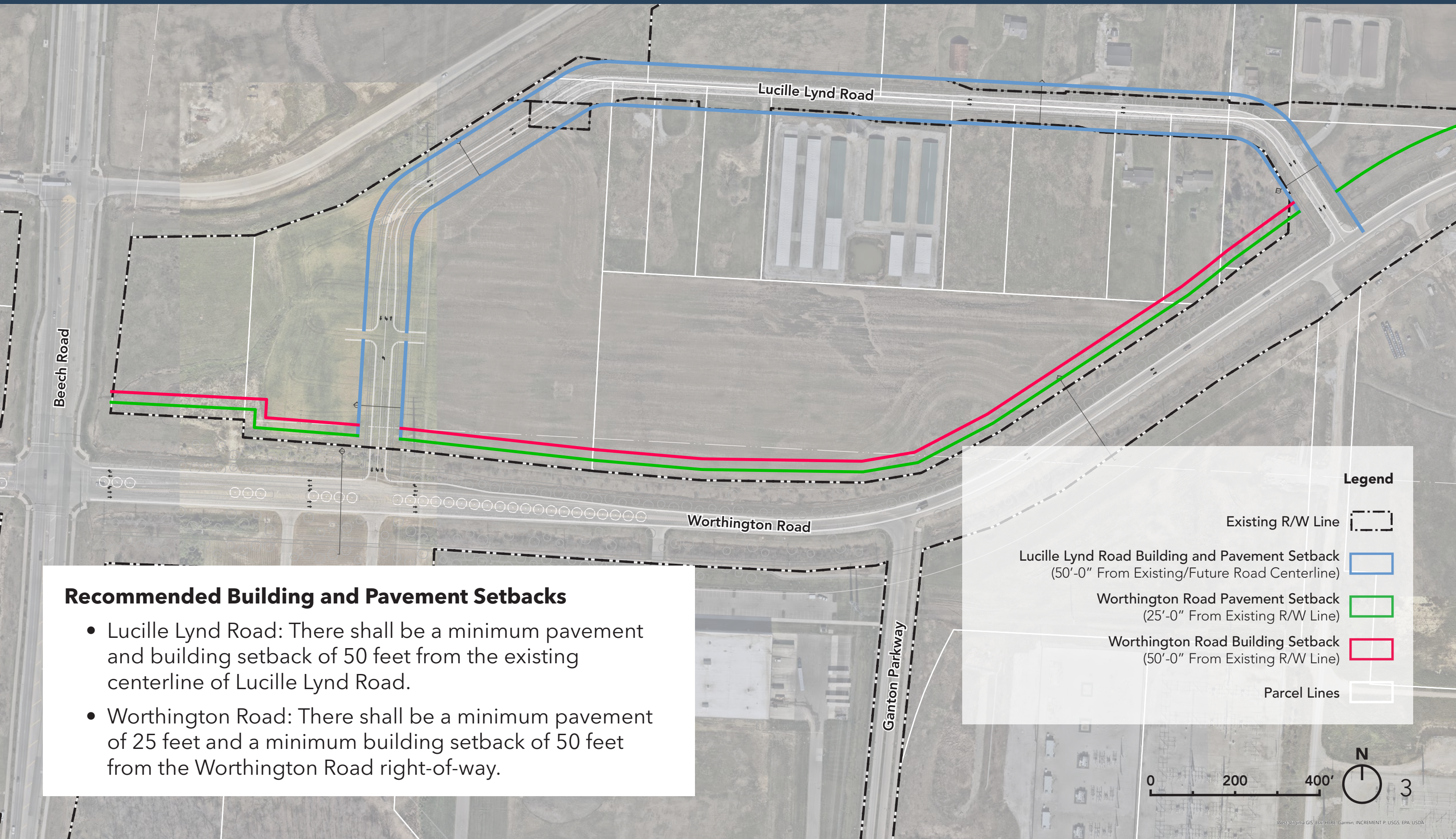
WORTHINGTON RD / LUCILLE LYND RD IMPROVEMENTS



SETBACK RECOMMENDATIONS



SETBACK RECOMMENDATIONS

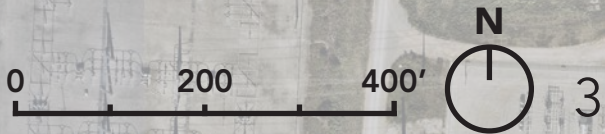


Recommended Building and Pavement Setbacks

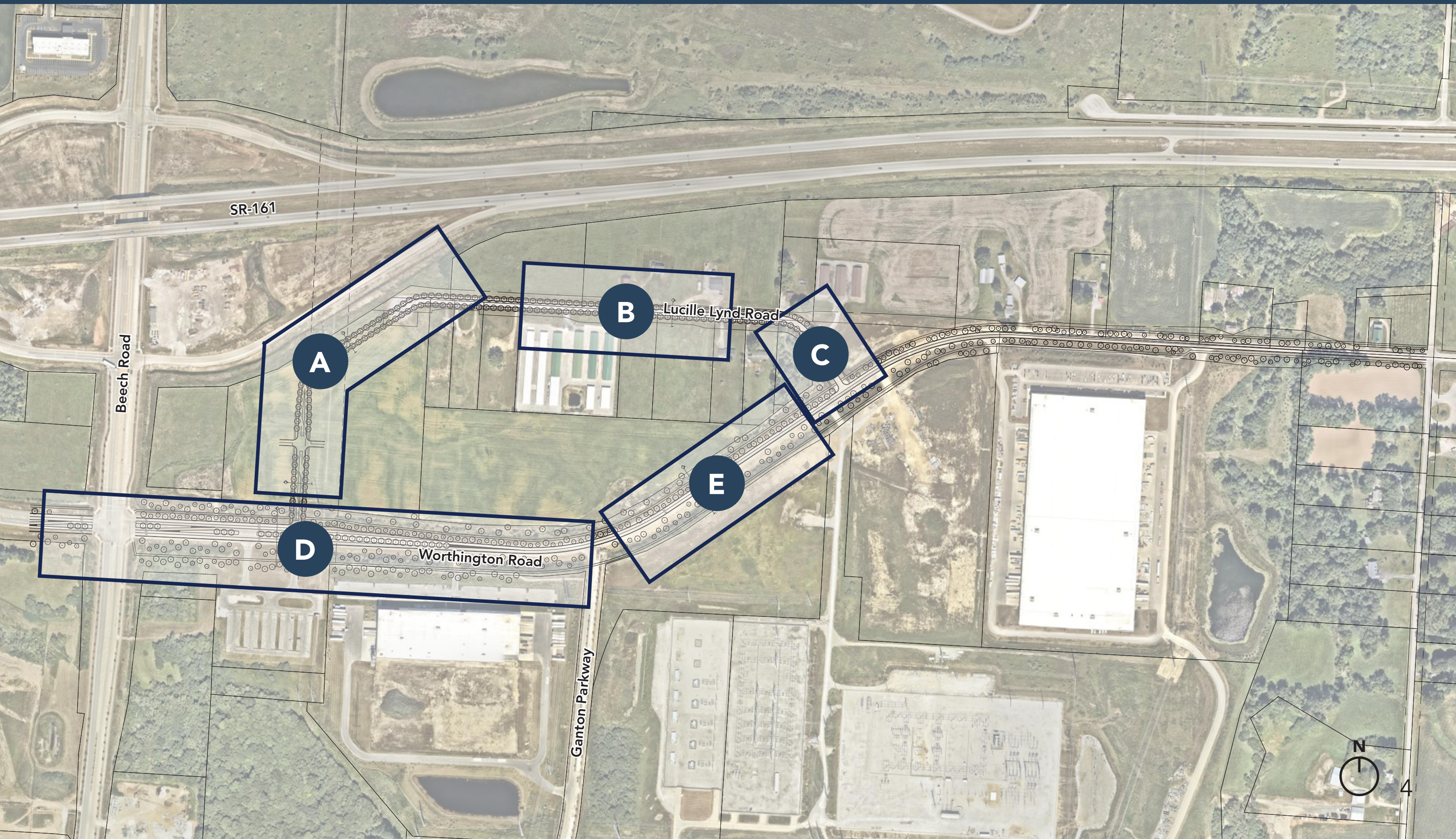
- Lucille Lynd Road: There shall be a minimum pavement and building setback of 50 feet from the existing centerline of Lucille Lynd Road.
- Worthington Road: There shall be a minimum pavement of 25 feet and a minimum building setback of 50 feet from the Worthington Road right-of-way.

Legend

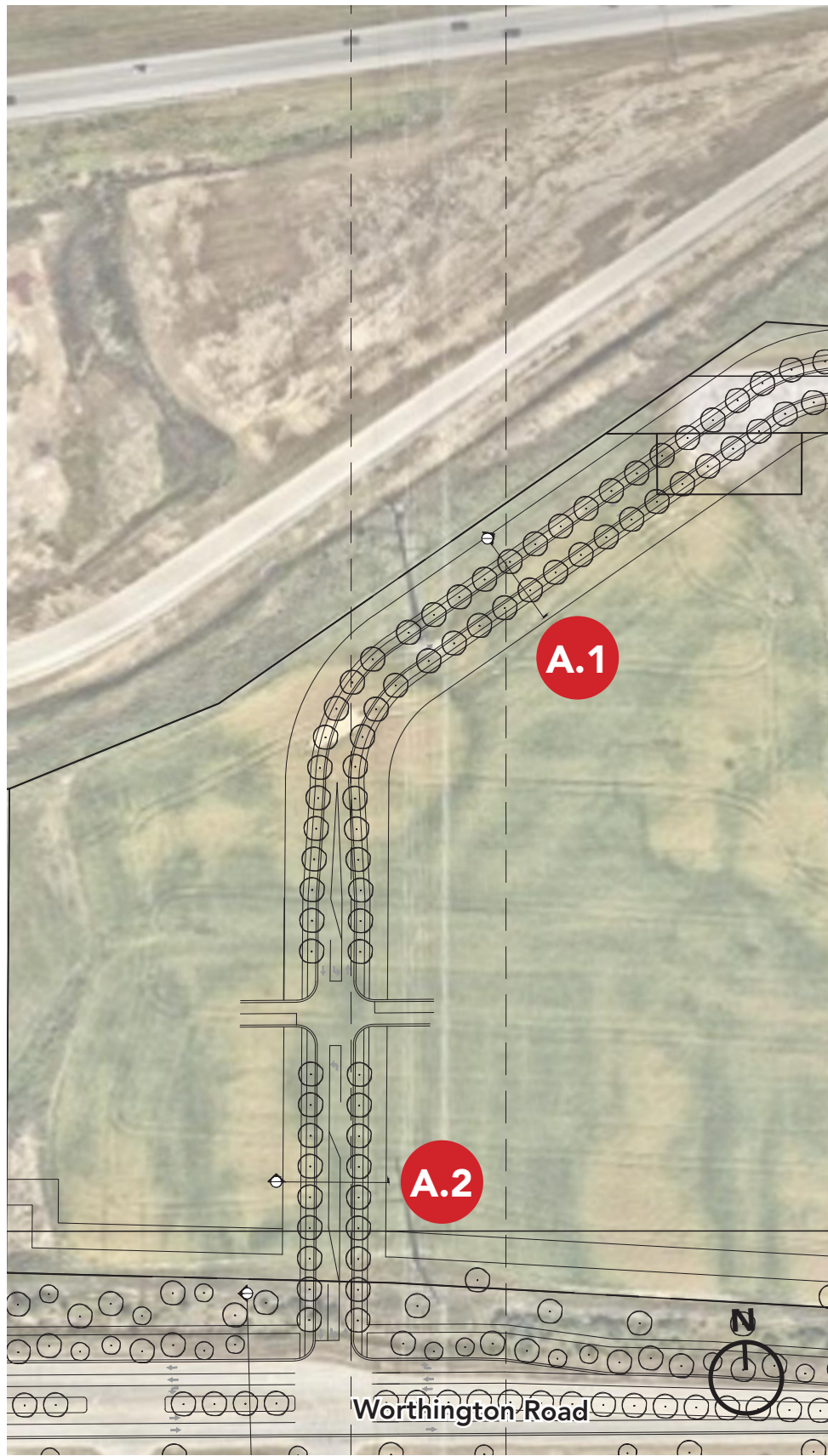
- Existing R/W Line
- Lucille Lynd Road Building and Pavement Setback (50'-0" From Existing/Future Road Centerline)
- Worthington Road Pavement Setback (25'-0" From Existing R/W Line)
- Worthington Road Building Setback (50'-0" From Existing R/W Line)
- Parcel Lines



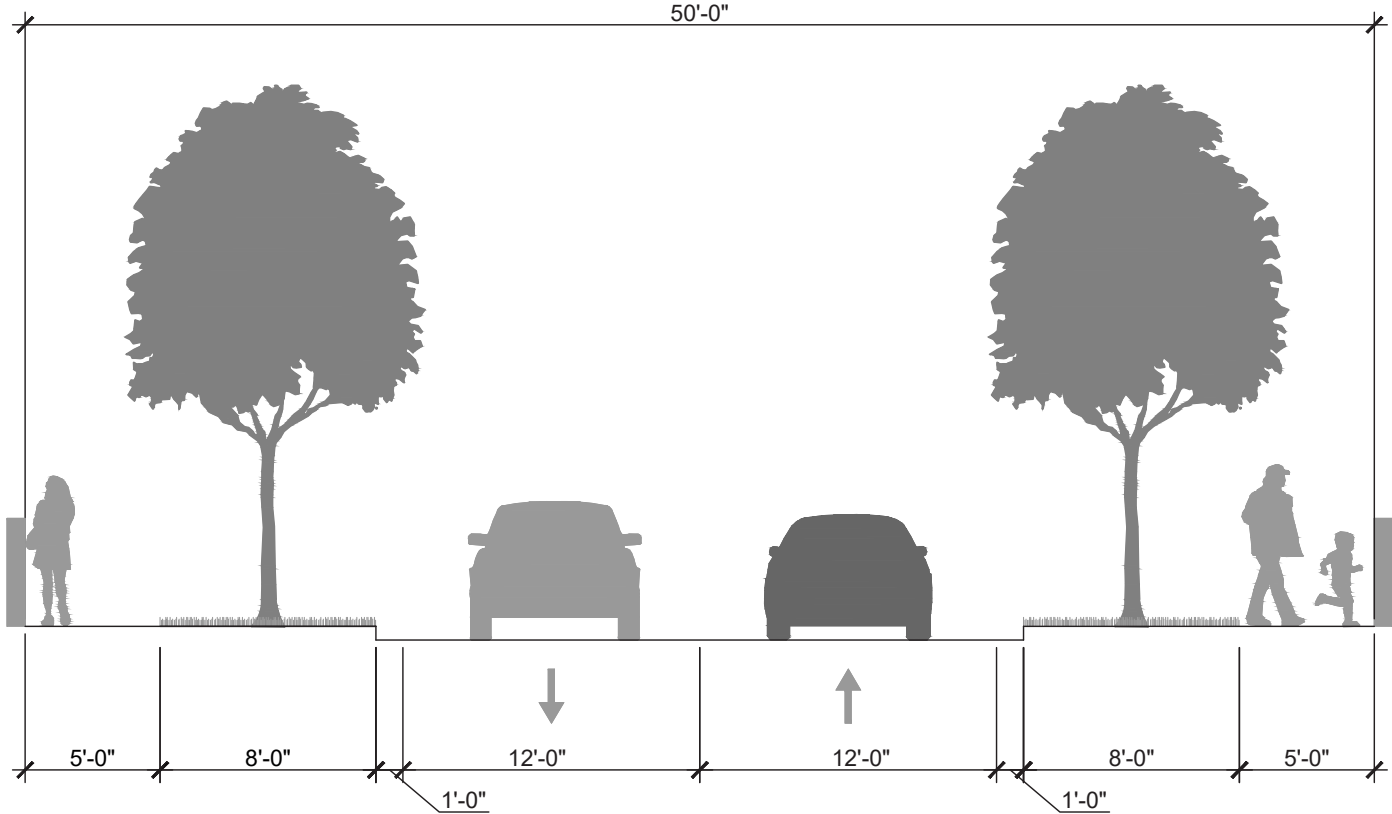
STUDY AREA ROAD SEGMENTS



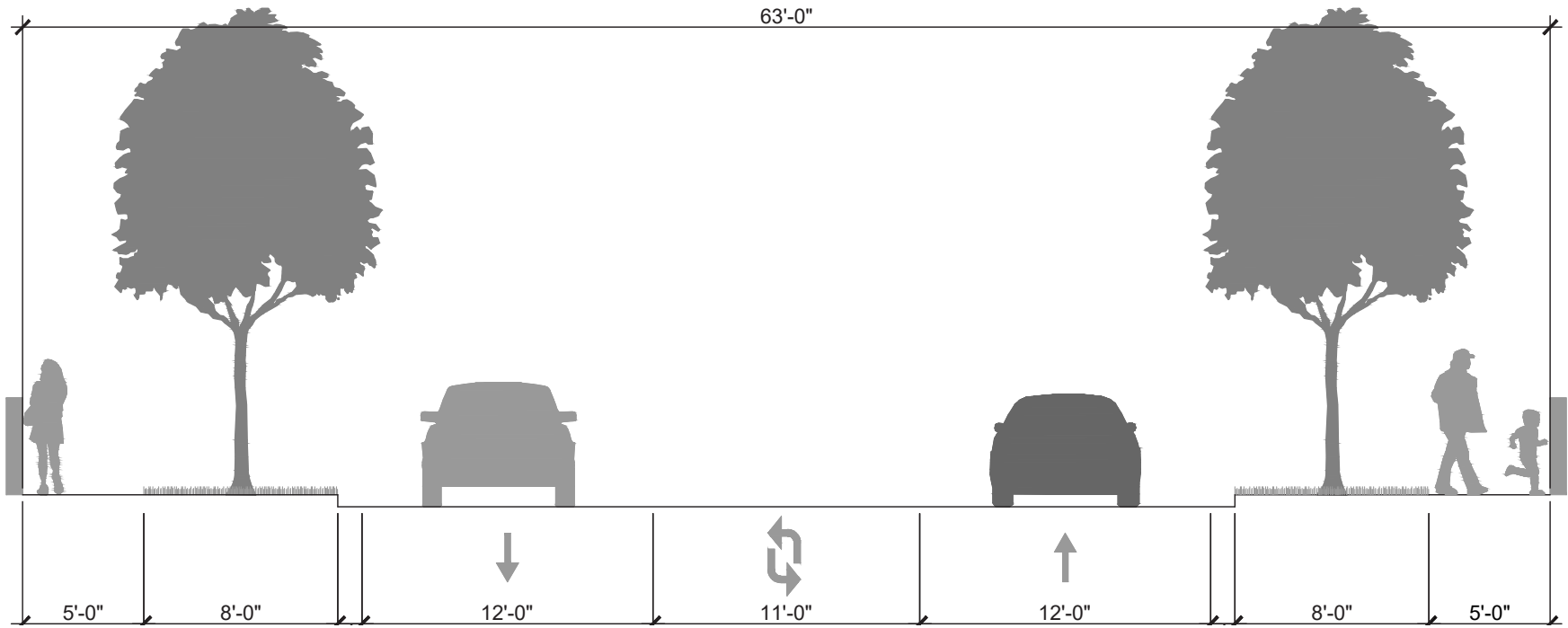
A. NEW LUCILLE LYND ROAD



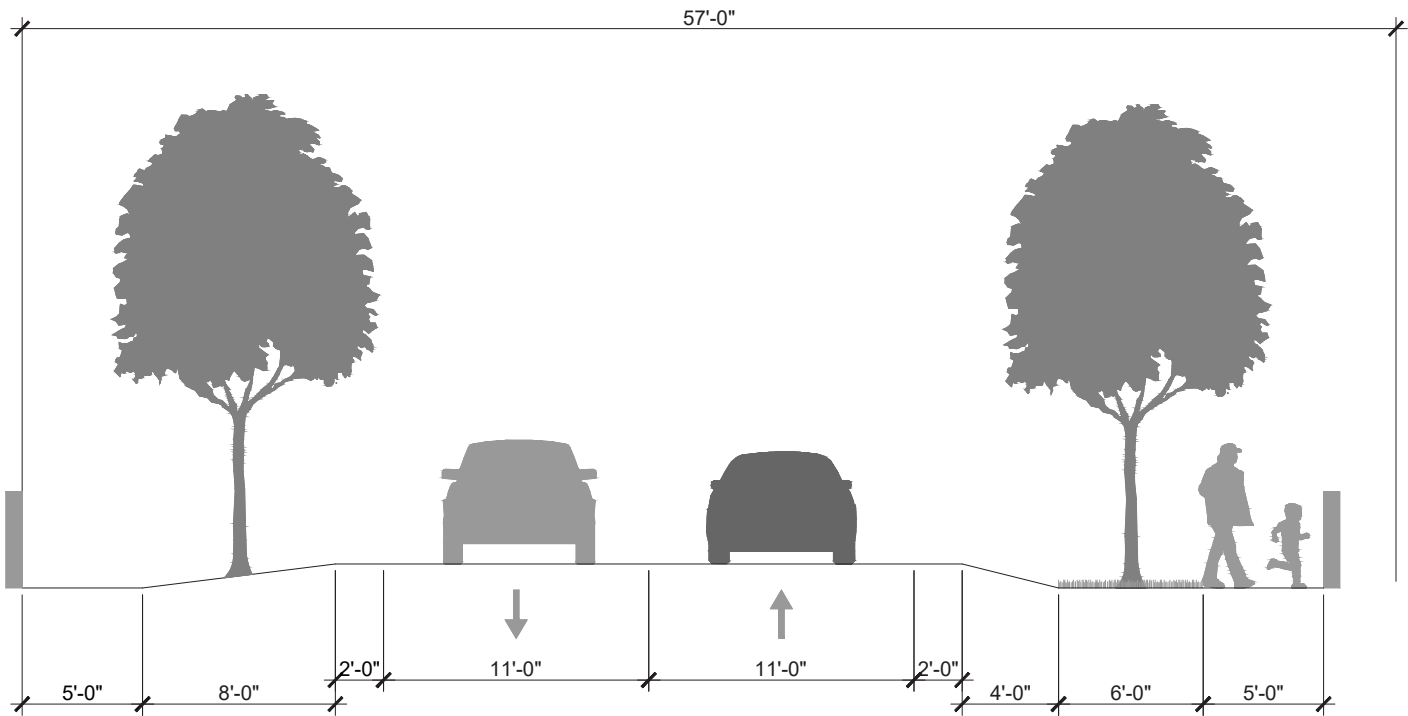
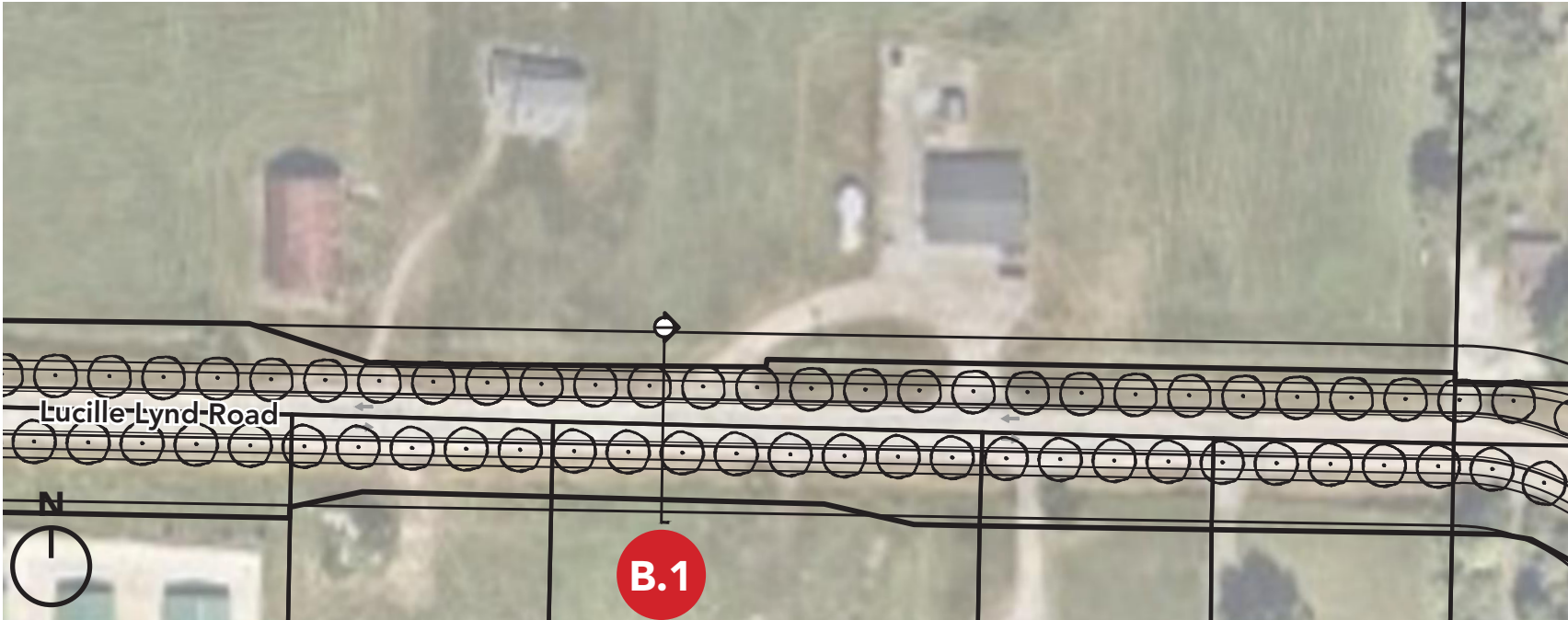
A.1 TRANSITION TO OLD LUCILLE LYND ROAD TYPICAL SECTION



A.2 INTERSECTION ENTRY TYPICAL SECTION

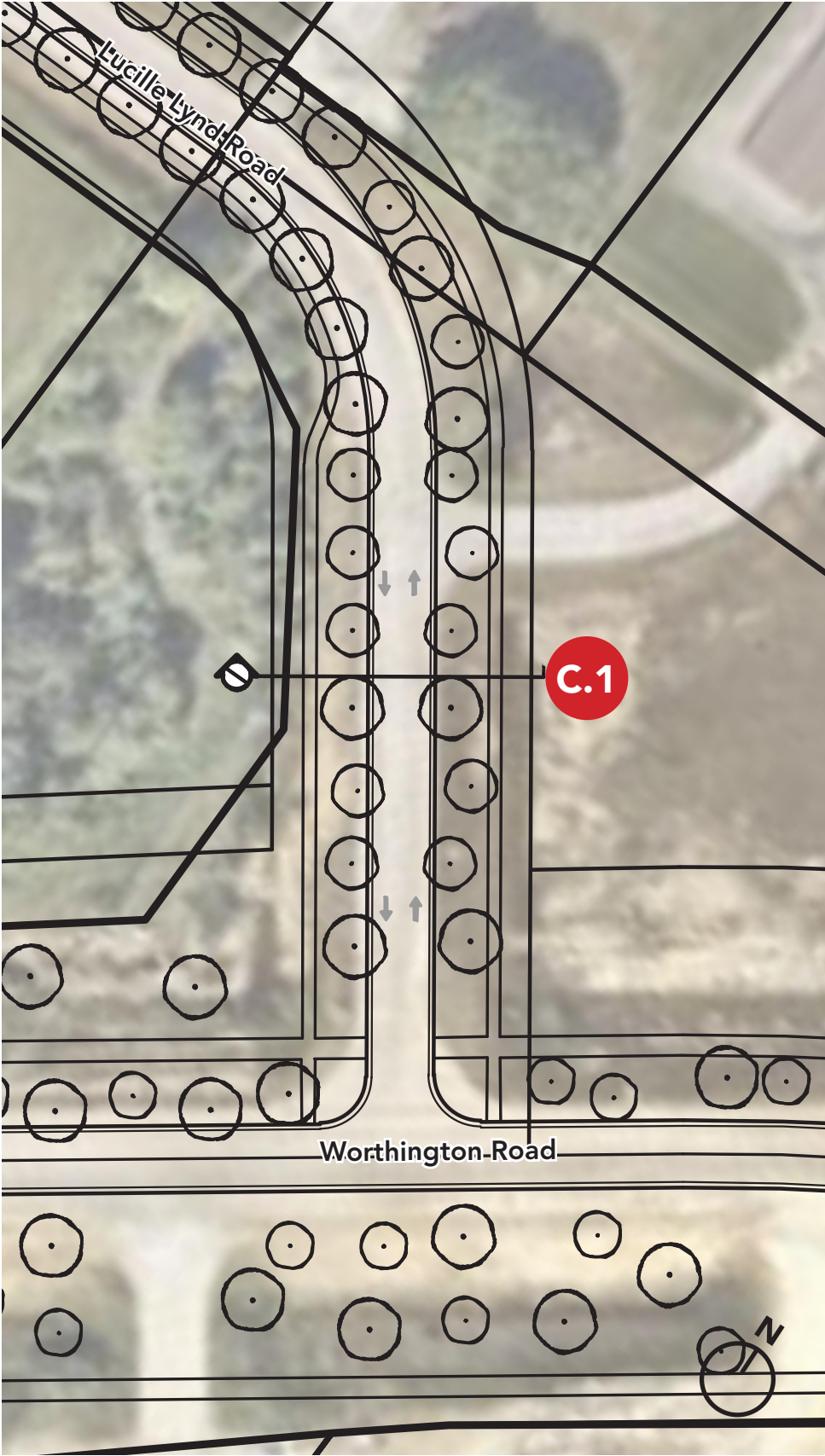


B. OLD LUCILLE LYND ROAD

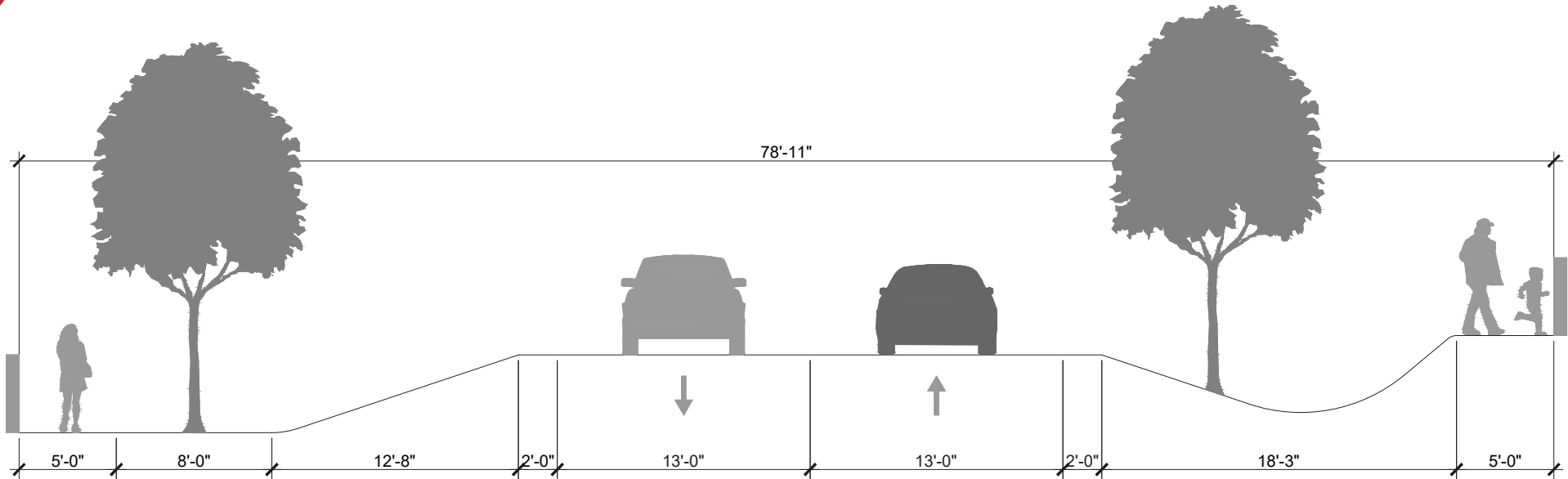


B.1 OLD LUCILLE LYND ROAD TYPICAL SECTION

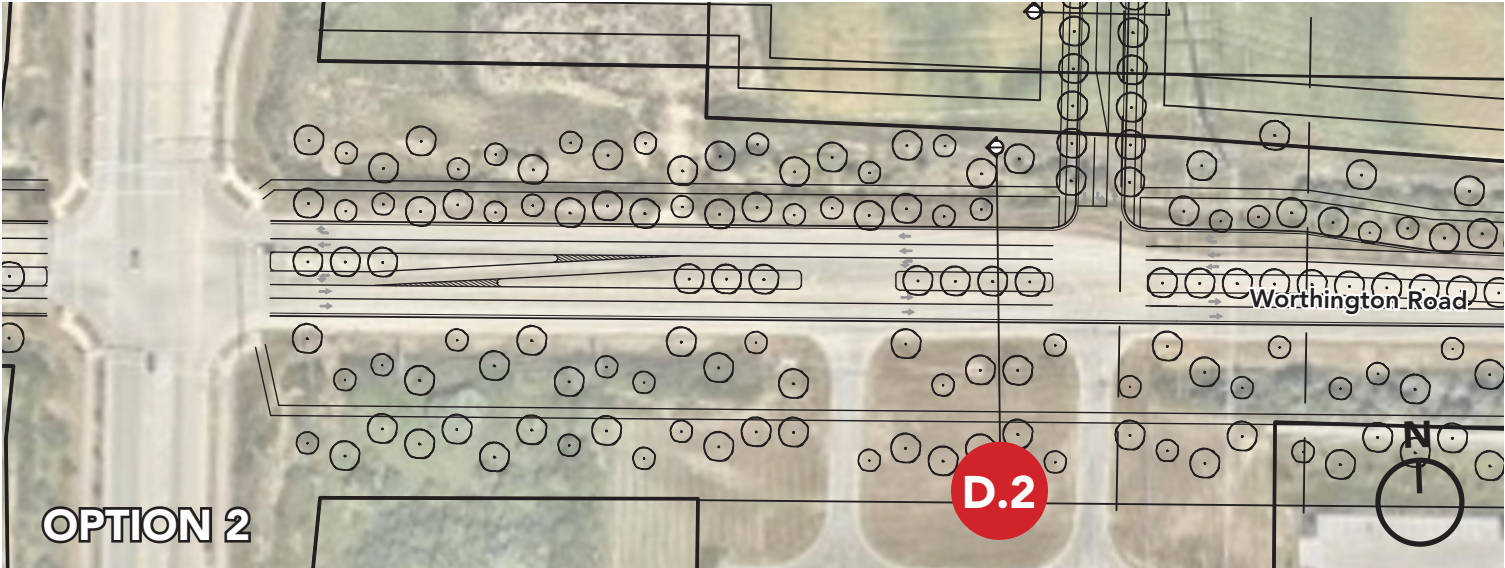
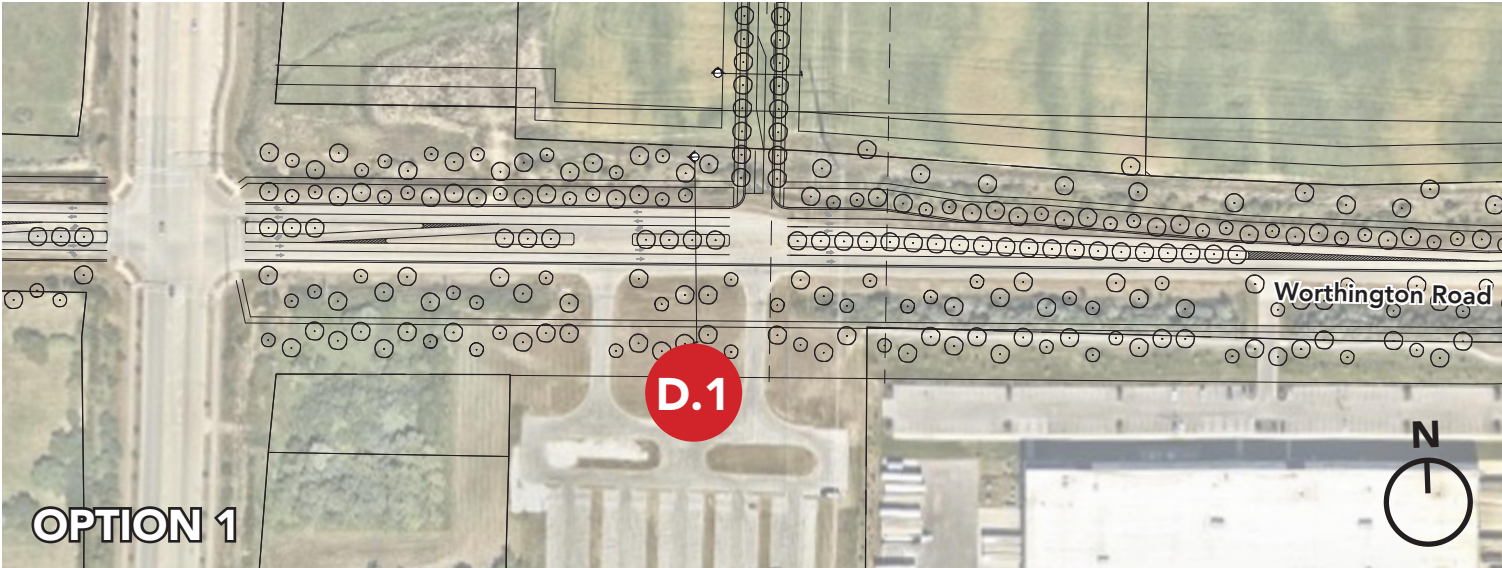
C. OLD LUCILLE LYND ROAD INTERSECTION



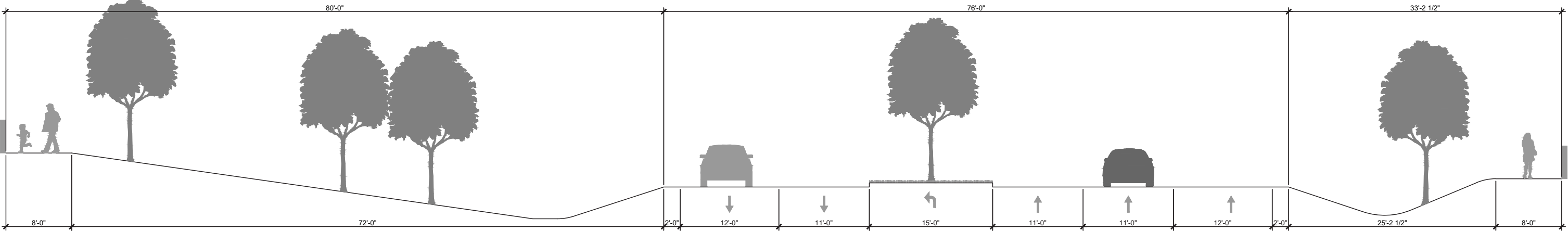
C.1 OLD LUCILLE LYND ROAD INTERSECTION TYPICAL SECTION



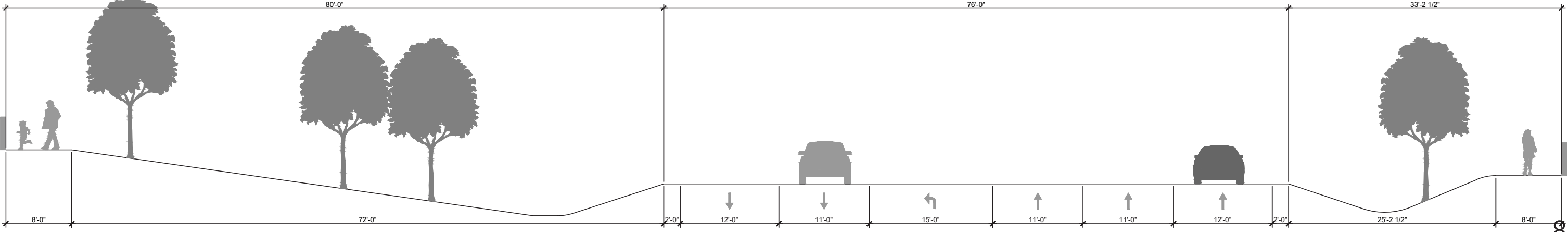
D. BEECH ROAD / WORTHINGTON ROAD INTERSECTION



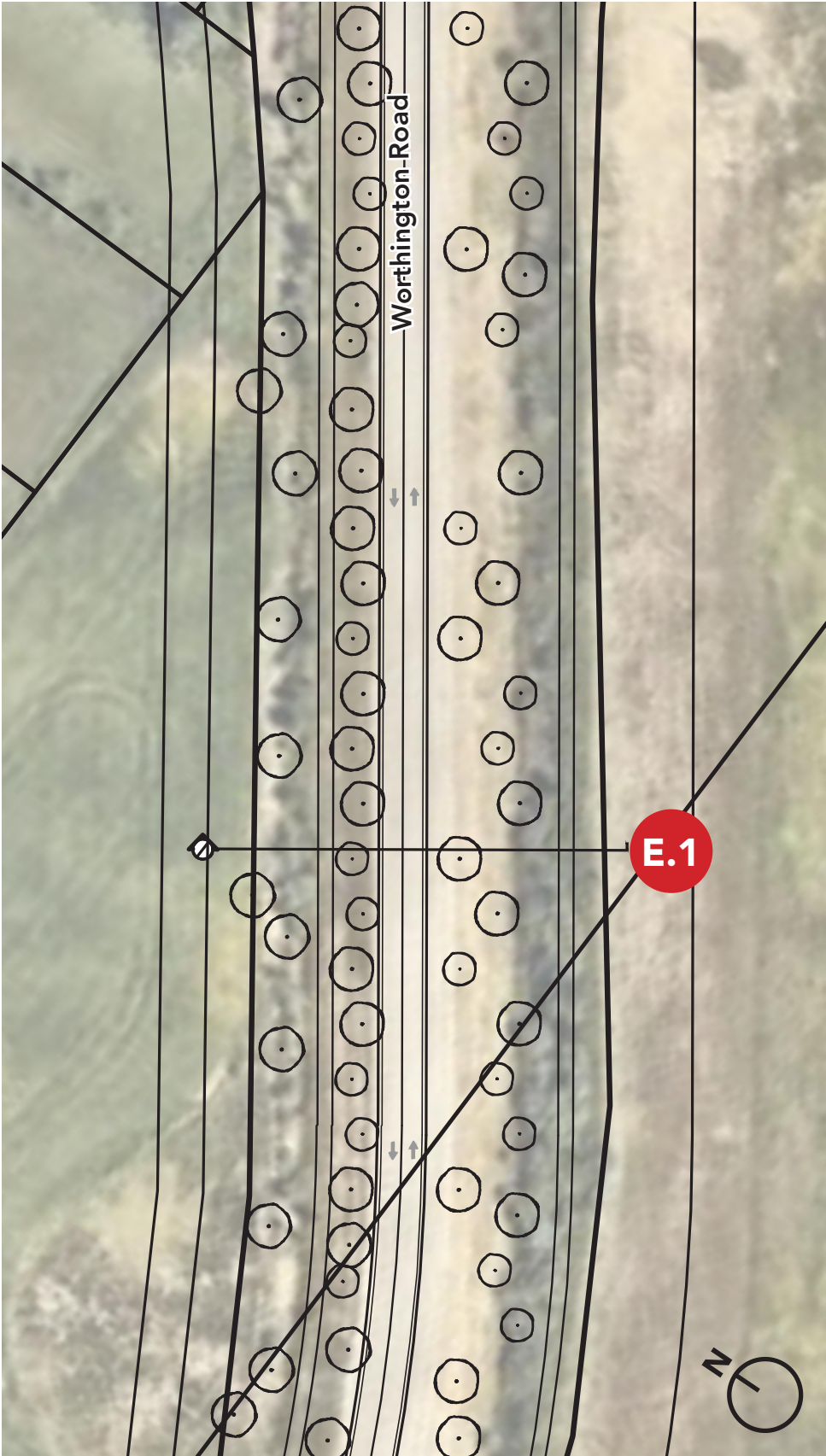
D.1 OPTION 1 - LANDSCAPE MEDIAN



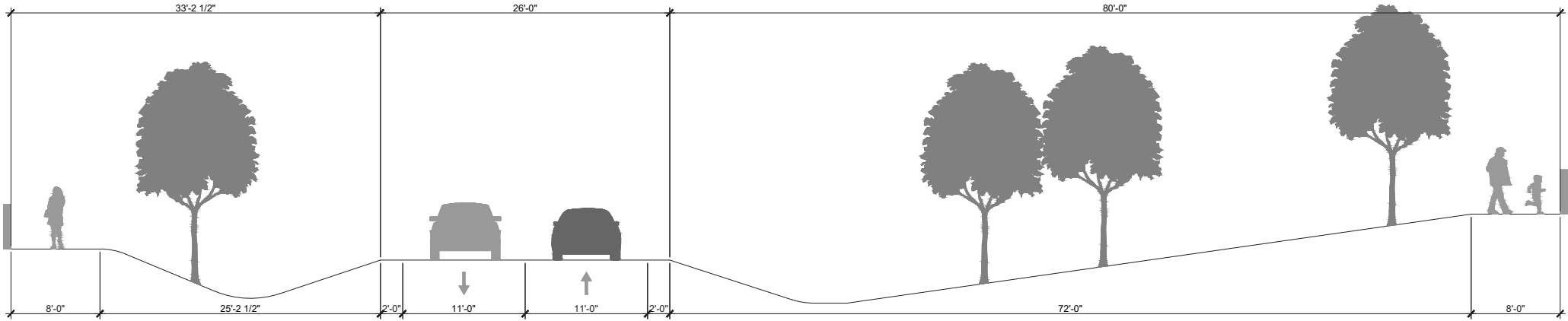
D.2 OPTION 2 - STRIPED MEDIAN



E. WORTHINGTON ROAD



E.1 WORTHINGTON ROAD TWO-LANE TYPICAL SECTION





To: Planning Commission

From: City Staff

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

Date: October 19, 2026

Requested Action

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

Background

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

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

Recommendation

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

1153.02 PERMITTED AND CONDITIONAL ACTIVITIES.

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

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

1153.03 ACTIVITY CATEGORIES FOR INDUSTRIAL AND GENERAL EMPLOYMENT DISTRICTS.

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

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

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

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

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

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

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

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

Conclusion

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

Please contact city staff if you have any questions.

CHAPTER 1153 LI LIMITED INDUSTRIAL AND GE GENERAL EMPLOYMENT DISTRICTS¹

1153.01 PURPOSE.

- (a) These regulations are established to provide for a range of industrial and other employment-generating activity, while protecting the health, safety and welfare of the users of the district and residents of the City. Two (2) separate industrial districts are established.
- (1) **LI - Limited Industrial District.** This district provides areas where most industrial and industrial related activities may locate. Retail activities are limited and residential uses are prohibited. The district is intended for areas which are primarily undeveloped, having larger lots and irregular block patterns.
- (2) **GE - General Employment District.** This district provides areas for a wider range of employment opportunities. The district allows for a more restricted range of industrial activities, but a wider range of office, business and retail uses. As with the LI District, this district is intended for areas which are primarily undeveloped.
- (b) Nothing in this Chapter shall limit the authority of City Council to also adopt a limited overlay district in the LI - Limited Industrial or GE - General Employment District as provided in Chapter 1160.
- (Ord. 08-2006. Passed 9-5-06; Ord. 07-2007. Passed 2-20-07; Ord. 20-2008. Passed 7-15-08; Ord. O-15-2011. Passed 8-16-11; Ord. O-07-2015. Passed 3-3-15; Ord. O-37-2025. Passed 9-16-25.)

1153.02 PERMITTED AND CONDITIONAL ACTIVITIES.

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

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

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

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

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

1153.03 ACTIVITY CATEGORIES FOR INDUSTRIAL AND GENERAL EMPLOYMENT DISTRICTS.

(a) Industrial and General Employment Categories.

(1) Industrial product sales.

- A. Characteristics. Firms are involved in the sale, rent or lease of products generally intended for industrial or commercial users. Sales may be wholesale or retail. Emphasis is on on-site sales or order taking and may include display areas. Products may be delivered to the customer.
- B. Accessory activities. Accessory activities may include administrative offices, product repair, and warehouses.
- C. Examples. Industrial product sales activities may include: sale of machinery, and equipment, special trade tools, electrical supplies, janitorial supplies, restaurant equipment, office furniture, and store fixtures. Industrial product sales also include industrial equipment and vehicle rentals.
- D. Exceptions. Firms that primarily engage in retail sales to the general public are classified as retail product, sales and service.

(2) Industrial service.

- A. Characteristics. Firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment or products. Few customers especially the general public, come to the site.
- B. Accessory activities. Accessory activities may include administrative offices.
- C. Examples. Industrial service activities may include welding shops; machine shops; tool and appliance repair; electric motor repair, truck and large equipment repair, storage and salvage; headquarters for building, heating, plumbing, or electrical contractors; printing, publishing and blueprinting; janitorial and building maintenance services; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.

(3) Industrial manufacturing and assembly.

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

-
- B. Accessory activities. Accessory activities may include administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, and caretaker's quarters. Retail outlets as an accessory to industrial manufacturing and assembly plants shall be treated as retail product sales and service.
- C. Examples of heavy industrial manufacturing and assembly include, but are not limited to, metal stamping; pressing and buffing; tool and die shops; machine, sheet metal and welding shops; construction related and building material manufacturing (including milling, planning and joining); vehicle and/or vehicle part manufacturing and fabrication; construction equipment and/or construction equipment part manufacturing; recycling or creation of materials, textiles, lumber, paper, rubber, batteries, etc.
- (4) Manufacturing and production.
- A. Characteristics. Firms are involved in the manufacturing, processing, packaging, or assembly of goods or materials using clean or advanced automated or semi-automated technology. Raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site. Relatively few customers come to the manufacturing site.
- B. Accessory activities. Accessory activities may include administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, caretaker's quarters, scientific research facilities, and medical and dental laboratories. Retail outlet as an accessory to manufacturing plants shall be treated as retail product sales and service.
- C. Exceptions. Manufacturing of goods to be sold primarily on-site and to the general public are classified in the retail product sales and service category. Manufacturing of products related to research activities under Section 1153.03(a)(5).
- (5) Warehouse and distribution.
- A. Characteristics. Firms are involved in the movement, storage and/or sales of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer. The category includes wholesale sales which are not open to the general public and where on-site sales are low.
- B. Accessory activities. Accessory activities may include administrative offices, truck fleet parking and maintenance areas, repackaging of goods, and showrooms or display areas, but generally not for direct sale.
- C. Examples. Warehouse and distribution firms may include warehouse used by retail stores such as furniture and appliance stores; food and hardware distributors; household moving and general freight storage; distribution of industrial items; building materials, plumbing and electrical distributors; truck terminals; parcel services; major post offices; mail order houses; and public mini-warehouses.
- (6) Research and production.
- A. Characteristics. Firms engaged in research, synthesis, analysis, development and testing laboratories, including the fabrication, assembly, mixing and preparation of equipment, materials (raw and processed) and components incidental or convenient or necessary to the conduct of such activities. The category also includes production facilities that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. Such production facilities may produce commercial quantities of products intended for wholesale sales and distribution. An allowed use in this district shall operate entirely within an enclosed structure, emitting no vibrations, dust, smoke, noxious gas, odor or toxic fumes. Noise shall not be emitted past the property limits, if such sound levels exceed typical traffic background noise.

-
- B. Accessory activities. Accessory activities may include administrative and executive offices for personnel engaged in general administrative, supervisory, purchasing, accounting and other functions related to office operations.
 - C. Examples. Firms engaged in pharmaceutical, food science, life science, medical, research, production, development, clinical testing facilities, synthesis, analysis, development, pharmaceutical compounding and testing laboratories; technology and biotechnology firms.
 - D. HVAC equipment, emergency power systems and similar operating equipment shall be screened from public rights-of-way and residential districts in accordance with Chapter 1171 of these Codified Ordinances.
- (b) Sales and Service Categories.
- (1) General office activities and data centers.
 - A. Characteristics. Firms where activities are conducted in an office setting and generally focus on business or personal services. If the office activity is part of a larger firm, it does not need to be on the same site as the primary activity. Most people coming to the site are employees.
 - B. Accessory activities. Accessory uses may include: cafeterias, health facilities, or other amenities primarily for the use of employees in the firm or building.
 - C. Examples. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as brokerage houses, lenders, or realtors; data-processing; sales offices; industrial or commercial company headquarters when not adjacent with other portions of the firm; and government offices.
 - (2) Personal service.
 - A. Characteristics. These establishments provide on-site personal services or entertainment to the general public or business person.
 - B. Accessory activities. Accessory uses may include administrative offices, product sales and laboratories.
 - C. Examples. Examples include barbers, hair salons and personal care services; banks, savings and loans, and credit unions; continuous entertainment activities such as arcades, bowling alleys, ice rinks libraries, and museums; cafes, restaurants, bars, and taverns, day care facilities; laundromats; business and trade schools; dance and martial arts schools; health clubs, gyms, racquet centers, membership clubs, and lodges; medical related offices such as doctors, dentists, optometrist and veterinarians; public service agencies such as employment offices, social service agencies, and permit issuing offices.
 - (3) Retail product sales and service.
 - A. Characteristics. Firms are involved in the sale, lease or rent of used products or goods to the general public and/or provide on-site product repair or services for consumer and business goods. Goods are displayed and sold on-site, and use or consumption is primarily off-site. Goods are generally taken off-site by the customer at the time of sale or may be delivered by the firm. For items being serviced, customers generally deliver and pick up the items and spend little time at the site.
 - B. Accessory activities. Accessory uses may include: offices, storage and display of goods.
 - C. Examples. Examples include stores selling apparel, housewares, furniture, hardware, auto parts, flowers, personal care items, sporting goods, office products and machines, and computers; food, produce or meat markets; delicatessens and caterers; tool rental and household moving centers; sales of cars, motorcycles, boats, and recreational vehicles; repair of TVs, appliances, shoes, precision instruments, and business machines; laundry or dry cleaning drop-off; on-site launderer;

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

D. Exceptions.

1. Lumber yards and similar building material sales which sell primarily to contractors and do not have a retail orientation are classified in the industrial product sales category.
2. Repair and service of consumer vehicles is classified in the vehicle service category. Repair of motor vehicles in conjunction with vehicle sale is classified in the vehicle service category.
3. Repair and service of industrial vehicles and equipment is classified in the industrial service category.

(4) Vehicle services.

- A. Characteristics. Firms servicing automobiles, light trucks and other consumer vehicles such as motorcycles, boats and recreational vehicles.
- B. Accessory activities. Accessory uses may include offices and sales of parts.
- C. Examples. Examples may include gas stations, vehicle repair, auto body shop, alignment shop, auto upholstery shop, tire sales and mounting, towing and vehicle storage; and surface or garage fee parking.

(c) Other Activity Categories.

- (1) Radio or television broadcast facility. Characteristics. Any and all devices, equipment, machinery, structures or supporting elements necessary to produce nonionizing, electromagnetic radiation within the range of frequencies from one hundred (100) KHz to three hundred (300) GHz and operating as a discrete unit to produce a signal or message.
- (2) Off-premises signs. Subject to regulations of Section 1169.08.
- (3) Sexually oriented businesses as defined, regulated and licensed by Chapter 743 entitled "Sexually Oriented Business Establishments" provided the proposed location of such use is more than seven hundred fifty (750) feet (as measured from property line to property line) from all of the following uses:
 - A. Any other place licensed to operate a sexually oriented business.
 - B. Any elementary school, middle school or high school.
 - C. Any child day-care center or nursery school.
 - D. Any park, playground, playfield or community center publicly owned or operated.
 - E. Any residential use or residential zoning district.
 - F. Any place licensed for the sale of beer or intoxicating liquor for consumption on the premises.
 - G. Any place of worship.
 - H. Any public library.
- (4) Religious exercise facilities and related uses.
- (5) Fleet parking. Shall only be used to park car fleets and truck fleets (fleet parking) providing services directly to and for the benefit of a primary business located on a contiguous real estate parcel as set forth herein. In addition to meeting all of the requirements of this chapter, fleet parking shall also require conditional use approval pursuant to Chapter 1115 of this Zoning Code.
 - A. Characteristics. Fleet parking is permitted only as a conditional use and only when used in conjunction with a contiguous parcel containing the primary business served by the fleet parking (primary business parcel). For the purposes of this chapter, contiguous shall mean that the

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

- B. Location. Fleet parking shall be located on a parcel which is contiguous with the parcel that contains a permitted primary business associated with the parking area;
- C. Justification. In addition to the conditional use provisions set forth in Chapter 1115 of this Zoning Code, an applicant for fleet parking must also demonstrate to the Planning Commission that sufficient space for fleet parking does not exist on the primary business parcel, and that it is not practicable to combine the proposed fleet parking parcel with the primary business parcel;
- D. Setbacks. Fleet parking shall be set back from the public right-of-way at least forty (40) feet; and
- E. Landscaping. Landscaping shall be provided as follows, subject to the approval of the City Landscape Architect or designee:
 - 1. Car fleet parking:
 - a) A minimum three (3) foot tall mound but no greater than five (5) feet tall, shall be provided between the public right-of-way and parking area. The mound shall have a slope no steeper than 4:1 on that part of the slope that abuts the parking area. The mound shall have a slope no steeper than 9:1 that part of the slope that abuts the public right-of-way. If necessary due to site constraints and upon a showing of extenuating circumstances, the Planning Commission may approve a steeper slope as part of the conditional use approval for only that part of the slope that abuts the public right-of-way. In no instance, however, shall the Planning Commission approve a slope steeper than 6:1 for that part of the slope.
 - b) The mound shall be planted with deciduous shade trees at the rate of ten (10) trees per one hundred (100) linear feet. Some evergreen trees may be used as appropriate in the context of the location and to the design intent of the site, subject to City Landscape Architect approval. Trees shall be planted with random spacing (naturalized) within tree groupings approximately eight (8) to fifteen (15) feet on center.
 - c) Trees planted on the mound facing public right-of-way shall be located as follows: Trees shall be planted in naturalized massings. Massings shall include no less than three (3) trees and no more than twenty-five (25) trees. No more than ten percent (10%) of massings shall include three (3) trees and no less than fifty percent (50%) of massings shall include less than eight (8) trees. Massings shall be separated by varying distances, from twenty (20) feet to fifty (50) feet. Massings shall be planted on upper ½ of mound, but staggered along contours to avoid the impression that trees are planted in a line.
 - d) Tree species shall be native to central Ohio and varied to promote diversity as follows: no given species shall account for more than twenty percent (20%) of the overall quantity of trees. At least five (5) different species shall be used. Tree plant lists must be submitted for review.
 - 2. Truck fleet parking:
 - a) A minimum nine (9) foot mound but no greater than fifteen (15) foot tall shall be provided between the public right-of-way and parking area. The mound shall have a slope no steeper than 4:1 on that part of the slope that abuts the parking area. The mound shall have a slope no steeper than 9:1 that part of the slope that

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

- b) The mound shall be planted with deciduous shade trees at the rate of twelve (12) trees per one hundred (100) linear feet. Some evergreen trees may be used as appropriate in the context of the location and to the design intent of the site, subject to City Landscape Architect approval. Trees shall be planted with random spacing within tree groupings approximately eight (8) to fifteen (15) feet on center.
 - c) Trees planted on the mound facing public right-of-way shall be located as follows: Trees shall be planted in naturalized massings. Massings shall include no less than three (3) trees and no more than twenty-five (25) trees. No more than ten percent (10%) of massings shall include three (3) trees and no less than fifty percent (50%) of massings shall include less than eight (8) trees. Massings shall be separated by varying distances, from twenty (20) feet to fifty (50) feet. Massings shall be planted on upper ½ of mound, but staggered along contours to avoid the impression that trees are planted in a line.
 - d) Tree species shall be native to central Ohio and varied to promote diversity as follows: no given species shall account for more than twenty percent (20%) of the overall quantity of trees. At least five (5) different species shall be used. Tree plant lists must be submitted for review.
- (6) Public and institutional fleet facility. Shall only be used to park buses, maintenance vehicles, or service vehicles (institutional fleet parking) providing services directly to and for the benefit of a public or institutional use, as set forth herein. Buildings and other structures associated with and necessary to support the permitted public or institutional fleet facility are also permitted, provided such buildings and structures are used solely in connection with the public or institutional use and comply with all applicable zoning and development standards.
- A. Characteristics. Institutional fleet parking is permitted only when used in conjunction with a public or institutional use. "Public or institutional use" means a public school district facility, public agency facility, or other tax-exempt governmental or institutional use. Unlike fleet parking under Subsection (5), institutional fleet parking need not be located on a parcel contiguous to the public or institutional use it serves. Buildings and structures associated with the institutional fleet facility may include, but are not limited to, buildings used for fleet operations, administrative functions, storage, and routine maintenance of the institution's own fleet. The institutional fleet parking parcel cannot be used as a junkyard, salvage yard, impound lot, or similar facility, or for vehicle repair or service beyond routine maintenance (e.g., fueling, washing, minor upkeep) of the institution's own fleet.
- B. Location. Institutional fleet parking is not required to be located on a parcel contiguous to the parcel containing the public or institutional use it serves, provided all other requirements of this section are met. The maximum lot acreage shall be no more than 25 acres.
- C. Eligibility. An applicant for institutional fleet parking shall demonstrate to the Zoning Administrator, as part of zoning certificate review, that:
- 1. The use qualifies as a public or institutional use under Subsection A above; and
 - 2. The fleet parking serves only vehicles owned or operated by that public or institutional use in direct furtherance of its public service function.
- D. Setbacks. Institutional fleet parking and buildings shall be set back from the public right-of-way at least forty (40) feet, and at least twenty-five feet from other boundaries.

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

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

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

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

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

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

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

1153.04 LOT AND YARD REQUIREMENTS.

- (a) Minimum Lot Area. No minimum lot area is required in the LI or GE Districts; however, lot area shall be sufficient to provide for all yards and distances as required by this Zoning Code.
- (b) Lot Width. All lots shall abut a public or private street and have adequate lot width to provide for yards and distances as required by this Zoning Code.
- (c) Side Yards. For any structure or service area within the LI or GE Districts, the required side yard shall be not less than twenty-five (25) feet from any interior lot line.
- (d) Rear Yards. For any structure or service area within the LI or GE Districts, the required rear yard shall not be less than twenty-five (25) feet from any interior lot line.
- (e) Maximum Lot Coverage. For structures and paved areas within the LI or GE Districts the maximum lot coverage shall be seventy-five percent (75%). The remainder of the site shall be landscaped in natural vegetation.
- (f) Distance From Residential Districts. In no case shall any structure, service area, or parking area in any LI District be located less than fifty (50) feet from any district where residences are a permitted use. In no case shall any structure, service area or parking area in any GE District be located less than fifty (50) feet from any district where residences are a permitted use.
- (g) Elimination of Setbacks. In the event that a parcel zoned GE or LI District and an adjacent parcel zoned GE or LI District (a) come under common ownership or control, and (b) are zoned to allow compatible non-residential uses, but (c) cannot be combined into a single parcel due to the parcels being situated within separate Ohio counties, then any minimum building, pavement, or landscaping setbacks set forth in this chapter shall no longer apply where these parcels' lot lines abut on Ohio county boundaries.

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

1153.05 ARCHITECTURE.

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

(1) Building Design.

- A. Building designs shall not mix architectural elements or ornamentation from different styles.
- B. Buildings shall be required to employ a comparable use of materials on all elevations.
- C. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.
- D. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor-to-floor heights on exterior walls.
- E. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.
- F. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- G. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials, and construction as the nearest primary structure. Fenestration themes that employ windows, panels, and piers that are consistent with the architectural vocabulary of the building are encouraged.
- H. Service areas and loading docks shall be screened to limit visibility from off-site.
- I. When a building is designed for retail use, commercial storefront design shall employ the use of traditional features, including a bulkhead, display window, and transom.
- J. Office buildings shall be designed to have an equal degree of design and finish on all sides/elevations. Building additions, whether attached or detached, shall be complementary in design.
- K. Warehouse/distribution buildings shall be designed to be harmonious in character with other warehouse/distribution buildings on the campus. Façade colors and materials shall be coordinated to complement each other.
- L. Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building.

(2) Building Form.

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

-
- B. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.
- (3) Materials.
- A. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
- B. Generally, the quantity of materials selected for a building shall be minimized. A single material selection for the independent building components of roof, wall, and accents is permitted (i.e., Architectural Grade shingle roof with Brick Masonry wall and EIFS Cornice and Accents).
- C. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
- D. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four (4) sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from offsite view and to buffer sound generated by such equipment. Solar energy systems shall be excluded from the requirements of this section.
- E. Building color palettes shall be simple and unobtrusive. Buildings shall avoid overly bright and jarring colors.
- (4) Regulations for Advanced Fabric Structures: A site with a development proposal on a single parcel or multiple contiguous parcels containing at least three hundred (300) acres shall be permitted to include Advanced Fabric Structures as primary or accessory buildings. "Advanced Fabric Structures" shall be defined to mean "a clear-span building with a durable, tensioned fabric used as the primary exterior finish material for its roof, all or some of its exterior facades, or both." When installed, such structures shall comply with the following:
- A. Utilize tensioned fabric that is certified by its manufacturer as having a useful life of at least twenty (20) years and being able to withstand wind speeds of at least one hundred (100) miles per hour.
- B. Have a building substructure that consists of aluminum, steel, or some other metallic materials to ensure durability and longevity for the building.
- C. Have a climate-controlled interior.
- D. Not exceed sixty-five (65) feet in height at the highest point of the roof.
- E. Not be required to include windows if the lack of windows is needed for security reasons and/or for temperature control.
- F. Must adhere to the building and pavement setback requirements of this zoning district, or any limitation text that applies to the property on which they are located, whichever is more restrictive.
- (b) The provisions of the New Albany Design Guidelines and Requirements (DGRs), provided in Section 1157.01, shall not apply to warehousing, distribution, manufacturing, industrial, research and production facilities, and data centers in the Limited Industrial (LI) District and General Employment (GE) District.
- (Ord. O-37-2025. Passed 9-16-25.)

1153.06 EXTERIOR DEVELOPMENT.

- (a) Exterior Operations. Exterior operations include: outdoor processing, assembly or fabrication of goods; movement of bulk goods not in containers or pipelines; maintenance, repair and salvage of equipment. Exterior operations shall not be permitted in the GE District.
- (b) Exterior Storage. Exterior storage includes the outdoor storage of: raw or finished goods (packaged or bulk) including gases, chemicals, gravel, building materials; packing materials; salvage goods; machinery; equipment; damaged vehicles, etc. Exterior storage shall be permitted in the LI District but not permitted in the GE District, unless an acceptable plan for screening such storage is submitted to and approved by the Planning Commission.
- (c) Exterior Display. Exterior display includes the display of products, vehicles, equipment and machinery for sale or lease. Display items are intended to be viewed by customers and are not just being stored or parked. Exterior display does not include damaged vehicles, vehicles or equipment being serviced, bulk goods and materials, or other such products. Exterior display shall not be permitted in the LI District but shall be permitted in the GE District.

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

1153.07 OFF-SITE IMPACTS.

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

- (a) Noise. The sound pressure level of any operation on a lot within the LI or GE Districts shall not exceed the average intensity of street traffic noise in the nearest residential districts, and no sound shall be objectionable due to intermittence, best frequency or shrillness.
- (b) Vibration. No vibrations which are perceptible without the aid of instruments shall be permitted, as measured on the lot within the non-industrial district.
- (c) Odor. No emission of odorous matter in any quantities so as to produce a public nuisance shall be permitted, as measured on the lot within the non-industrial district.
- (d) Dust and Smoke. The emission of smoke, soot, fly ash, fumes, dust or other types of pollutants borne by the wind shall be controlled so that the rate of emission and quantity deposited do not create a public nuisance, as measured on the lot within the non-industrial district.
- (e) Glare. Exterior lighting shall be used in a manner that produces no glare on public highways or non-industrial zoned land.

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