



New Albany Planning Commission Agenda
Monday, April 17, 2023 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 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: April 3, 2023

IV. Additions or corrections to agenda

Administer the oath to all witnesses/applicants/staff who plan to address the board. “Do you swear to tell the truth and nothing but the truth.”

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

VI. Cases:

VAR-42-2023 Variance

Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs for a Wendy’s development located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00).

Applicant: The McIntosh Group, c/o Mark Lamzik

Motion of acceptance of staff reports and related documents into the record for VAR-42-2023.

Motion of approval for application VAR-42-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

PPL-43-2023 Preliminary Plat

Preliminary Plat for the dedication of Horizon Court extension (PIDs: 095-111756-00.011, 095-111756-00.013, 095-111756-00.000, 095-111732-00.000, 037-112062-00.000).

Applicant: City of New Albany

Motion of Acceptance of staff reports and related documents into the record for PPL-43-2023.

Motion of approval for application PPL-43-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjourn



New Albany Planning Commission
DRAFT Informal Meeting Minutes Monday, April 3, 2023

I. Call to order

The New Albany Planning Commission held an informal meeting in the Village Hall on Monday, April 3, 2023.

Chair Kirby called the meeting to order at 7:04 p.m. He thanked the commission for handling the prior meeting in his absence.

II. Roll call

Those answering roll call:

Mr. Kirby	present
Mr. Wallace	present
Ms. Briggs	present
Mr. Larsen	present
Mr. Schell	present
Council Member Brisk	present

Having 5 voting members present the commission had a quorum to transact business.

Staff members present: Law Director Ben Albrecht; Planning Manager Steve Mayer; Planner Chelsea Nichols; Engineer Will Walther; Deputy Clerk Christina Madriguera

III. Action on minutes: March 20, 2023

Commission Member Wallace moved to approve the March 20, 2023 meeting minutes as submitted. Commission Member Briggs seconded the motion.

Upon roll call: Mr. Wallace, yes; Ms. Briggs, yes; Mr. Larsen, abstain and noted that he was not present on March 20th; Mr. Schell, yes; Mr. Kirby, abstain and noted that he was not present on March 20th. Having 3 yes votes and 2 abstentions, the March 20, 2023 meeting minutes were approved as submitted.

IV. Additions or corrections to agenda

Chair Kirby administered the oath to all present who planned to speak regarding an application on the agenda and stated that now would be a good time to silence phones.

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

There was no response.

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

Chair Kirby asked whether there were any visitors who wished to speak on items not on the agenda.

There was no response.

VI. Cases:

ZC-17-2023 Rezoning

Request to rezone 26.2+/- acres located on a portion of 13312 Jug Street Road from Limited General Employment (L-GE) of an area known as Jug Street North Zoning District to Limited General Employment (L-GE) for an area to be known as the Harrison Road Triangle Zoning District (PID: a portion of 095-111756-00.000).

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

Planner Nichols delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineer Walther delivered the engineering staff report.

Chair Kirby asked to hear from the applicant.

Tom Rubey from New Albany Company spoke in support of the application. He recalled that tonight's application was a revision of an application that he requested the commission to table in early March. The revised application provides greater protection for the riparian corridor and the adjacent wetlands.

Chair Kirby asked whether the conditional use application (CU-18-2023) should be heard concurrently with this application or following this application.

Planner Nichols answered that she had prepared a separate staff report for the conditional use application but could deliver the report now if the commission wished.

Chair Kirby asked whether the commission had a preference.

Commission Member Wallace stated that he preferred to consider this application first.

Commission Member Wallace asked about the language in the staff report on page 4 regarding the stream corridor protection zone. He stated that the 50 feet standard on either side of the stream was unfamiliar to him.

Mr. Rubey stated that his understanding was that the text would give them flexibility for 25 – 50 feet.

Commission Member Wallace stated he wanted to be sure that the flexibility Mr. Rubey sought was provided for in the text because as written, the staff report did not give flexibility for less than 50 feet.

Commission Member Larsen stated that he had the same understanding of the text.

Planning Manager Mayer stated that the code requires 25 feet and that staff is fine with 25 feet in this application.

Commission Member Wallace asked about the various setbacks and building height restrictions in the application noting that it imposed more restrictive standards than required by code.

Mr. Rubey stated that the height restrictions were based upon prior representations and discussions with the residents of the adjacent Bermuda residential subdivision.

Commission Member Wallace confirmed that the applicant, New Albany Company, was the current owner of the residences in the Bermuda subdivision. He further stated that once the

commission approved the more restrictive standards those standards would exist after the current tenants vacated the residences.

Mr. Rubey and Mr. Underhill responded that yes, the New Albany Company had purchased the homes in the Bermuda residential subdivision. They stated that they nonetheless wanted to be respectful of their earlier representations, and wanted to safeguard their integrity and reputation in the community.

Commission Member Wallace acknowledged their efforts and continued that perhaps the same end could be accomplished with an informal agreement.

Commission Member Briggs asked whether the residents in the homes were renters now and how many homes there were.

Mr. Rubey responded that there are 32 homes in the subdivision and New Albany Company owns them all. He further stated that in some cases, the homes are rented by former owners.

Commission Member Larsen asked staff whether private ownership of the homes would change anything regarding the setbacks.

Planning Manager Mayer responded that application came into being when the residences were individually owned and the application as currently proposed continues to impose more restrictive requirements than required by code and further that staff is supportive of the application regardless of the ownership of the properties.

Commission Member Larsen asked staff to clarify the area where manufacturing was prohibited and permitted as indicated on page 3 of the staff report.

Planner Nichols explained that area proposed for rezoning was currently a sub-area of the larger Jug Street North Zoning District which prohibited manufacturing.

Chair Kirby moved for acceptance of staff reports and related documents into the record for ZC-17-2023. Commission Member Larsen seconded the motion.

Chair Kirby asked for discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, yes; Mr. Larsen, yes; Mr. Schell, yes; Ms. Briggs, yes; Mr. Wallace, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents were accepted into the record.

Vice Chair Wallace moved to approve application ZC-17-2023 based on the findings in the staff report with the following condition: That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval; Exhibit A (provided to the applicant) contains the recorded plat for Horizon Court which is now under construction. Engineering staff concurs with the applicant's recommendation to provide right-of-way and easements in accordance with what has already been platted.

And with the following edit to the zoning text: That language regarding the 100-foot stream corridor protection zone be changed to indicate that the center line of the stream can vary but it must be no less than 25 feet on one side.

Commission Member Schell seconded the motion.

Chair Kirby asked for discussion on the motion.

There was no response.

Upon roll call: Mr. Wallace, yes; Mr. Schell, yes; Mr. Kirby, yes; Ms. Briggs, yes; Mr. Larsen, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, application ZC-17-2023 was approved.

CU-18-2023 Conditional Use

Request for a conditional use permit to allow the temporary use of a concrete batch plant on 26.2 +/- acres within the business park, located on a portion of 13312 Jug Street Road (PID: a portion of 095-111756-00.000).

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

Planner Nichols delivered the staff report.

Chair Kirby noted that condition 4 in the staff report had the word “existing,” but it seemed like the word should have been “exiting.”

Planner Nichols agreed.

Chair Kirby asked for comments from engineering.

Engineer Walther delivered the engineering staff report.

Chair Kirby asked to hear from the applicant.

Mr. Rubey thanked Planner Nichols for her report and stated that he agreed with all of the conditions in the staff report.

Chair Kirby noted that this conditional use application did not seem to make sense without the approval of the prior rezoning application and asked staff whether she agreed.

Planner Nichols stated that she agreed.

Chair Kirby stated that the commission might include that as condition.

Commission Member Larsen asked the applicant what they he anticipated traffic would be like.

Mr. Rubey responded that we should have a better feel for that once the east/west road is added.

Commission Member Larsen agreed that it was difficult to forecast now.

Commission Member Briggs asked what the timing was for the east/west road.

Planning Manager Mayer responded that the preliminary plat will be presented to the commission at the next meeting with substantial completion be the end of next year.

Chair Kirby asked what the speed limit was on Harrison Rd.

Engineer Walther responded that it was 35 mph.

Chair Kirby asked what the speed limit of the new road would be and that he was concerned about the site lines and that the intersection would crowd the curb cut.

Engineer Walther responded that it would be 35 mph and further stated that a 7-intersection traffic study was underway for this area.

Chair Kirby stated that it was difficult to tell how long the road is and thus difficult to discern where the curb cut should be. Chair Kirby stated that there is a danger that the southern little triangle is in danger of becoming undevelopable because it is too small.

Mr. Rubey agreed and further stated that it was difficult to forecast what this area would ultimately look like but the fact that there was a lot of open space surrounding the proposed batch plant was an advantage to placing it at this location.

Chair Kirby acknowledged that there may be more property area available and thus his concerns would be assuaged.

Planning Manager Mayer added that staff will be measuring site lines and evaluating right of way and traffic requirements as development of the batch plant continues.

Commission Member Schell stated that the northern parts could, potentially, be combined and then rezoning could be sought.

Commission Member Briggs asked what the timing on the operation of the batch plant was.

Mr. Rubey responded that timing was soon and noted that Savko has to vacate their current location in July.

Commission Member Briggs then confirmed Planning Manager Mayer's forecast that the east/west road would not be complete until the end of 2024.

Planning Manager Mayer agreed and added that the preliminary plat for the east/west road would come before the commission at the next meeting.

Commission Member Wallace asked whether there was a difference between an RCC plant and a regular plant.

Mr. Rubey stated that he was not certain but believed that with an RCC plant the material is more compacted.

Commission Member Wallace asked whether Mr. Rubey stated that he did not contemplate that the Bermuda subdivision to the north would ever be rezoned.

Mr. Rubey clarified which properties the applicant owned and that they did not include the northern properties.

Chair Kirby noted that no one from the public was in attendance at the hearing to speak on the application.

Chair Kirby moved to accept the staff reports and related documents into the record for CU-18-2023. Commission Member Larsen seconded the motion.

Chair Kirby asked for discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, yes; Mr. Larsen, yes; Ms. Briggs, yes; Mr. Wallace, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents were accepted into the record.

Commission Member Larsen moved to approve application CU-18-2023 to allow for a temporary industrial manufacturing and assembly use for a concrete batch plant based on the findings in the staff report with the conditions listed in the staff report and the following corrected condition and additional condition.

- That the word “existing” be changed to “exiting” in condition 4.
- That approval of this application is subject to city council approval of the associated rezoning application (ZC-17-2023).

Commission Member Briggs seconded the motion.

Chair Kirby asked for discussion on the motion.

There was no response.

Upon roll call: Mr. Larsen, yes; Ms. Briggs, yes; Mr. Kirby, yes; Mr. Wallace, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the application for conditional use was approved.

The commission wished the applicant good luck.

VII. Other business

Annual Organizational Meeting

Chair Kirby opened the annual organizational meeting.

Chairperson

Commission Member Wallace nominated Neil Kirby to serve as chair of the New Albany Planning Commission. Commission Member Schell seconded the nomination.

Chair Kirby asked if there were any other nominations.

There was no response.

Upon roll call: Mr. Wallace, yes; Mr. Schell, yes; Mr. Larsen, yes; Ms. Briggs, yes; Mr. Kirby, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, Mr. Kirby was elected Chairperson of the New Albany Planning Commission.

Vice-Chairperson

Chair Kirby nominated David Wallace to serve as vice chair of the New Albany Planning Commission. Commission Member Briggs seconded the nomination.

Chair Kirby asked if there were any other nominations.

There was no response.

Upon roll call: Mr. Kirby, yes; Ms. Briggs, yes; Mr. Larsen, yes; Mr. Schell, yes; Mr. Wallace, yes. Have 5 yes votes; 0 no votes; and 0 abstentions, Mr. Wallace was elected vice chairperson of the New Albany Planning Commission.

Secretary

Commission Member Schell asked whether he was the current secretary.

Chair Kirby asked staff who the current secretary of the commission was.

Staff researched the issue and concluded that a secretary had not been elected in 2022.

Commission Member Schell indicated a willingness to serve.

There was discussion of the role and responsibilities of the secretary.

Commission Member Larsen also indicated a willingness to serve if needed.

Commission Member Briggs nominated Hans Schell to serve as secretary of the New Albany Planning Commission. Commission Member Wallace seconded the nomination.

Chair Kirby asked if there were any other nominations.

There was no response.

Upon roll call: Ms. Briggs, yes; Mr. Wallace, yes; Mr. Kirby, yes; Mr. Larsen, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, Mr. Schell was elected secretary of the New Albany Planning Commission.

Board of Zoning Appeals representative

Chair Kirby nominated Hans Schell to serve as the commission's representative on the Board of Zoning Appeals. Commission Member Briggs seconded the nomination.

Upon roll call: Mr. Kirby, yes; Ms. Briggs, yes; Mr. Wallace, yes; Mr. Larsen, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions; Mr. Schell was elected to serve as the commission's representative on the Board of Zoning Appeals.

2023 Meeting Schedule

Chair Kirby moved to approve the 2023 meeting schedule recommended by staff. Commission Member Wallace seconded the motion.

Upon roll call: Mr. Kirby, yes; Mr. Wallace, yes; Ms. Briggs, yes; Mr. Larsen, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the 2023 meeting schedule recommended by staff was approved.

VIII. Poll members for comment

Chair Kirby asked whether any of the members had comments.

Commission Member Wallace noted the verbiage on the prior agenda indicating the attendance policy in particular the 4-absence forfeiture clause. He further noted that the commission met more frequently than any other board or commission and asked whether there was any flexibility in the attendance policy considering the commission's rigorous meeting schedule.

Law Director Albrecht responded that council would surely take the commission's rigorous meeting schedule into account in the event a member's attendance and membership on the commission was questioned.

IX. Adjournment

Having no further business, Chair Kirby adjourned the informal meeting of the commission at 7:45 p.m.

Submitted by Christina Madriguera, Deputy Clerk.

Appendix
ZC-17-2023 Rezoning
Staff Report
Record of Action

CU-18-2023
Staff Report
Record of Action

DRAFT



**Planning Commission Staff Report
April 3, 2023 Meeting**

**HARRISON ROAD TRIANGLE ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: Located on a portion of 13312 Jug Street Road, adjacent to Harrison Road NW and generally to the north of Jug Street (PID: 095-111756-00.000)

REQUEST: Zoning Amendment

ZONING: Limited General Employment District (L-GE) to Limited General Employment District (L-GE)

STRATEGIC PLAN: Employment Center

APPLICATION: ZC-17-2023

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

Review based on: Application materials received March 13, 2023 and March 17, 2023.

Staff report completed by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval of the rezoning of 26.2+/- acres. The request proposes to create a new limitation text for the area known as the “Harrison Road Triangle Zoning District” to be zoned Limited General Employment (L-GE). Since the previous rezoning of this property, the applicant has acquired the residential parcels immediately to the north, thereby creating new circumstances for consideration for the uses and development standards established in the adjacent business park within portions of the site.

The request includes the following changes from the existing L-GE zoning:

1. Adds industrial product sales as a conditional use;
2. Permits distribution and manufacturing as a primary use only for properties setback a minimum distance of 400 feet from the northern boundary line;
3. Adds a commitment to dedicate a maximum of 60 feet of right-of-way and streetscape and utility easements not to exceed 25 feet in width on either side to the city to accommodate the new east-west public street;
4. Allows a maximum building height of 65 feet for structures setback at least 400 feet from the northern property line and a maximum building height of 45 feet for any structure located within 400 feet of the northern boundary line;

II. SITE DESCRIPTION & USE

The overall site consists of a portion of one lot that is located within Licking County. The site is located west of Harrison Road NW and generally north of Jug Street Road. The first reading of the rezoning was heard by City Council on March 7, 2023. The second reading of the rezoning is scheduled to be heard by City Council on April 18, 2023.

The site is currently zoned Limited General Employment (L-GE) within an area known as the Jug Street North Zoning District, which consists of 484.8+/- acres. The neighboring uses to the north include residential properties. The residential properties immediately to the north that abut this site are owned by the applicant. The neighboring zoning districts include TMD to the east and L-GE to the south and west.

III. PLAN REVIEW

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

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

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

A. New Albany Strategic Plan

The Engage New Albany strategic plan lists the following development standards for the Employment Center future land use district:

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

B. Western Licking County Accord

The zoning district is located within the Western Licking County Accord's Office/Transitional Agriculture and Rural Residential/Agricultural future land use districts. The Western Licking County Accord states that if New Albany annexes land in this area and is able to provide water and sewer services, it would best serve the city of New Albany and Johnstown-Monroe School District as office development in the annexed area.

The accord's land use map is a point in time until any given area begins to develop or change. The proposed zoning meets the WLCA objectives as the proposed rezoning advances the employment center opportunities. The Accord's recommended development standards for the Office District include, but are not limited to:

1. Building should be oriented to the front of the primary public roadways. (pg. 68)
2. Office buildings should be set back from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity. (pg. 68)
3. Street trees should be provided on both sides of the street at a minimum of 40 feet on center. (pg. 68)
4. Where new development is adjacent to existing residences a buffer zone shall be created with a minimum width of 25 feet. Such screening within the buffer zone shall consist of natural vegetation planted no closer than 3 feet to any property line. Natural vegetation

shall have an opaqueness of 75% during full foliage and shall consist of a variety of deciduous and evergreen trees which attain 10 feet in height within 5 years of planting. (pg. 65)

5. Reasonable and good faith efforts shall be made to preserve existing trees and tree rows occurring in the planning area. (pg. 64)
6. To avoid spill-over lighting from commercial development to residential development. (pg. 66)
7. To avoid light pollution of the night sky. (pg. 66)
8. Outdoor light pole fixtures shall not exceed thirty (30) feet. (pg. 66)

C. Use, Site and Layout

1. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
2. The site is located in the Engage New Albany strategic plan Northeast Area addendum Employment Center land use. The majority of the site is also located in the Western Licking County Accord’s Office/Transitional Agriculture district.
3. Due to the proximity of this site between Beech Road and Mink Street, and its location adjacent to commercially zoned land in the existing New Albany International Business Park to the south, the site appears to be most appropriate for commercial development.
4. The text contains a more restrictive list of permitted, conditional, and prohibited uses as other typical zoning districts that are also zoned Limited General Employment (L-GE).
5. The limitation text establishes a 400 foot “use restriction line” from the north property line that abuts the Bermuda subdivision. This text retains the restriction that prohibits manufacturing and distribution uses north of this line.
 - o The text proposes to allow manufacturing and distribution as permitted uses south of this line.
 - o Below is a table that outlines the proposed permitted, conditional, and prohibited uses:

USE	Existing Zoning (Jug Street North Zoning District)	Proposed Rezoning (Harrison Road Triangle Zoning District)
General office activities, data centers, research & production uses, religious facilities, and park-and-ride facility	Permitted Use	Permitted Use
Manufacturing and production	Prohibited	<ul style="list-style-type: none"> • Prohibited north of the 400 foot use restriction line, • Permitted south of the 400 use restriction line
Distribution	Prohibited	<ul style="list-style-type: none"> • Prohibited north of the 400 foot use restriction line unless it is an accessory use to a permitted use, • Permitted south of the 400 use restriction line
Warehouse	Prohibited unless it is an accessory use to a permitted use	<ul style="list-style-type: none"> • Prohibited north of the 400 foot use restriction line unless it is an accessory use to a permitted use, • Permitted south of the 400 use restriction line
Industrial product sales	Prohibited	Conditional Use

Industrial manufacturing & assembly, car fleet and truck fleet parking, and limited educational industries	Conditional Use	Conditional Use
Personal service and retail product sales and services	Accessory uses to a permitted use only.	Accessory uses to a permitted use only.
Industrial service, mini-warehouses, vehicle services, radio/television broadcast facilities, off-premise signs and sexually oriented business	Prohibited	Prohibited

6. Zoning text section D.2. proposes the following setbacks:
- Harrison Road NW: a minimum pavement setback of 25 and building setback of 50 feet from right-of-way of Harrison Road NW. This is consistent with surrounding zoning districts, including the existing Jug Street North Zoning District.
 - New east-west public street: a minimum pavement setback of 25 and building setback of 50 feet from right-of-way of the new east-west public street. This is consistent with surrounding zoning districts and the Jug Street North Zoning District.
 - Northern Boundary: 100 feet for pavement and buildings from the northern boundary line of this Zoning District. This is consistent with surrounding zoning districts and the Jug Street North Zoning District. However, setback requirements for warehousing and distribution uses are 400 feet from the northern boundary line.
 - Eastern Boundary: 100 feet for buildings and pavement from those portions of the eastern perimeter boundary line of this Zoning District which are located to the north of the anticipated future right-of-way for the planned new east-west public street. This is consistent with the Jug Street North Zoning District. However, the setback shall be 50 feet for buildings and 25 feet for pavement from all other portions of the eastern boundary line of this Zoning District. This is consistent with surrounding zoning districts.
 - Western Boundary: 25 feet for buildings and pavement. However, the setback will actually be larger at 50 feet given the existence of the overhead electric easement. This is consistent with surrounding zoning districts.
 - Stream Corridor Protection: There shall be a minimum 100-foot wide stream corridor protection zone covering the stream which is located within the eastern portion of this Zoning District. The amount of the stream corridor protection zone which is located on each side of the centerline of the stream may vary, provided that no less than 50 feet of this protection zone shall be located on either side of the stream.

D. Access, Loading, Parking

1. The only proposed change relating to access, loading and parking are for the new east-west road. Otherwise, the same access, loading and parking requirements as the established Jug Street North Zoning District are proposed.
 - A new public street generally running east-west through the southern portion of the Zoning District is anticipated to be constructed by the city at some time in the future. The developer proposed to dedicate a maximum of 60 feet of right-of-way to accommodate this public street
 - To the extent necessary, adjacent streetscape and utility easements are to not exceed 25 feet in width on either side.
 - The actual location and other specifications for the new public street shall be determined at the time of a final plat prepared by the city. Prior to the approval of the final plat, the developer shall locate uses and improvements within the Zoning District in a manner that does not encroach upon the anticipated future right-of-way as illustrated in the exhibit.

2. The text states to the extent street improvements are required, the developer shall work with the City Manager, or their designee, to determine the need for appropriate timing and phasing.
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. Parking and loading spaces will be provided for each use per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.

E. Architectural Standards

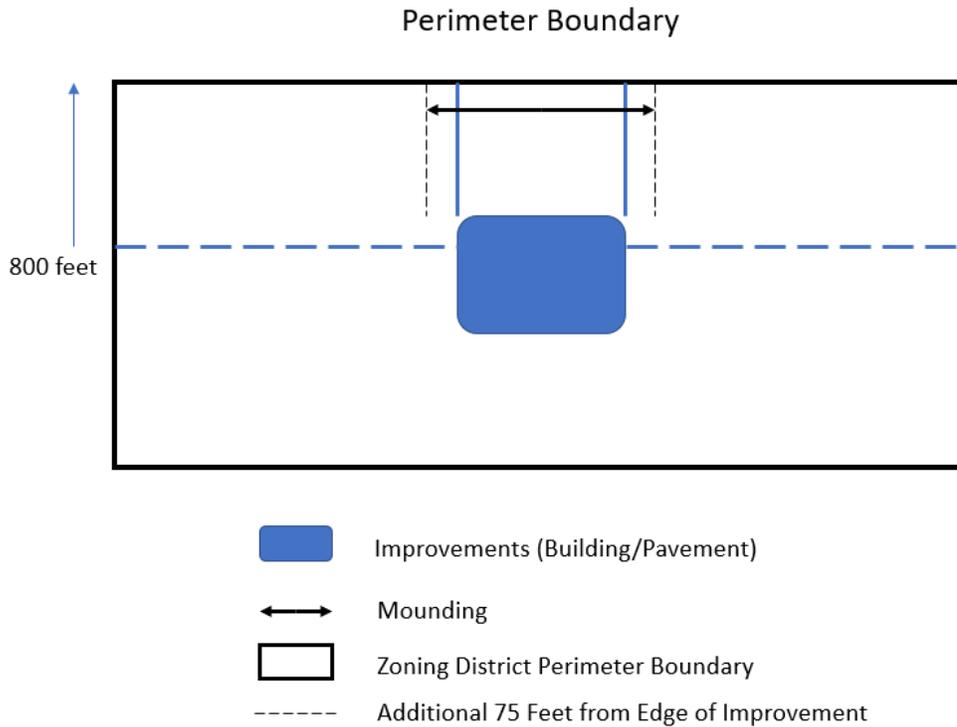
1. The same architectural requirements as the established Jug Street North Zoning District are proposed. The proposed change relating to architecture is for building height.
 - The existing Jug Street North Zoning District permits a height maximum of 65 feet, except for building within the “Height Restriction Area” where it is limited to 45 feet. The height restriction area is the entire triangle piece of property proposed to be rezoned. The height restriction area was created to address adjacent properties within the subdivision to the north. Since that time, the applicant has purchased properties within that subdivision that are immediately adjacent to the subject property, which has prompted this zoning change.
 - The maximum building height in the area being rezoned is currently 45 feet.
 - The proposed zoning district states the maximum building height shall be 65 feet, except it shall be 45 feet when a structure is located within 400 feet of the northern boundary line. The is still a stricter requirement than what a straight GE zoning allows.
2. The City’s 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 Licking County business park, which will ensure the quality and consistent design of these buildings throughout this portion of the business park.
3. Section E.3. 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. There are no proposed changes to the parkland, buffering, landscaping, open space, and screening requirements.
2. Maximum lot coverage for this subarea is 75%, which is the same requirement as the surrounding L-GE zoning districts.
3. The following landscaping requirements apply to this Zoning District, which are the same requirements as the surrounding L-GE zoning districts, including Jug Street North Zoning District:
 - 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.
 - A Buffer Area shall apply to the eastern boundary of this Zoning District and the extreme eastern portion of the northern boundary line of this Zoning District to include the minimum pavement setbacks, as illustrated in accompanying plan. Within the Buffer Area, the developer shall preserve existing healthy and mature trees and vegetation but shall be permitted to allow utilities to cross through these areas, provided, however, that the developer shall use good faith efforts to place utilities in a manner that minimizes the impact on healthy and mature trees. Trees that are in

good health and that are at least four (4) caliper inches in diameter at a height of three (3) feet above the ground shall be preserved where reasonably practical. Trees within Perimeter Preservation Area may be removed if they present a danger to persons or property.

- Screening by way of mounding and plantings shall be provided along the northern perimeter boundary of this Zoning District. Mounding shall be required at a minimum height of ten (10) feet with a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of fourteen (14) feet above the top of the mound. Mounding installed pursuant to this paragraph shall be installed within the minimum pavement setback area as required by this zoning text. Utilities may cross through the area where mounding is required. The plan for this area must be reviewed and approved by the City's Landscape Architect.
- If there are existing trees within any perimeter area described in the immediately preceding paragraph, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for 75% opacity 5 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens or bushes) shall be planted along those perimeter boundary areas to meet the 75% opacity requirement. The plan for these areas must be reviewed and approved by the City's Landscape Architect.
- 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.
- 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.
- Required mounding and landscaping shall be installed along the northern boundary line of this Zoning District when it is anticipated (as provided in plans associated with relevant permits) that permanently located buildings, paved parking areas, or above-ground equipment or utility infrastructure will be located within the lesser of (a) the distance between the northern perimeter boundary line and the northern right-of-way of the east-west public street to be constructed by City through this Zoning District (as anticipated by City staff if no plat for this street has been recorded), or (b) 800 feet of the northern perimeter boundary line. At a minimum for each phase and when required, this mounding and landscaping shall be installed along the portion of the northern perimeter boundary line between two points which are determined by extending two straight lines from the northern perimeter boundary line to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 feet apart. The following illustration is being provided as an example of this requirement:



E. Lighting & Signage

1. There are no proposed changes to the lighting and signage requirements.
2. No signage is proposed at this time. Per the text all signage shall meet the standards set forth in Codified Ordinance 1169 (City Sign Code).
3. All 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. This is a priority development goal of the Western Licking County Accord Plan (pg. 66).
4. The maximum height of light poles is 30 feet, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.
5. The zoning text requires lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

F. Other Considerations

1. The property owner has submitted a school impact statement which states the proposed L-GE zoning will result in fewer children in the Johnstown Monroe Local School District and add significant value to the land resulting in a substantial financial benefit to the school district.

IV. ENGINEER’S COMMENTS

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

1. Exhibit A (see attached) contains the recorded plat for Horizon Court which is now under construction. We concur with the applicant’s recommendation to provide right-of-way and easements in accordance with what has already been platted.
2. In accordance with City Code Section 1155 – Flood Damage Reduction we recommend that the applicant conduct a hydrologic/hydraulic analysis to determine the 100-year flood plain limits for the stream located on the parcel being rezoned.

IV. SUMMARY

The proposed limitation text still provides for stricter limitations in use and design than adjacent limited General Employment zoning districts and retains the requirements found in

adjacent existing zoning texts. Due to the proximity of this site to Beech Road, and its location adjacent to commercially zoned land in the existing New Albany Business Park to the south, the site appears to be most appropriate for commercial development.

It appears that the proposed zoning text is meeting or exceeds a majority of the development standards found in both the Western Licking County Accord Plan and the Engage New Albany Strategic Plan.

1. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
2. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
3. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

V. ACTION

Suggested Motions for ZC-17-2023:

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

Move to approve application ZC-17-2023 based on the findings in the staff report with the following condition:

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

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Aaron Underhill,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, April 04, 2023

The New Albany Planning Commission took the following action on 04/03/2023 .

Zoning Amendment

Location: 13312 JUG STREET RD NW

Applicant: Aaron Underhill,

Application: PLZC20230017

Request: To rezone 26.2 acres located on a portion of 13312 Jug Street from L-GE of an area known as Jug Street North Zoning District to L-GE for an area to be known as the Harrison Road Triangle Zoning District

Motion: To approve

Commission Vote: Motion: Approval Recommended with one condition

Result: Zoning Amendment, PLZC20230017, was Approved with one condition, by a vote of 5-0.

Recorded in the Official Journal this Tuesday, April 4, 2023 **Condition(s) of Approval: 1) That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval; Exhibit A (provided to the applicant) contains the recorded plat for Horizon Court which is now under construction. Engineering staff concurs with the applicant's recommendation to provide right-of-way and easements in accordance with what has already been platted.**

Staff Certification:

Chelsea Nichols
Chelsea Nichols Planner



**Planning Commission Staff Report
April 3, 2023 Meeting**

**HARRISON ROAD TRIANGLE BATCH PLANT
CONDITIONAL USE**

LOCATION: Located on a portion of 13312 Jug Street Road, adjacent to Harrison Road NW and generally to the north of Jug Street (PID: 095-111756-00.000)
REQUEST: Conditional Use
ZONING: L-GE Limited General Employment District
STRATEGIC PLAN: Employment Center
APPLICATION: CU-18-2023
APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill, Esq.

Review based on: Application materials received March 13, 2023 and March 17, 2023.

Staff report completed by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval for a conditional use application to allow the temporary use of a concrete batch plant on 26.2+/- acres within the business park. The site is zoned L-GE and is subject to a rezoning application for an area to be known as Harrison Road Triangle Zoning District. This application is scheduled to be heard by the Planning Commission under application ZC-17-2023.

Industrial manufacturing and assembly uses are a conditional use in the General Employment District. Concrete batch plants fall under the industrial manufacturing and assembly use category therefore a conditional use approval is necessary.

On September 27, 2021, a conditional use application was approved by the Planning Commission (CU-85-2021) to allow for the continued operation of the batch plant at the former Savko site on Worthington Road until September 20, 2026.

That Savko site was later sold and on September 19, 2022 a conditional use application was approved by the Planning Commission (CU-101-2022) for the current Savko site. The batch plant at this location on Ganton Parkway is permitted until October 31, 2025. However, the batch plant needs to be relocated again.

A permanent location has been identified for the batch plant and is located just outside of New Albany in Jersey Township. However, the applicant states that amount of time it will take to pursue and obtain necessary zoning approvals for the permanent site, and to develop it as a permanent location for the batch plant, has created a need to temporarily relocate the batch plant to the proposed property. Therefore, the owner and applicant request the approval of a temporary conditional use to allow for the operation of the batch plant on the lot in question until October 31, 2025.

II. SITE DESCRIPTION & USE

The overall 26.2+/- acre development site is located on a portion of 13312 Jug Street Road, adjacent to Harrison Road NW and generally to the north of Jug Street in Licking County. The PC 23 0403 Savko Batch Plant at Harrison Road Conditional Use CU-18-2023

site is zoned L-GE, is currently undeveloped and mostly surrounded by commercially zoned properties also located within the business park, with the exception of the unincorporated residential lots to the north. These residential lots immediately adjacent to the north that abut this site are owned by the same property owner as this application site.

The proposed use will be restricted to a location at the southernmost portion of the site as shown on the plan. Per the text, residential uses are located to the north of the site and will be a minimum of 400 feet away from this use. In addition, at least a portion of the use will be required to be located to the south of a planned new public street that the City expects to build; which will generally run east-west through the southern portion of the zoning district, as generally illustrated in an exhibit that is part of this application.

The use includes the outdoor storage of materials such as (but not necessarily limited to) stone, sand, and gravel. These materials are used to produce and manufacture concrete and cement on the site. More specifically, roller-compacted concrete is produced and a gravity silo cement operation is present. The latter of which produces poured-in-place concrete.

The application includes the operation of a trailer for public and private users. No sales are made from the batch plant, nor from the trailer, and the general public is not solicited nor permitted to visit the site for any purchases.

In requesting the conditional use, the applicant has provided a site plan that demonstrates the intended layout of the batch plant operations. Except for the comments within the applicant's conditional use statement, the layout may be adjusted to meet operational or engineering needs, provided that applicable zoning standards and requirements are met.

III. EVALUATION

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

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*
- The applicant proposes a temporary concrete batch plant at the site to be in operation until October 31, 2025.
 - The concrete batch plant has been in operation since 2017; first along Worthington Road and now at their current site on Ganton Parkway. It has been used for a combination of public and private development projects in the business campus. For instance, it has produced for immediate delivery the materials that were used to improve Beech Road to the south of State Route 161, and for use in the construction of Ganton Parkway East and Ganton Parkway West as well as Innovation Campus Way West. On the private side, materials have been supplied to various major private projects in the city.
 - The city does benefit from this in that it significantly reduces travel distance for large trucks for tasks such as concrete pours and other work. This means there are less trucks driving through the city in order to get to the projects.
 - Additionally, as the New Albany International Business Park continues to evolve, the city will continue to require the availability of easily accessible concrete to be used in future roadway improvements. Having the batch plant, even if only temporarily, within the city of New Albany ensures just-in-time delivery of this critical building material.
 - The limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development.
 - The limitation text establishes setbacks that are more stringent than the minimum GE requirements.

- The batch plant's location provides convenient access to construction materials and efficiency for delivery. Easy access to and from State Route 161 for trucks is good for the local environment by providing short routes to and from the highway. The location allows for traffic coming to and from the site to remain on local, city streets. This results in less travel and trips on township and other streets outside of the business park.
 - The site fronts onto the Harrison Road extension, which is the haul road used by Intel and the supplier park construction and delivery trucks. This road was constructed for this purpose and can handle the construction vehicle traffic that will be associated with the use.
- (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.*
- The city has made significant investments in the improvement of Harrison Road NW. Given the Property's proximity to nearby development sites, as well as the Beech Road interchange on State Route 161, the batch plant location will ensure efficient passage of vehicles.
 - The nature of the uses is such that they do not require the use of public water or sanitary sewer services.
 - The proposed industrial manufacturing and assembly use will produce no new students for the Licking Heights School District.
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- The proposed industrial manufacturing and assembly use generates income tax for the city with its jobs.
 - The establishment of the original batch plant at its former site has also contributed to the city securing several impactful economic development projects with quick construction timelines such as Facebook, Google, and Amazon. To maintain a competitive advantage over other locations, and because speed is one of the most important factors when a company is under construction, the continued operation and relocation of the batch plant, even though it is temporary in nature, has a positive benefit to the city's economic development goals and indirectly aids its fiscal strength.
- (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.*
- The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District 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. The city only received a complaint regarding mud on Worthington Road when the batch plant first established in 2017. The city has no other documented complaints regarding its operation since 2017.
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
- The applicant requests one full access curb cut along Harrison Road NW.
 - The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses and construction vehicles.
 - There is no reason to believe that that traffic generated by this use will have any greater impact than traffic for permitted users in the GE district.
 - Due to the proximity of this site to the State Route 161, and its location adjacent to commercially zoned land in the existing business park to the east, south and west, the

site appears to be appropriate for manufacturing and production uses, especially as this is temporary in nature.

IV. ENGINEER'S COMMENTS

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

1. Engineering staff recommends that the approach off of Harrison Road be constructed using reinforced Class C Concrete and signage outside of R/W be installed notifying the public of truck traffic entering/exiting the site.
2. Refer to the Exhibit provided with the application. Revise the Exhibit to show the width of the existing AEP easement. Batch plant and material storage shall be located no closer than 50' from western boundary due to existing easement.
3. We will provide additional comments regarding stormwater management and runoff control when this information becomes available.

V. SUMMARY

The overall proposal appears to be consistent with the code requirements for conditional uses and meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan. The proposed industrial manufacturing and assembly use is consistent with the character of the immediately surrounding area. Additionally, this provides a direct benefit to the city for capital improvement projects for infrastructure and private developments. The site is strategically located where vehicles coming to and from the site can utilize the local business park streets.

The proposal is a temporary conditional use that helps the city achieve the goals and recommendations in the New Albany Economic Development Strategic Plan by supporting additional attracting and encouraging continued growth within the business park. The operation of the proposed batch plant is to cease on October 31, 2025. Therefore, the Planning Commission will have the opportunity to re-evaluate this use in the future to determine its continued appropriateness and necessity.

VI. ACTION

Suggested Motion for CU-18-2023:

To approve conditional use application CU-18-2023 to allow for industrial manufacturing and assembly use for a concrete batch plant based on the findings in the staff report with the following conditions (additional conditions may be added):

1. The batch plant on Ganton Parkway shall be discontinued once this currently proposed batch plant is up and running;
2. That this currently proposed batch plant only be in operation until October 31, 2025 or until the batch plant is able to be relocated in Jersey Township (or elsewhere off this site); whichever comes first, or another conditional use is submitted to extend its use past this date;
3. When in use, the road shall be cleaned daily;
4. Wheel wash is required for existing trucks;
5. That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval;
 - a. The approach off of Harrison Road shall be constructed using reinforced Class C Concrete and signage outside of R/W be installed notifying the public of truck traffic entering/exiting the site;
 - b. Refer to the Exhibit provided with the application. Revise the Exhibit to show the width of the existing AEP easement. Batch plant and material storage shall be located no closer than 50' from western boundary due to existing easement.

- c. We will provide additional comments regarding stormwater management and runoff control when this information becomes available.
6. Only one curb cut is to be constructed with this conditional use; it shall be a full movement curb cut and a site distance analysis shall be conducted to determine if turning movements may be safely conducted, subject to staff approval;
7. The conditional use terminates if the current use changes;
8. There shall be no batch plants within the building setback and no material storage within the pavement setback and easements;
9. Material storage within future right-of-way and utilities must be removed before city mobilization for construction of the east-west street. The materials storage must also be out of the established right-of-way, easements, and setbacks related to this future east-west public street;
10. The land shall be restored to a similar condition as exists today once the batch plant terminates use of this site; and
11. At such time as the new public street is constructed and open for public use, the operator of the Batch Plant shall work with the City to determine if access is more safely provided from the new street instead of Harrison Road NW, and if this is the case, it will modify its access improvements accordingly.

Approximate Site Location:



Source: nearmap



Community Development Department

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

Dear Aaron Underhill,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, April 04, 2023

The New Albany Planning Commission took the following action on 04/03/2023 .

Conditional Use

Location: 13312 JUG STREET RD NW

Applicant: Aaron Underhill,

Application: PLCU20230018

Request: Conditional Use to allow the temporary use of a concrete batch plant on a portion of 13312 Jug Street Road.

Motion: To approved CU-18-2023 with conditions.

Commission Vote: Motion Approved

Result: Conditional Use, PLCU20230018 was Approved, by a vote of 5-0.

Recorded in the Official Journal this

Condition(s) of Approval: See page 3.

Staff Certification:

Chelsea Nichols

Chelsea Nichols
Planner

1. The batch plant on Ganton Parkway shall be discontinued once this currently proposed batch plant is up and running;
2. That this currently proposed batch plant only be in operation until October 31, 2025 or until the batch plant is able to be relocated in Jersey Township (or elsewhere off this site); whichever comes first, or another conditional use is submitted to extend its use past this date;
3. When in use, the road shall be cleaned daily;
4. Wheel wash is required for exiting trucks;
5. That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval;
 - a. The approach off of Harrison Road shall be constructed using reinforced Class C Concrete and signage outside of R/W be installed notifying the public of truck traffic entering/exiting the site;
 - b. Refer to the Exhibit provided with the application. Revise the Exhibit to show the width of the existing AEP easement. Batch plant and material storage shall be located no closer than 50' from western boundary due to existing easement.
 - c. Engineering staff will provide additional comments regarding stormwater management and runoff control when this information becomes available.
6. Only one curb cut is to be constructed with this conditional use; it shall be a full movement curb cut and a site distance analysis shall be conducted to determine if turning movements may be safely conducted, subject to staff approval;
7. The conditional use terminates if the current use changes;
8. There shall be no batch plants within the building setback and no material storage within the pavement setback and easements;
9. Material storage within future right-of-way and utilities must be removed before city mobilization for construction of the east-west street. The materials storage must also be out of the established right-of-way, easements, and setbacks related to this future east-west public street;
10. The land shall be restored to a similar condition as exists today once the batch plant terminates use of this site;
11. At such time as the new public street is constructed and open for public use, the operator of the Batch Plant shall work with the City to determine if access is more safely provided from the new street instead of Harrison Road NW, and if this is the case, it will modify its access improvements accordingly; and
12. Approval of this application is subject to city council approval of the associated rezoning application.



**Planning Commission Staff Report
April 17, 2023 Meeting**

**WENDY'S
DIGITAL MENU BOARD SIGN VARIANCES**

LOCATION: 9920 Johnstown Road (PID: 222-005166)
APPLICANT: The McIntosh Group, c/o Mark Lamzik
REQUEST: (A) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN: Retail
APPLICATION: VAR-42-2023

Review based on: Application materials received March 16, 2023.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

This application is for a variance request relating to signage for an approved final development plan (FDP-07-2023) for a Wendy's dine-in restaurant with a drive-thru on a 1.817-acre site.

The applicant requests the following variance:

- (A) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.

II. SITE DESCRIPTION & USE

The site is located on the southwest corner of US-62 and Private Drive within the Canini Trust Corp. The site is 1.817 acres and is currently undeveloped. The applicant proposes to install one digital pre-sell board and one digital menu board, both located at the drive-thru area to the rear of the Wendy's restaurant.

III. EVALUATION

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

Criteria

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

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

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

III. RECOMMENDATION

Considerations and Basis for Decision

(A) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.

The following should be considered in the Commission’s decision:

1. C.O. 1169.04 states that digital/electronic signs are a prohibited sign type. The applicant proposes to allow digital menu board signs to be used on the site, therefore a variance is required.
2. The Planning Commission approved the same variance request for other restaurants with drive-thrus such as Popeyes and Dunkin Donuts which are located in the same general vicinity. Both approvals include common conditions:
 - a. The electronic menu-board signs do not display any flashing graphics, nor may animated or moving graphics take up more than 33% of the menu board sign area;
 - b. The menu must be static so it not be used as a reader board with scrolling or frequent display changes; and
 - c. Wherever possible, additional landscape screening for the menu board must be added, subject to staff approval.
3. The Popeyes variance approval also includes a condition that an automatic brightness dimmer is installed to ensure the menu sign is not overly bright.
4. As part of the current request, the applicant commits to the content on the menu board sign to be static, no video or continuous movement, and the light level of the digital menu board sign is dimmable and contains a built-in sensor to automatically adjust to ambient

- lighting. The digital pre-sell board features and content also abide by these same commitments.
5. The placement of the digital menu board signs are directed away from public roads and the heavy landscape buffer requirements provides additional screening from off-site view. At the time of final development plan approval, the planning commission reviewed and approved several variances related to signage under application VAR-15-2023. Approval of that application required additional landscape screening for the menu board sign due to its size. That same requirement shall be carried forward with the new proposed sign and the city staff recommends a condition of approval that wherever possible, additional landscape screening for the menu board must be added, subject to staff approval.
 6. The menu board sign approved under application VAR-15-2023 is 48 square feet (code permits 32 square feet). The proposed digital menu board sign would be installed in-lieu of that sign and is only 29.78 square feet. The proposed digital menu board sign is a reduction in size in order to meet code requirements. To ensure this is carried forward at the time of permitting and installation, the city staff recommends a condition of approval that the digital menu board sign not exceed the maximum 32 square feet allowable by code unless another variance is reviewed and approved by the planning commission.
 7. The pre-sell board sign that was approved under application FDP-09-2023 is compliant with code at 11 square feet. The digital pre-sell board that is proposed in-lieu of the non-digital sign is also a reduction in size at 9.9 square feet.
 8. The signs meet all other menu board sign requirements in city code which requires the following:
 - a. The sign is located on the property to which it refers;
 - b. The sign is not visible from the public right-of-way;
 - c. The sign is single-face only and does not exceed thirty-two (32) square feet in size; and,
 - d. The sign is not placed in front of the building setback line.
 9. The city sign code states the purpose of the sign regulations are intended to provide design regulations for sign types so that they may fit harmoniously with structures and their surroundings. It is the intent of these regulations to prevent signs from becoming a distraction or obstruction to the safe flow of pedestrian and vehicular traffic, to prevent signs from becoming a nuisance factor to adjacent properties or uses, to protect and encourage a healthful economic and business environment in the community, and thereby protect the general health, safety, and welfare of the community. Accordingly, the city sign code Codified Ordinance Chapter 1169.04 lists flashing, animated, and electronic signs as prohibited sign types. The city staff recommends a condition of approval requiring that the menu board sign does not employ any animated or flashing features on the sign.
 10. Additionally, in order to abide by the spirit and intent of a typical menu sign, as stated above, the applicant commits to the menu be static so it is not used as a reader board with scrolling or frequent display changes. The city staff recommends this be a condition of approval.
 11. To prevent the sign from becoming a nuisance factor to adjacent properties or uses at night, as stated above, the applicant commits that an automatic brightness dimmer be installed to ensure the sign is not overly bright. The city staff recommends a condition of approval.
 12. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

II. SUMMARY

The electronic menu board sign may be appropriate if there are parameters in place to ensure the sign is unobtrusive as possible to ensure it doesn't become a nuisance or distraction. The Planning

Commission approved the same variance request for multiple sites within the Canini Trust Corp and Walton-62 zoning districts for Popeyes and Dunkin Donuts. The variances were approved with additional restrictions and regulations regarding the display and brightness of the sign to ensure it meets the purpose of the sign code regulations and is unobtrusive as possible. The variances were also approved with consideration on where the sign is oriented, additional landscaping be added, and that the signs meet all other code requirements. Given the fact that this application commits to the same consistent standards, the request does not appear to be substantial.

V. ACTION

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

Move to approve application VAR-42-2023, subject to the following conditions:

1. The electronic menu-board signs do not display any flashing, moving or animated graphics;
2. The menu-board signs must be static so they are not used as a reader board with scrolling or frequent display changes;
3. An automatic brightness dimmer is installed to ensure the menu sign is not overly bright;
4. Wherever possible, additional landscape screening for the menu board must be added, subject to staff approval; and
5. The digital menu board sign shall not exceed the maximum 32 square feet allowable by code unless another variance is reviewed and approved by the planning commission.

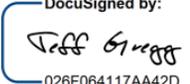
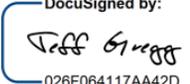
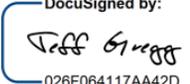
Approximate Site Location:



Source: Google Earth



Community Development Planning Application

Project Information	Site Address <u>9920 JOHNSTOWN RD, NEW ALBANY, OH 43054</u> Parcel Numbers <u>222-005166</u> Acres <u>1.817 ac</u> # of lots created <u>1</u>																																																																							
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="5" style="text-align: left;">Circle all Details that Apply</th> </tr> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td colspan="3">Adjustment</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td colspan="2"></td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td colspan="3">Street</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Variance</td> <td colspan="5"></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td colspan="5"></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td colspan="4">Text Modification</td> </tr> </table>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement	Street				<input checked="" type="checkbox"/> Variance						<input type="checkbox"/> Extension Request						<input type="checkbox"/> Zoning	Amendment (rezoning)	Text Modification		
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<input type="checkbox"/> Extension Request																																																																								
<input type="checkbox"/> Zoning	Amendment (rezoning)	Text Modification																																																																						
Contacts	Description of Request: _____ <u>To allow for the use of a digital pre-sell and digital menu board at the drive-thru.</u>																																																																							
	Property Owner's Name: <u>MG Smiths Mill LLC</u> Address: <u>475 Metro Place S, Suite 450</u> City, State, Zip: <u>Dublin, Ohio 43017</u> Phone number: <u>614-989-9776</u> Fax: _____ Email: <u>jeff@duneco.com</u>																																																																							
Signature	Applicant's Name: <u>Mark Lamzik - The McIntosh Group</u> Address: <u>1850 S. Boulder Ave</u> City, State, Zip: <u>Tulsa, OK 74119</u> Phone number: <u>918.585.8555</u> Fax: _____ Email: <u>mark@tmgtransforms.com</u>																																																																							
	<p>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.</p> <table style="width:100%; border: none;"> <tr> <td style="width: 60%; border: none;"> Signature of Owner _____ Signature of Applicant _____ </td> <td style="width: 30%; border: none; text-align: center;"> DocuSigned by:  <small>026F064117AA42D...</small> </td> <td style="width: 10%; border: none; text-align: right;"> Date: <u>1/18/2023</u> Date: <u>3/16/2023</u> </td> </tr> </table>	Signature of Owner _____ Signature of Applicant _____	DocuSigned by:  <small>026F064117AA42D...</small>	Date: <u>1/18/2023</u> Date: <u>3/16/2023</u>																																																																				
Signature of Owner _____ Signature of Applicant _____	DocuSigned by:  <small>026F064117AA42D...</small>	Date: <u>1/18/2023</u> Date: <u>3/16/2023</u>																																																																						



March 16, 2023

Chelsea Nichols
City of New Albany
Village Hall
99 W. Main St.
New Albany OH 43054
614.245.8871

Re: Wendy's Restaurant 10014 Johnstown RD – Variance Application

Chelsea,

The following is the variance request that is being submitted for this project. This variance request is to be reviewed at the April 17, 2023 Planning Commission meeting.

The current zoning district is an Infill Planned Unit Development (IPUD)

Legal Description

Lot 23, Quarter Township 1, Township 2, Range 16, United States Military District, City of New Albany, County of Franklin, State of Ohio.



Variance #1

C.O. 1169.04 Signage – Digital Menu Board and Pre-sell Board.

We are requesting a variance to allow the installation of a digital menu board and pre-sell board at the drive-thru area for this project.

The static exterior menu board that has been approved is 48 square feet. The proposed digital menu board is 29.78 square feet and is comprised of (3) 55" screens per the included shop drawings. The content on the menu board will be static – no video or continuous movement will be displayed. The light level of the digital menu board is dimmable and contains a built in sensor to automatically adjust to ambient lighting.

The digital pre-sell board will consist of (1) 55" screen that measures 9.9 square feet. The features and content described above also pertains to the pre-sell board.

There is a precedence nearby at the Popeye's restaurant located at 9980 Johnstown Rd, New Albany, OH 43054.

If you have any questions or need any additional information, please feel free to contact me at 918-585-8555 x 341.

Sincerely,

The McIntosh Group, LLC

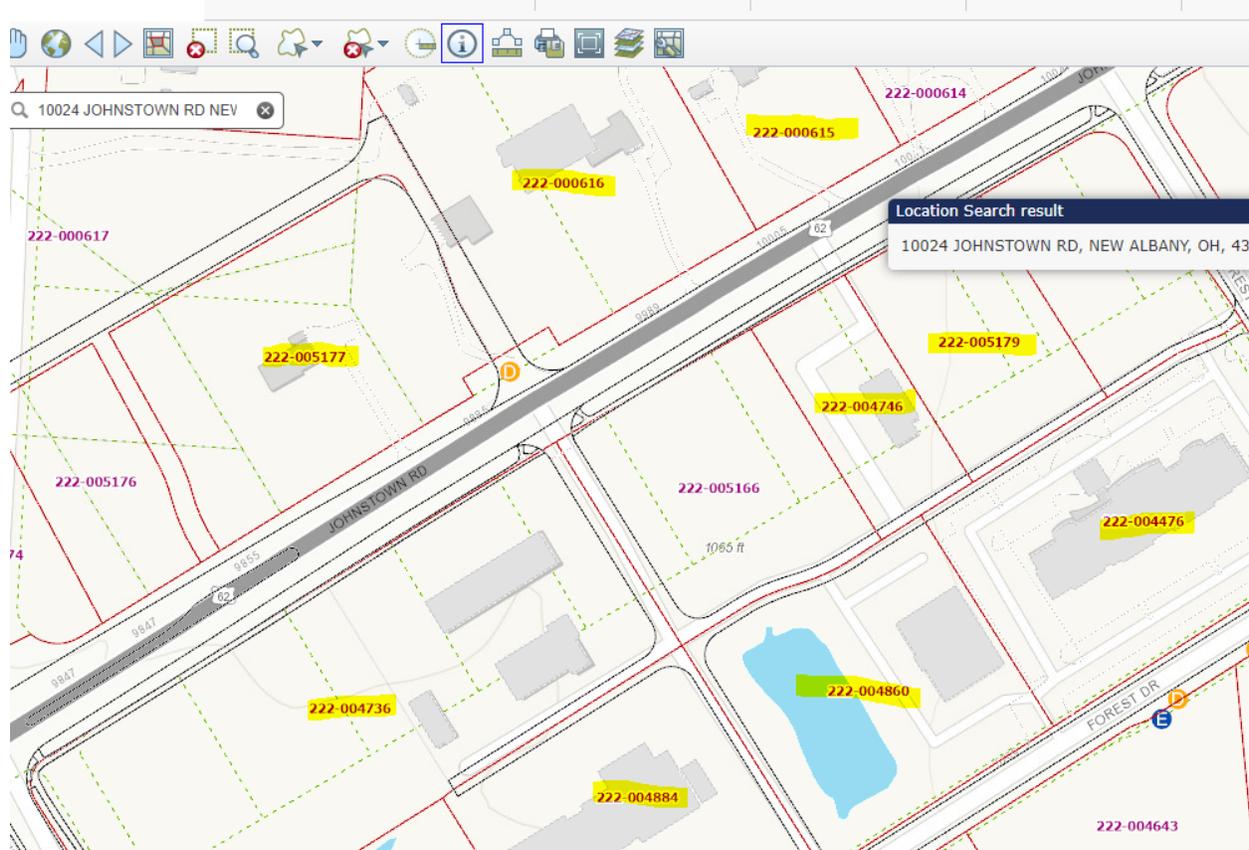
A handwritten signature in blue ink that reads "Mark Lamzik". The signature is fluid and cursive.

Mark Lamzik
Principal



Parcel: 222-000616-00 Current Owner: Sully Riz, LLC; Parcel: 222-000615-00
Current Owner: Drake Thomas E; Parcel: 222-005179 Current Owner: Valvoline LLC ; Parcel: 222-004746
Current Owner: Ice Queens of Smith Mill LLC ; Parcel: 222-004860 Current Owner: DTMB Properties LLC ;
Parcel: 222-004884 Current Owner: Forest New Albany LP ; Parcel: 222-004736 Current Owner: TH
Midwest INC ; Parcel: 222-0005177 Current Owner: Aldi INC (OHIO); Parcel: 222-004476 Current Owner:
New Albany Hotel

Map of area:



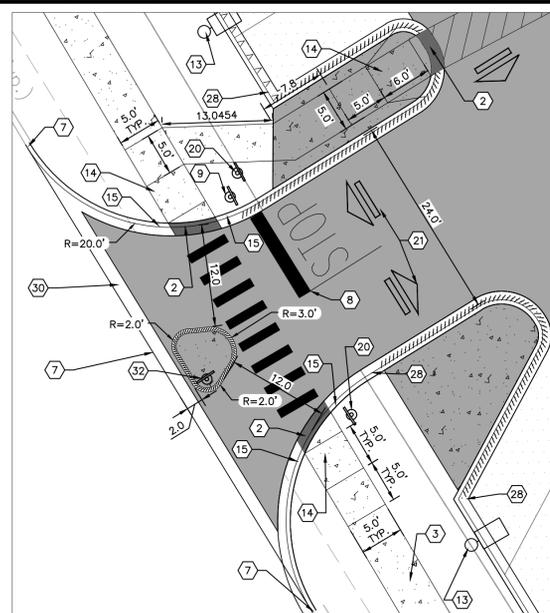
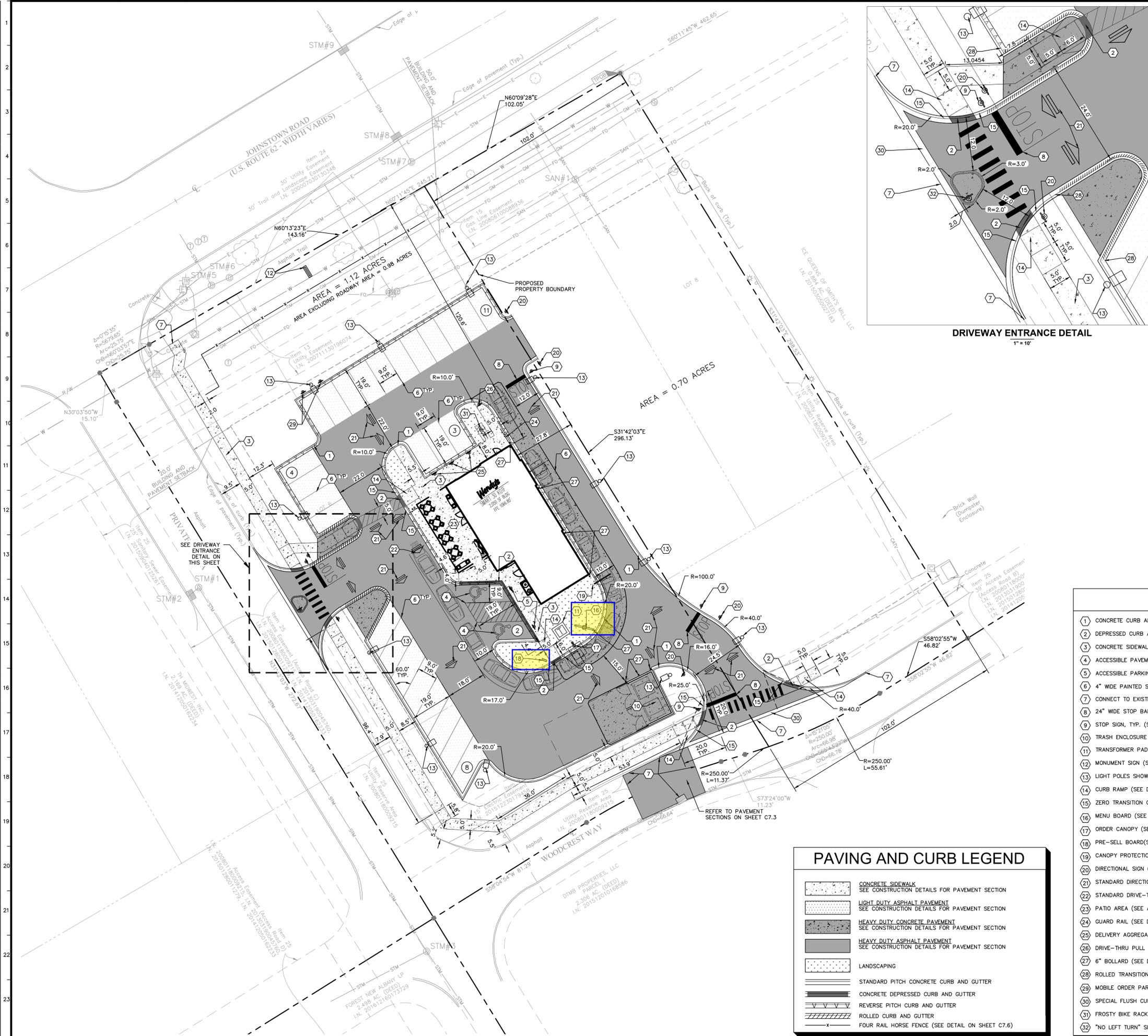
If you have any questions or need any additional information, please feel free to contact me at 918-585-8555 x 341.

Sincerely,

The McIntosh Group, LLC

Mark Lamzik
Principal

Drawing name: K:\GIS_DEVELOPMENT\168937016_Wendys_New Albany, OH (#168937016) - SITE PLAN.dwg C3.0 Mar 02, 2023 10:25am by: Tess.Schoel
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DRIVEWAY ENTRANCE DETAIL
1" = 10'

811 Know what's below.
Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 5'-FEET UNLESS OTHERWISE NOTED.
 - ALL RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG THE FACE OF CURB.

SITE DATA

ZONING DISTRICT	= INFILL PLANNED UNIT DEVELOPMENT (IPUD)
PROPOSED LAND USE	= RESTAURANT WITH DRIVE-THRU
TOTAL PROPOSED LOT AREA	= 1.12 AC
TOTAL DISTURBED AREA	= 0.96 AC
PROPOSED IMPERVIOUS AREA (INCLUDING BUILDING AREA)	= 0.79 AC
PROPOSED LOT COVERAGE	= 0.79 AC / 1.12 AC = 70.5%

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	= 1 PER 75 SPACES = (2050 SF / 75 SF) = 28 SPACES
STANDARD PARKING SPACES PROVIDED	= 26 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2 SPACES
TOTAL PARKING SPACES PROVIDED	= 28 SPACES
DRIVE-THRU STACKING REQUIRED (CITY STANDARD)	= 25 % OF REQUIRED NUMBER OF PARKING SPACES = (0.25 * 28 SPACES) = 7 SPACES
DRIVE-THRU STACKING PROVIDED	= 12 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 39049C0208K, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD RISK.

- ### KEY NOTES
- CONCRETE CURB AND GUTTER, TYP. (SEE DETAIL ON SHEET C7.0)
 - DEPRESSED CURB AND GUTTER (SEE DETAIL ON SHEET C7.0)
 - CONCRETE SIDEWALK, TYP. (SEE DETAIL ON SHEET C7.0)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAIL ON SHEET C7.0)
 - ACCESSIBLE PARKING BOLLARD SIGN, TYP. (SEE DETAIL ON SHEET C7.0)
 - 4" WIDE PAINTED SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 24" WIDE STOP BAR, TYP. (SEE DETAIL ON SHEET C7.0)
 - STOP SIGN, TYP. (SEE DETAIL ON SHEET C7.0)
 - TRASH ENCLOSURE TO MATCH BUILDING EXTERIOR (SEE DETAIL ON SHEET C7.2)
 - TRANSFORMER PAD (SEE SITE ELECTRICAL PLANS FOR DETAIL)
 - MONUMENT SIGN (SEE ARCHITECTURAL SIGNAGE PLAN FOR DETAILS)
 - LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS FOR DETAILS)
 - CURB RAMP (SEE DETAIL ON SHEET C7.0)
 - ZERO TRANSITION CURB (SEE DETAIL ON SHEET C7.0)
 - MENU BOARD (SEE DETAIL ON SHEET C7.1)
 - ORDER CANOPY (SEE DETAIL ON SHEET C7.1)
 - PRE-SELL BOARD (SEE DETAIL ON SHEET C7.1)
 - CANOPY PROTECTION BAR (SEE DETAIL ON SHEET C7.1)
 - DIRECTIONAL SIGN (SEE ARCHITECTURAL SIGNAGE PLAN FOR DETAILS)
 - STANDARD DIRECTIONAL FLOW ARROW PAVEMENT MARKING (SEE DETAIL ON SHEET C7.0)
 - STANDARD DRIVE-THRU ARROW PAVEMENT MARKING (SEE DETAIL ON SHEET C7.0)
 - PATIO AREA (SEE ARCHITECTURAL DRAWINGS)
 - GUARD RAIL (SEE DETAIL ON SHEET C7.0)
 - DELIVERY AGGREGATOR PARKING SIGN (SEE ARCHITECTURAL SIGNAGE PLAN FOR DETAILS)
 - DRIVE-THRU PULL FORWARD SIGN (SEE ARCHITECTURAL SIGNAGE PLAN FOR DETAILS)
 - 6" BOLLARD (SEE DETAIL ON SHEET C7.0)
 - ROLLED TRANSITION CURB (SEE DETAIL ON SHEET C7.0)
 - MOBILE ORDER PARKING SIGN (SEE ARCHITECTURAL SIGNAGE PLAN FOR DETAILS)
 - SPECIAL FLUSH CURB (SEE DETAIL ON SHEET C7.0)
 - FROSTY BIKE RACK (SEE DETAIL ON SHEET C7.1)
 - "NO LEFT TURN" SIGN (SEE DETAIL ON SHEET C7.6)

PAVING AND CURB LEGEND

	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	LIGHT DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	LANDSCAPING
	STANDARD PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	REVERSE PITCH CURB AND GUTTER
	ROLLED CURB AND GUTTER
	FOUR RAIL HORSE FENCE (SEE DETAIL ON SHEET C7.6)

REVISIONS
 No. DATE
 AS NOTED
 DESIGNED BY: TBS
 DRAWN BY: TBS
 CHECKED BY: PMP

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 4201 WINFIELD ROAD, SUITE 600
 CINCINNATI, OH 45240
 PHONE: 616-487-2500
 WWW.KIMLEY-HORN.COM

Wendys
 WENDY'S RESTAURANT
 10014 JOHNSTOWN RD
 NEW ALBANY, OH 43054

SITE PLAN

ORIGINAL ISSUE:
 3/3/3023
 KHA PROJECT NO.
 168937016
 SHEET NUMBER
C3.0

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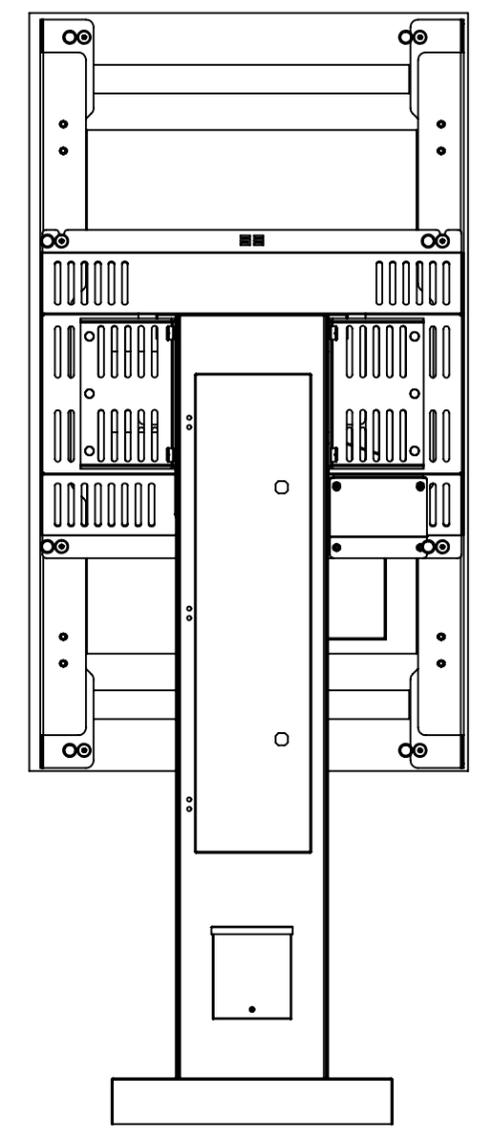
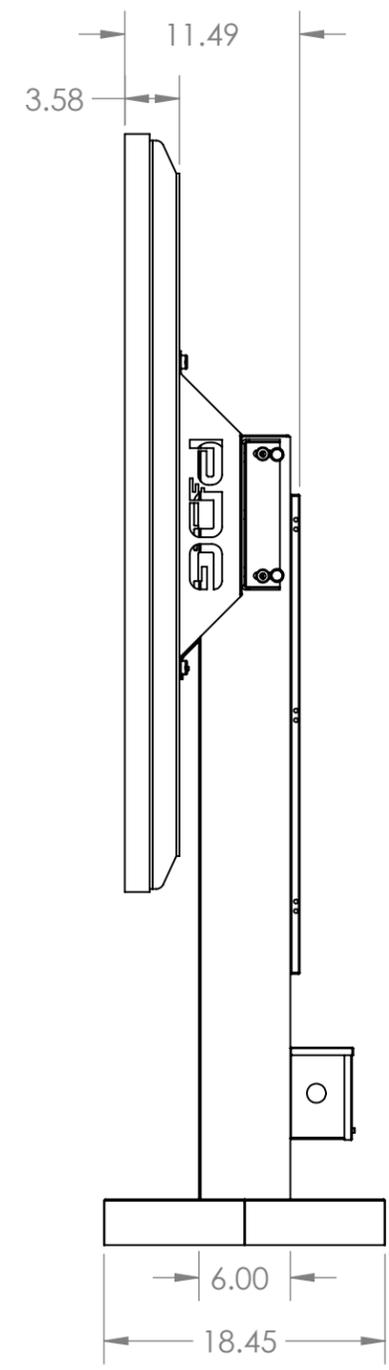
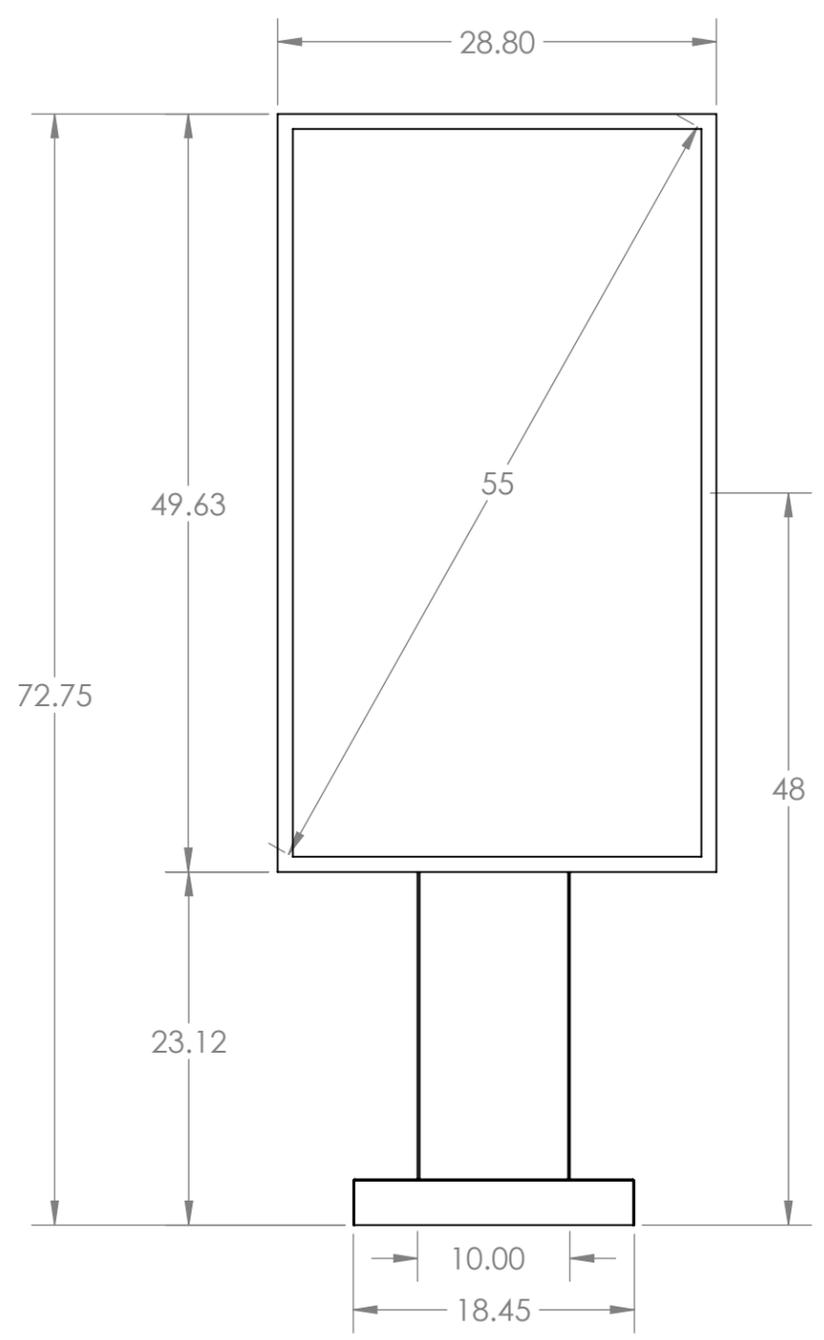
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ANGULAR: MACH ± BEND ±		MFG APPR.	
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THREE PLACE DECIMAL ±		COMMENTS:	
INTERPRET GEOMETRIC TOLERANCING PER:			
MATERIAL			
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FINISH			
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Samsung DMB Single 55

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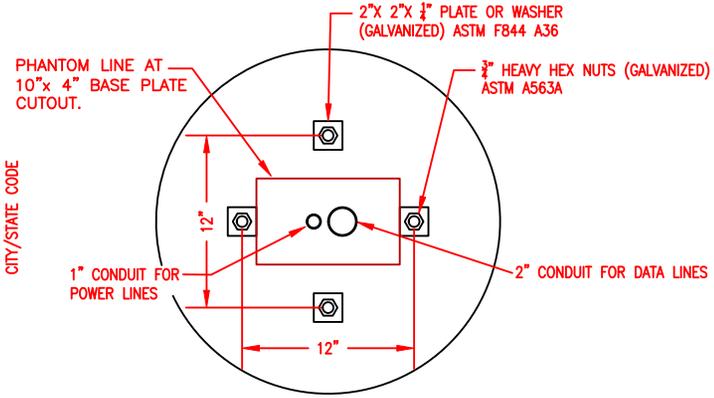
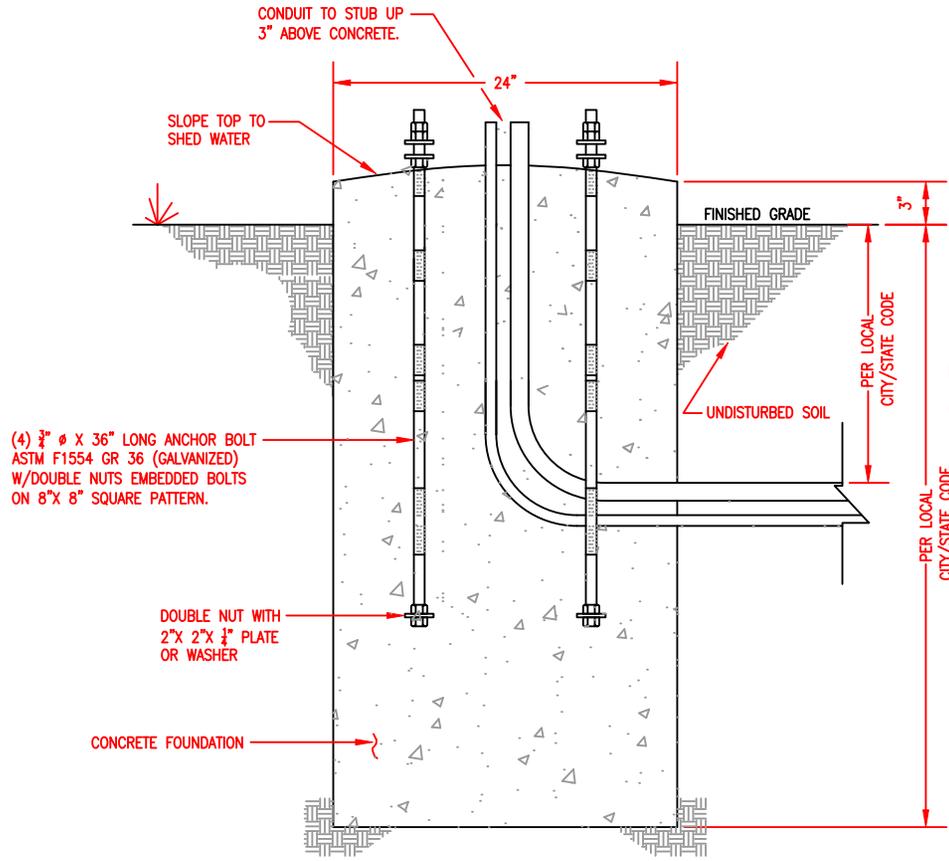
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ODMB FOUNDATION DETAIL SHEET



PLAN VIEW @ ANCHOR BOLT AND CONDUIT DETAILS

DESIGN PARAMETERS:
 2013 INTERNATIONAL BUILDING CODE
 ASCE 7-05
 BASIC WIND SPEED= PER CITY/STATE
 CODES
 WIND IMPORTANCE FACTOR 1.0
 WIND EXPOSURE C

FOUNDATION:
 ASTM F1554 GR 36 ANCHOR BOLTS
 ASTM A615 GR 60 REBAR
 3000 PSI CONCRETE @ 28 DAYS
 CLASS 5 SOIL
 1500 PSF SOIL BEARING
 100 PSF/LF/SOIL LATERAL BEARING
 UNDISTURBED SOIL

PROJECT DESCRIPTION ODMB FOUNDATION DETAILS	REVISION REF.# AND DATE	SCALE 1 $\frac{1}{2}$ " = 1'-0"
PAGE DESCRIPTION ANCHOR BOLT AND CONDUIT DETAIL SHEET		SHEET OF
CLIENT	CONTACT PERSON	DRAWN BY L. VANCE
NOTES:		DATE FILE CREATED 9/28/18
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619 N. LOUCKS ST. AURORA, IL 60505 800-698-7697		

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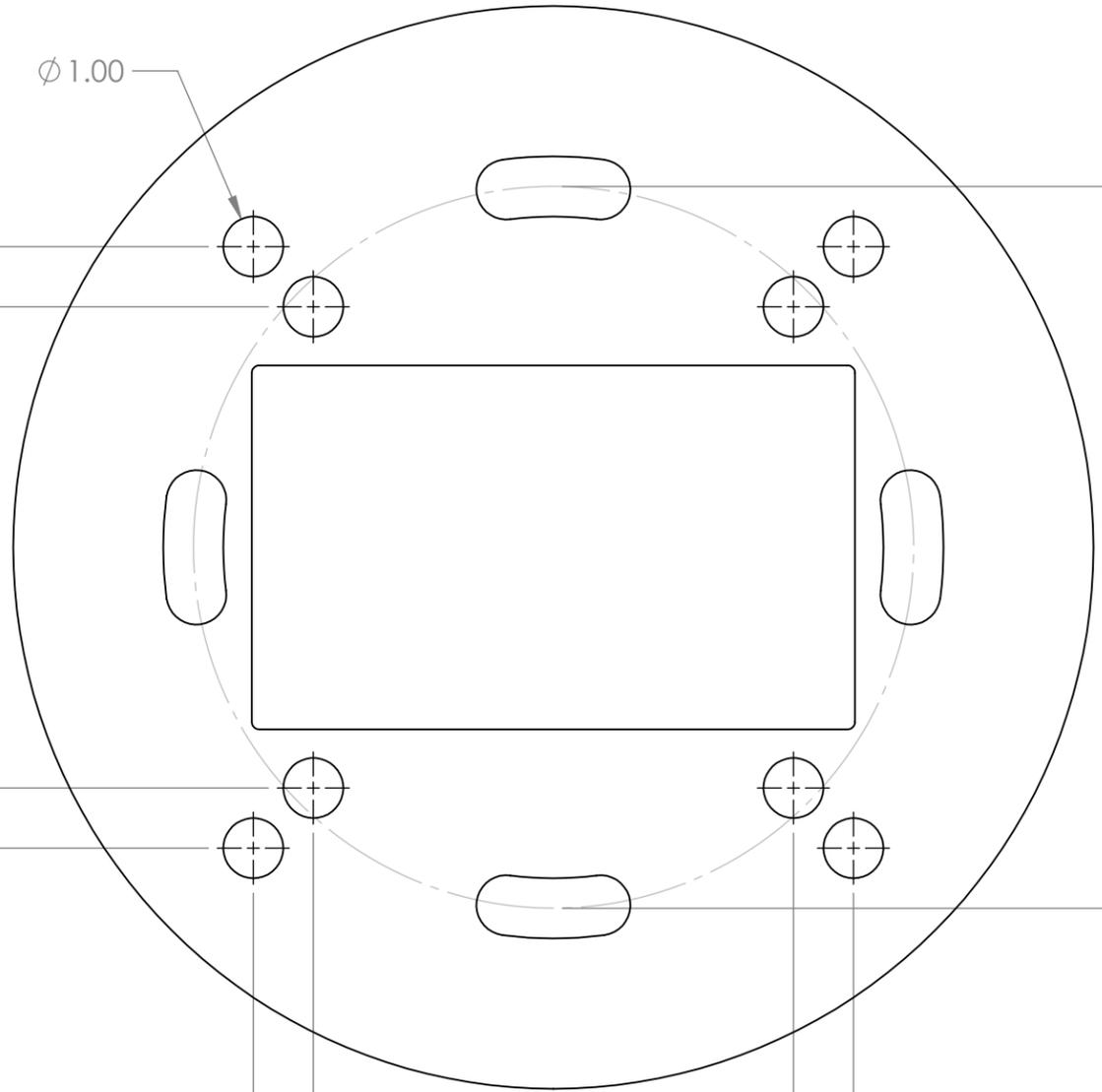
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ANGULAR: MACH ± BEND ±		MFG APPR.		TITLE:
TWO PLACE DECIMAL ±		Q.A.		Samsung DMB Base Plate
THREE PLACE DECIMAL ±		COMMENTS:		SIZE DWG. NO. REV
INTERPRET GEOMETRIC TOLERANCING PER:				B PDG00007 A
MATERIAL				SCALE: 1:4 WEIGHT: SHEET 1 OF 1
Hot Rolled P&O				
FINISH				
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DO NOT SCALE DRAWING				

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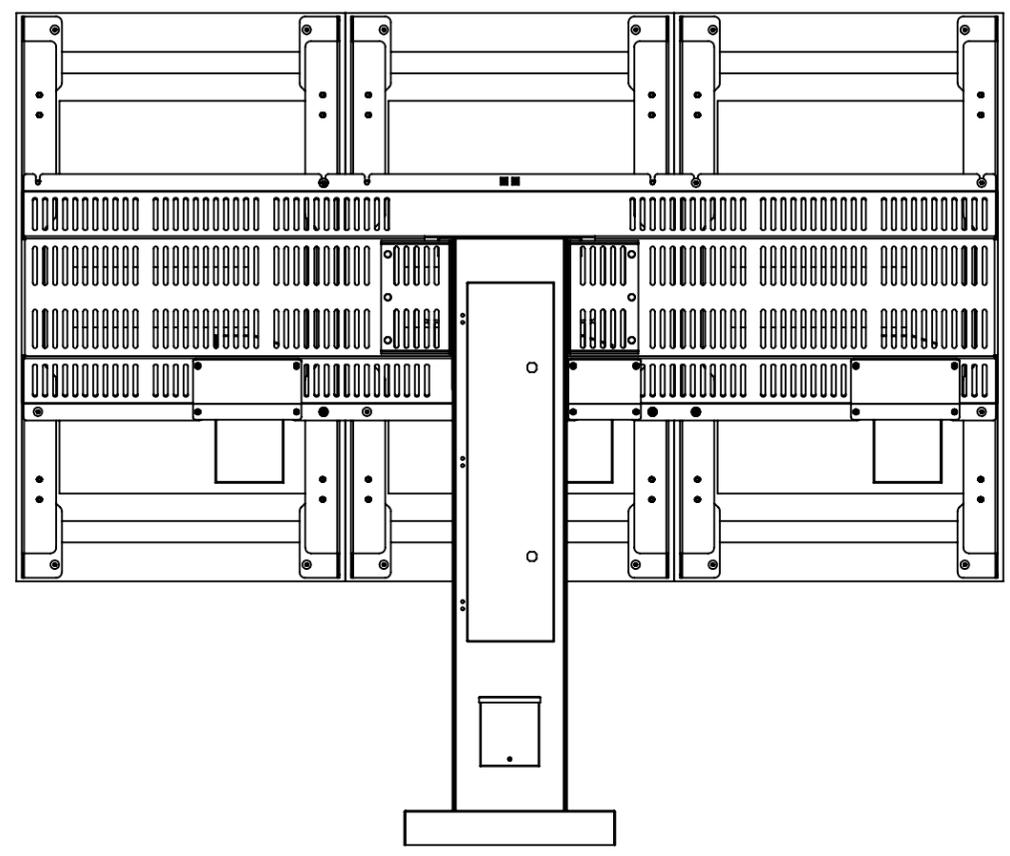
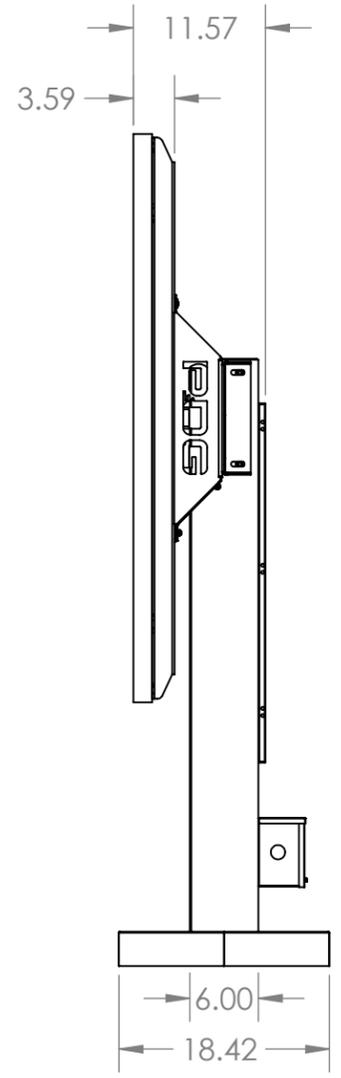
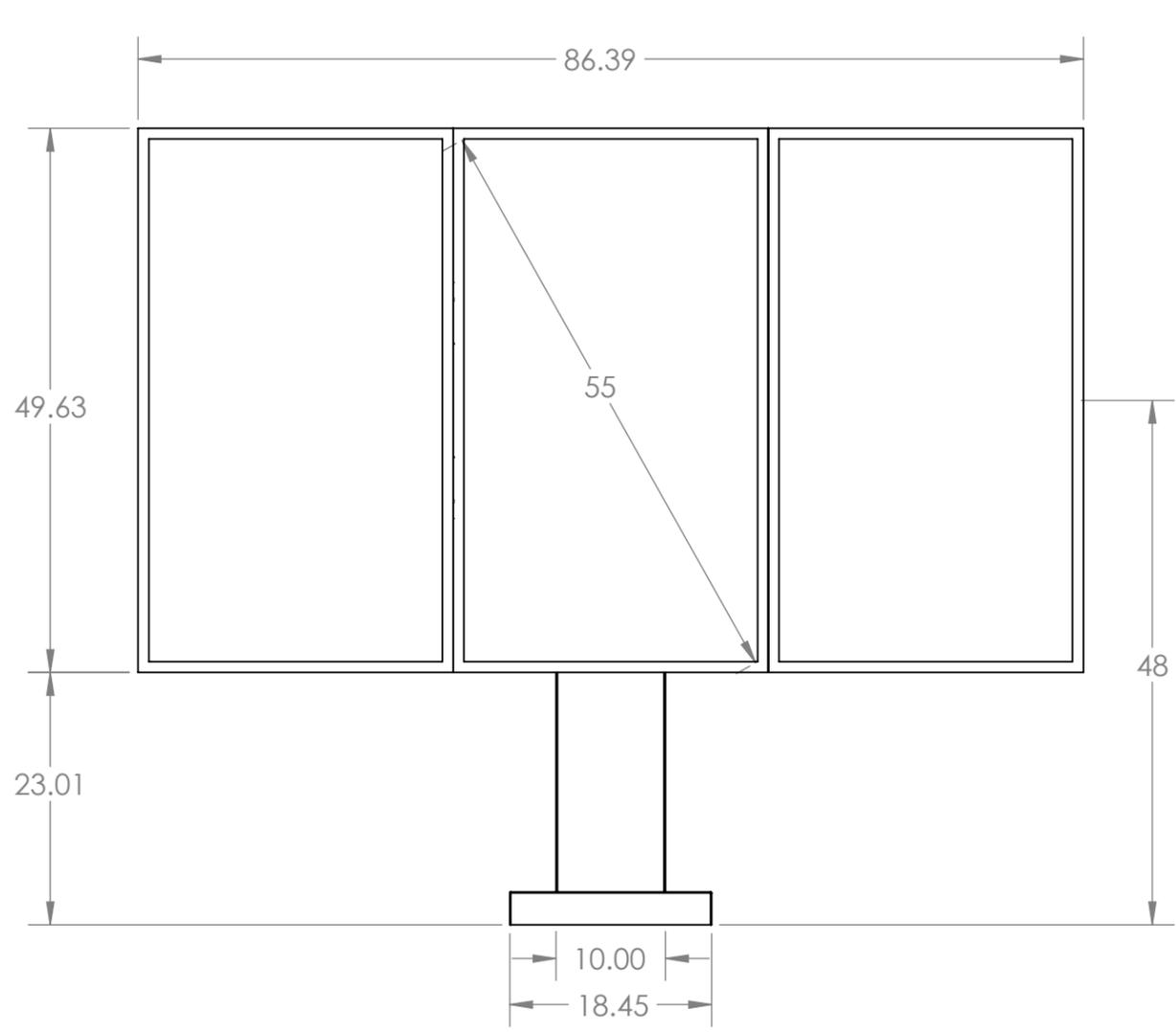
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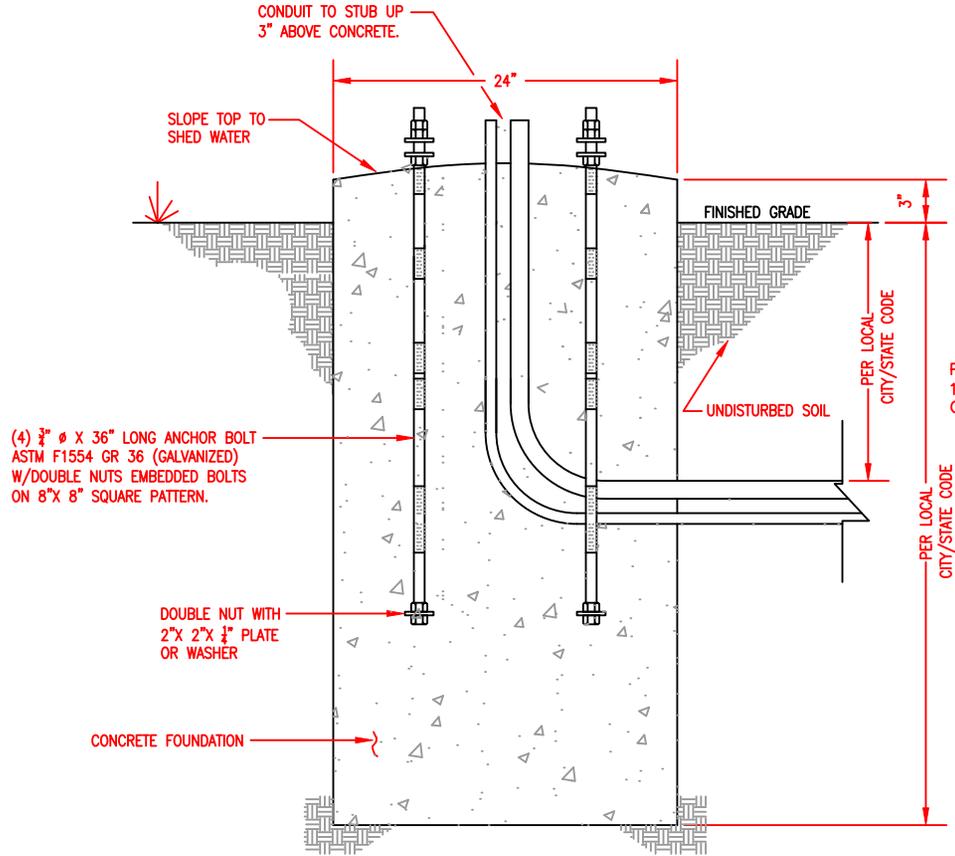
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ANGULAR: MACH ± BEND ±	MFG APPR.	
TWO PLACE DECIMAL ±	Q.A.	
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INTERPRET GEOMETRIC TOLERANCING PER:		
MATERIAL		
FINISH		
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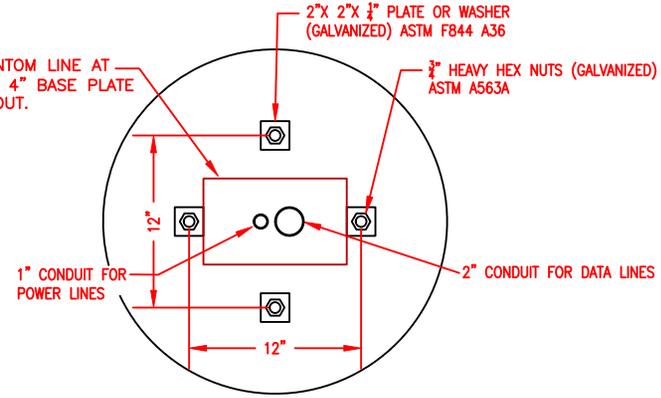
		
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ODMB FOUNDATION DETAIL SHEET



DESIGN PARAMETERS:
 2013 INTERNATIONAL BUILDING CODE
 ASCE 7-05
 BASIC WIND SPEED= PER CITY/STATE CODES
 WIND IMPORTANCE FACTOR 1.0
 WIND EXPOSURE C

FOUNDATION:
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 ASTM A615 GR 60 REBAR
 3000 PSI CONCRETE @ 28 DAYS
 CLASS 5 SOIL
 1500 PSF SOIL BEARING
 100 PSF/LF/SOIL LATERAL BEARING
 UNDISTURBED SOIL



PLAN VIEW @ ANCHOR BOLT AND CONDUIT DETAILS

PROJECT DESCRIPTION	ODMB FOUNDATION DETAILS	REVISION REF.# AND DATE	SCALE	1 1/2" = 1'-0"
PAGE DESCRIPTION	ANCHOR BOLT AND CONDUIT DETAIL SHEET		SHEET	OF
CLIENT	CONTACT PERSON		DRAWN BY	L. VANCE
NOTES:	WORK ORDER #		DATE FILE CREATED	9/28/18
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				PART #



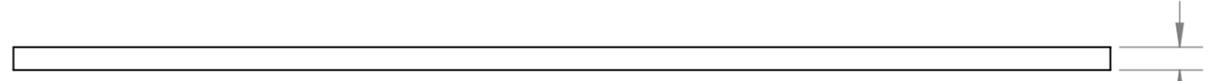
619 N. LOUCKS ST.
 AURORA, IL 60505
 800-698-7697

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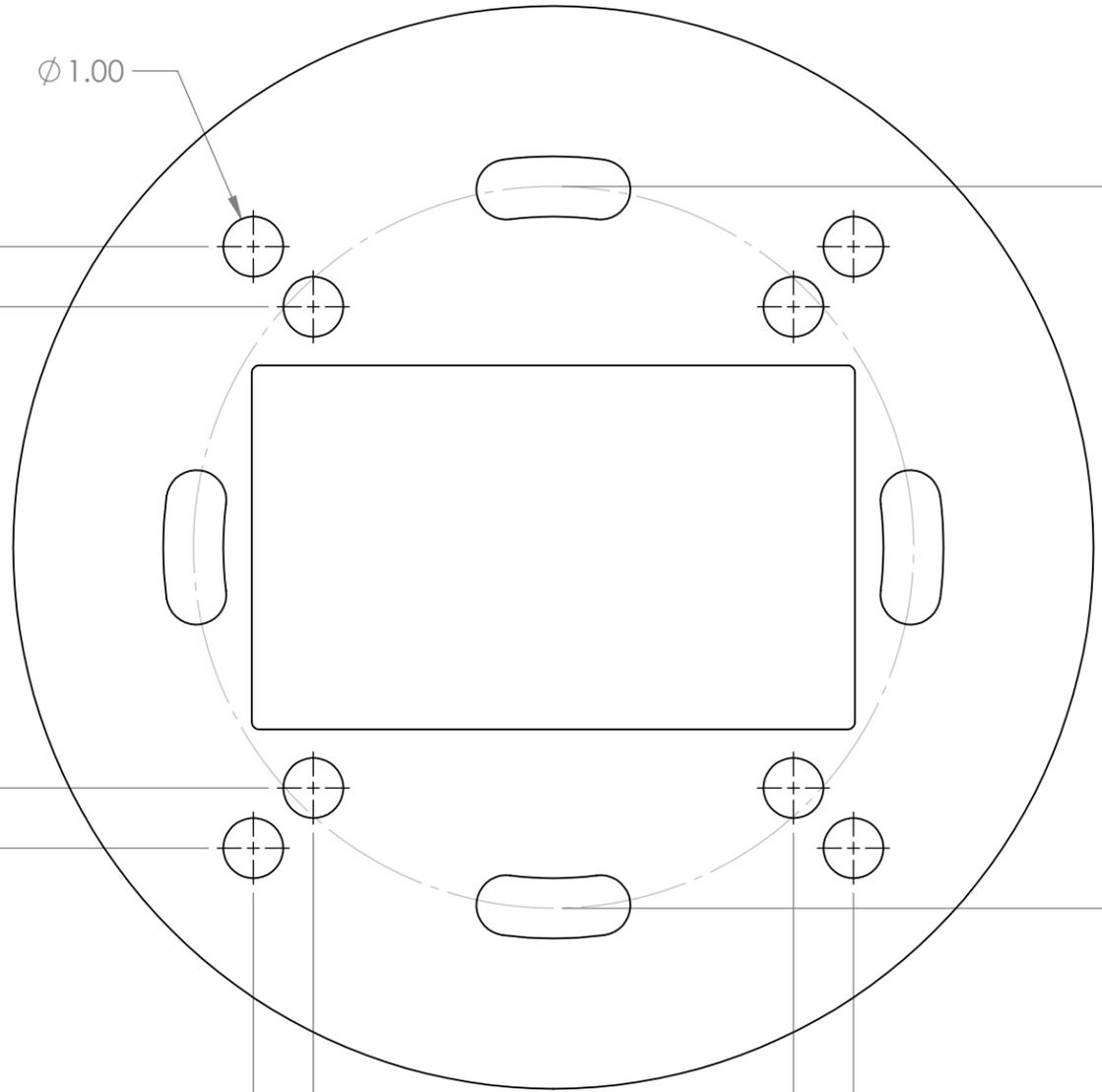
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ANGULAR: MACH ± BEND ±		MFG APPR.	
TWO PLACE DECIMAL ±		Q.A.	
THREE PLACE DECIMAL ±		COMMENTS:	
INTERPRET GEOMETRIC TOLERANCING PER:			
MATERIAL		Hot Rolled P&O	
FINISH		None	
DO NOT SCALE DRAWING			



TITLE:
Samsung DMB Base Plate

SIZE	DWG. NO.	REV
B	PDG00007	A
SCALE: 1:4	WEIGHT:	SHEET 1 OF 1



**Planning Commission Staff Report
April 17, 2023 Meeting**

**HORIZON COURT EXTENSION
PRELIMINARY PLAT**

LOCATION: Generally between Horizon Court, Harrison Road and Clover Valley Road in Licking County (PIDs: 095-111756-00.011, 095-111756-00.013, 095-111756-00.000, 095-111732-00.000, 037-112062-00.000).

APPLICANT: City of New Albany

REQUEST: Preliminary Plat

ZONING: Limited General Employment (L-GE) and Technology Manufacturing District (TMD)

STRATEGIC PLAN: Employment Center

APPLICATION: PP-43-2023

Review based on: Application materials received March 30, 2022.

Staff report completed by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

The application is for a preliminary plat to dedicate right-of-way which accommodates the construction of a new public roadway. The extension and connection provide access to existing and new development sites within the New Albany International Business Park.

The applicant must return to the Planning Commission at a later date for review and approval of a final plat application prior to the right-of-way being accepted by City Council.

II. SITE DESCRIPTION & USE

The proposed right-of-way dedication extends eastward from the existing portion of Horizon Court, intersects with the existing Harrison Road and then continues eastward until it intersects with Clover Valley Road. The properties are zoned L-GE and TMD and are currently vacant.

III. PLAN REVIEW

Planning Commission's review authority of the preliminary plat is found under C.O. Section 1187. Staff's review is based on city plans and studies, zoning text, zoning regulations.

- This preliminary plat dedicates right-of-way to the city of New Albany which accommodates the construction of a new public roadway. The dedication extension consists of approximately 6,168.80 linear feet of new right-of-way for a total of 8.412+/- acres. There are no reserves being platted or lots being created within this new right-of-way extension.
- The plat dedicates 60' of right-of-way. The street extends through the Jug Street North zoning district, the proposed Harrison Road Triangle zoning district, and Technology Manufacturing zoning district. The plat includes new utility, drainage and streetscape easements. The width of the new easements on each side of the right-of-way is 25 feet. The necessary easements have been established and are to be recorded via separate instruments as part of the public street construction project. Existing easements are reflected on the plat.
- Based on the roadway typologies in the immediate area, this proposed roadway is best classified as a Business Park road character classification as described in the Engage New Albany Strategic Plan. The new road should be designed in order to accommodate heavier traffic traveling into the business park. The 60 feet of right-of-way, coupled with the proposed

25' wide easements on each side is consistent with a 67-foot to 115-foot range recommendation in the Engage New Albany Strategic Plan. The city is supportive of the 60 feet of right-of-way and additional easement since these meet the zoning requirements.

- The proposed drainage, streetscape and utility easements on both sides of the street are to be recorded via separate instruments to ensure all of the desired street improvements can be accommodated.

IV. ENGINEER'S COMMENTS

The city engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and has no comments.

V. SUMMARY

Basis for Approval:

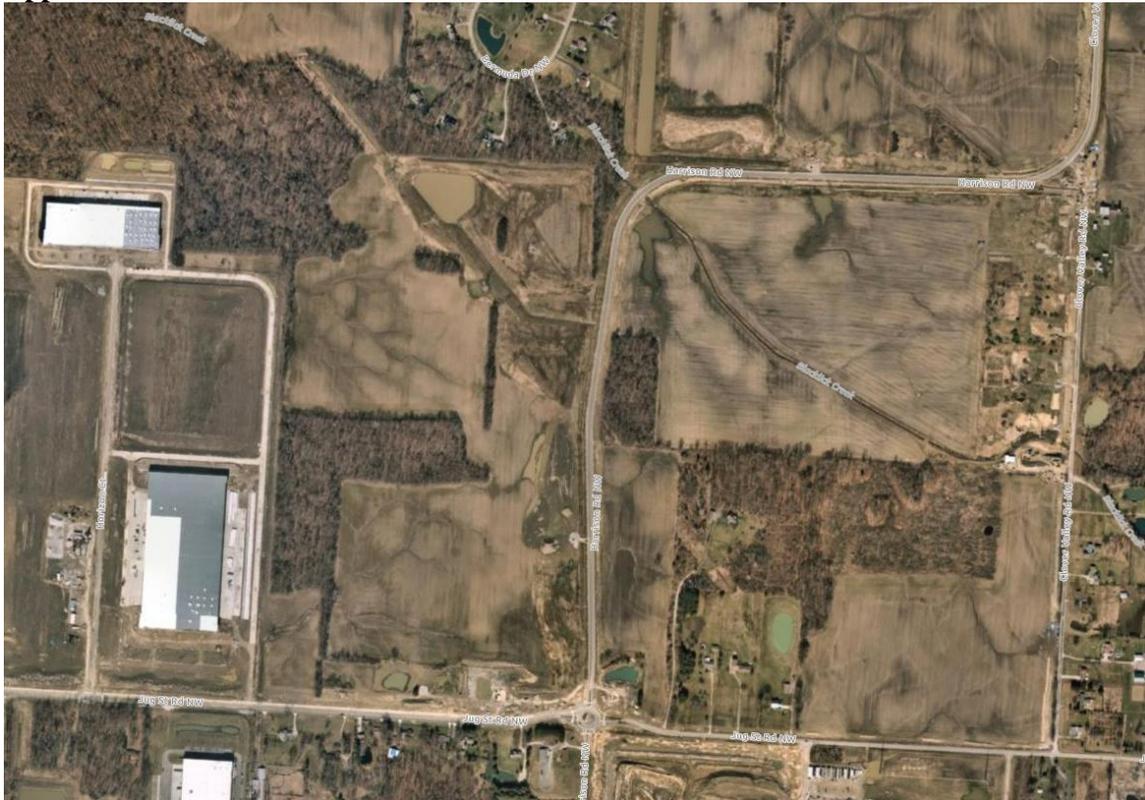
The proposed road plat is consistent with the goals and objectives found in the Engage New Albany strategic plan for this area. One of the mobility goals within the Engage New Albany strategic plan is to maximize connectivity and safety of New Albany's network. It is a priority of the plan to distribute traffic throughout the roadway network. This road will serve as additional connection within the New Albany Business Park and provide access for existing and new development sites in the future. This connection results in Horizon Court no longer being a cul-de-sac and connects that portion of the business park to the supplier park.

VI. ACTION

Suggested Motion for PP-43-2023 (conditions may be added):

Move to approve PP-43-2023.

Approximate Site Location:



Source: ArcGIS

Permit # _____
 Board _____
 Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>Roadway from Horizon Court to Clover Valley Road</u> Parcel Numbers <u>PN-095-111756-00.011, 095-111756-00.013, 095-111756-00.000, 095-111732-00.000, 037-112062-00.000</u> Acres <u>8.412 ac. ROW</u> # of lots created <u>N/A - Roadway Dedication</u>																																																											
	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="4">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td><u>Preliminary</u></td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input checked="" type="checkbox"/> Plat</td> <td><u>Preliminary</u></td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td><u>Combination</u></td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	<u>Preliminary</u>	Final	Comprehensive	Amendment	<input checked="" type="checkbox"/> Plat	<u>Preliminary</u>	Final			<input type="checkbox"/> Lot Changes	<u>Combination</u>	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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	Description of Request: <u>Preliminary Plat submission for City of New Albany Horizon Court Extension Project, which is a public connector road from Horizon Court to Clover Valley Road.</u> <u>[Digital files email separately from Josh Ginnetti (EMH&T) to Chelsea Nichols (City)]</u>																																																											
Contacts	Property Owner's Name: _____ Address: _____ City, State, Zip: _____ Phone number: _____ Fax: _____ Email: _____																																																											
	Applicant's Name: <u>Josh Ginnetti (EMH&T)</u> Address: <u>5500 New Albany Road</u> City, State, Zip: <u>Columbus, OH 43054</u> Phone number: <u>(614) 775-4362</u> Fax: _____ Email: <u>jginnetti@emht.com</u>																																																											
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>[Signature]</u> Date: <u>4-7-23</u> Signature of Applicant <u>[Signature]</u> Date: <u>3/3/2023</u>																																																											



Engineers, Surveyors, Planners, Scientists

March 31, 2023

Mr. Steve Mayer
City of New Albany
Development Department
99 West Main Street
New Albany, OH 43054

Subject: Horizon Court – Clover Valley Road Connector Street – Environmental Compliance

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the proposed Horizon Court – Clover Valley Road Connector Street that is proposed to be constructed east of Horizon Court, north of Jug Street, and west of Clover Valley Road in the City of New Albany, Licking County, Ohio. The property consists of active agricultural fields, recently developed area, wooded fence rows, and recently cleared woodlots.

The subject property located west of the proposed Harrison Road crossing was delineated by EMH&T for Waters of the U.S. and were verified by the U.S. Army Corps of Engineers (USACE) in April, 2019. The entire approximately 475-acre subject property at that time contained four (4) streams and fifty-three (53) jurisdictional wetlands. The New Albany Company applied for and received a Section 404 Individual Permit from the USACE in December, 2019 and a Section 401 Water Quality Certification from the Ohio EPA in October, 2019. The permits authorized fill of all wetlands within and/or near the footprint of the current roadway project.

The subject property located east of the proposed Harrison Road crossing was delineated by EMH&T for Waters of the U.S. and were verified by the U.S. Army Corps of Engineers (USACE) in September, 2022. The entire approximately 515-acre subject property at that time contained three (3) streams, five (5) jurisdictional wetlands and eighteen (18) non-jurisdictional (isolated) wetlands. Blacklick Creek was determined to be a jurisdictional stream, but will be avoided by the project. All the wetlands within and/or near the footprint of the current roadway project were determined to be non-jurisdictional (isolated) wetlands. MBJ Holdings, LLC applied for a Level 3 Isolated Wetlands Permit from the Ohio EPA in November, 2022. The Level 3 Isolated Wetlands Permit is currently under Ohio EPA review and is expected to authorize the fill of all wetlands within and/or near the footprint of the current roadway project.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4518.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink, appearing to read 'Eric T. Nagy', is written over a light blue circular stamp.

Eric T. Nagy
Senior Environmental Scientist

Cc: Joshua Ginnetti, EMH&T

