NEW ALBANY
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New Albany Architectural Review Board Meeting Agenda
Monday, July 8, 2024 7:00 p.m.

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: June 10, 2024

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants 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:

ARB-21-2024 Certificate of Appropriateness
Certificate of Appropriateness for a new sign on the rear elevation at 200 Market Street, the New Albany Library (PID: 222-002871).
Applicant: Morrison Sign Company Inc.

ARB-35-2024 Certificate of Appropriateness
Certificate of Appropriateness to allow a building addition, two new buildings, and associated site improvements at 6300 E. Dublin-Granville Road (PIDs: 222-000373)
Applicant: Scott R. Harper

ZC-48-2024 Certificate of Appropriateness
Review and recommendation to the Planning Commission to rezone approximately 108.1+/- acres generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road from Comprehensive Planned Unit Development (C-PUD) to Comprehensive Planned Unit Development (C-PUD) (PIDs: 222-000238 and 222-004730).
Applicant: The New Albany Company LLC, c/o Aaron Underhill, Esq.

VII. Other business

1. **Final Development Plan Review Training**

VIII. Poll members for comment

IX. Adjourn

New Albany Architectural Review Board
DRAFT Meeting Minutes Monday, June 10, 2024

I. Call to order

The New Albany Architectural Review Board held a meeting on Monday, June 10, 2024 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:02 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

Mr. Hinson	present
Mr. Iten	present
Ms. Moore	present
Mr. Davie	present
Mr. Maletz	present
Mr. Brown	absent
Mr. Strahler	absent
Council Member Brisk	present

With five voting members present, the board had a quorum to transact business.

Staff members present: Planner II Christian, Planner Saumenig.

III. Action on minutes: May 13, 2024

Chair Hinson asked if there were any corrections to the May 13, 2024 meeting minutes.

Board Member Iten responded that on page two in the comments attributed to him, the word "why" was missing from the following sentence: "Board Member Iten asked [why] the approved patio was not built." The clerk made a note and averred that the correction would be made.

Hearing no further corrections, Board Member Iten moved for approval of the May 13, 2024 meeting minutes as corrected. Board Member Davie seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Davie yes, Mr. Maletz yes, Ms. Moore yes, Mr. Hinson yes. Having five yes votes, the motion passed and the May 13, 2024 meeting minutes were approved as corrected

IV. Additions or corrections to the agenda

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

Planner II Christian answered that there were none from staff.

Chair Hinson administered the oath to all present who would be addressing he board.

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

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

Hearing none, Chair Hinson introduced the first case and asked to hear the staff report.

VI. Cases:

ARB-21-2024 Certificate of Appropriateness
Certificate of Appropriateness for a new sign on the rear elevation at 200 Market Street, the New Albany Library (PID: 222-002871).
Applicant: Morrison Sign Company Inc.

Planner II Christian explained that the applicant was continuing to revise the application and had requested that the board table the application for another month.

Chair Hinson moved to table ARB-21-2024 for one month. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Ms. Moore yes, Mr. Maletz yes, Mr. Davie yes. Having five yes votes, the motion passed and ARB-21-2024 was laid upon the table for one month.

Chair Hinson introduced the next case and asked to hear the staff report.

ARB-106-2023 Certificate of Appropriateness
Certificate of Appropriateness for modifications to the previously approved Richmond Square townhomes located generally north of Main Street, south of McDonald Lane, and west of Keswick Drive (PID: 222-000043).
Applicant: Maletz Architects

Planner II Christian delivered the staff report.

Board Member Iten asked staff why the board could not simply modify their prior approval to include the modifications and new conditions with the existing conditions.

Planner II Christian responded that the board could do that because that was essentially what the board would be doing, and that he would advise the board to handle this modification in that way.

Board Member Maletz recused himself from consideration of the application.

Applicant and Director of Architecture Clair Knecht spoke in support of the application. She explained that the firm decided to modify the existing designs to include patios and a solariums in order to add more daylight to the townhomes.

Board Member Iten said he liked the designs very much.

Chair Hinson stated that he likes the modifications and asked for further questions from the board.

Board Member Iten asked how long it would be before these would be built.

Ms. Knecht responded that there was a lot of work to be done and they hoped to be working on the ground by the end of the summer.

Board Member Davie remarked that he could certainly see the development in the application since the last meeting. He further remarked that it looked great.

Board Member Moore agreed.

Hearing no further questions or comments, Board Member Iten moved for approval of the revisions to the board's prior approval of ARB-106-2023 with all prior conditions remaining and any new conditions as specified in the staff report. Chair Hinson seconded the motion.
Upon roll call: Mr. Iten yes, Mr. Hinson yes, Ms. Moore yes, Mr. Davie yes. Having four yes votes, the motion passed and ARB-106-2023 was approved with all prior conditions remaining and new conditions also applying.

The board thanked the applicants and wished them good luck.

Chair Hinson introduced the next case and asked to hear the staff report.

ARB-35-2024 Certificate of Appropriateness
Certificate of Appropriateness to allow a building addition, two new buildings, and associated site improvements at 6300 E. Dublin-Granville Road (PIDs: 222-000373)
Applicant: Scott R. Harper

Planner Saumenig delivered the staff report.

Board Member Iten asked Planner Saumenig what the meaning of "naturalizing the proposed Morgan Road street trees" as it was used in the staff report.

Planner Saumenig explained that naturalizing the street trees meant that they would not be planted in a straight line, rather the trees would be planted, to the extent they could, in a way in which they might grow.

Board Member Iten responded okay, so in a more arboreally correct way. He then asked about the second bullet point lower on page four and likewise in the conditions of approval what was meant by "Increase the planning of deciduous shade trees as marked…"

Planner Saumenig clarified that it should read, "Increased planting…" and further that the increased planting would be included as a condition of approval.

Board Member Maletz stated that he wanted to make sure he understood the total scope of work. Where does it stop, where does the alteration line exists, and how will new conditions be juxtaposed.

Planner Saumenig displayed and explained the existing site plan and the proposed changes including the parking changes, the proposed life center building, the maintenance building, and the additional pedestrian connections.

Chair Hinson asked how many new parking spaces would be added.

Planner Saumenig responded that an additional seventy-seven spaces would be added.

Board Member Iten said he would be happy to hear from the applicant.

Applicant and Architect Scott Harper, Harper Architectural Studio 424A Beecher Road, on behalf of the Church of the Resurrection New Albany approached the lectern and introduced the rest of the design team. He spoke in support of the application and explained that its planning and design began in 2019 and has been in process since then. Mr. Harper explained the proposed site plan and indicated the existing ministry center

and parking which are to remain, and he indicated the locations of the proposed buildings and accompanying parking.

Board Member Maletz asked whether there are new curb cuts.

Mr. Harper indicated the existing curb cuts and indicated the location of the new curb cut on Morgan Road.

Board Member Maletz asked, given the additional parking spaces, how the stormwater would be managed.

Mr. Harper indicated that an existing storage basin will be transformed into a wet basin. He invited the civil engineer on the team to discuss that issue.

Board Member Maletz continued and remarked that this is a very visible corner in New Albany. With five curb cuts and various segments of parking, he wanted to hear the applicant's view of what the experience will be and what the street scape be would be.

Mr. Harper responded that the engineer would speak to the wet basin. He continued that the proposed parish life center will replace the functions of the existing ministry center. The existing ministry center will eventually be razed.

Board Member Maletz stated that the board was not asking for a master plan tonight, but if there were plans for demolition of the existing ministry center, are there plans for another new building.

Mr. Harper responded that there are, and staff is aware of that intention.

Applicant and Engineer Steve Fox, Prime A.E. Group 8415 Pulsar Place, approached the lectern. He explained that they are working through the regulatory structure but at this point, they are thinking that the most efficient way [to manage stormwater drainage] is to turn the, currently dry, storage basin into a wet basin.

Board Member Maletz continued and asked what the distinction is between a retention pond and a wet basin.

Mr. Fox responded that a retention pond is wet all of the time. A storage basin is not as deep as a wet basin. One of the ways to visually distinguish one from the other is that plants, such as cattails, often permeate the surface of the water in a storage basin. Plants would not grow and pierce the surface of the water in a wet basin because it is deeper.

Board Member Maletz noted that the character of the existing parish center is strikingly dissimilar from the rest of the building. The site plan is very complex, and now with the addition of the wet basin in the corner it seems fragmented. He asked whether any thought had been given to unifying the landscaping along Dublin Granville Road.

Board Member Iten asked to see image L-1 and remarked that he would like to see the new, unified landscape plan and asked for a vision of what is proposed compared to what is there now.

Board Member Maletz continued that Dublin-Granville Road is a prominent thoroughfare and as such it is important that the landscaping has been considered and that it is unified along that corridor.

Applicant and Landscape Architect Jeff Sampson, 5459 Driftwood Road, explained that they were working with existing street trees and larger trees and within the existing easements.

Board Member Maletz thanked Mr. Sampson for his comments and for pointing out the easements. He asked whether there was room and feasibility for extending existing street. He further noted that his concerns about a sufficiently unified landscape remained, he did not have the benefit of seeing the master plan, and he would defer to his fellow board members.

Chair Hinson remarked that he would like to hear more about the new road. The eastern and southern elevations are so important in the community. He thinks the road is a dramatic change from what the community is accustomed to seeing.

Mr. Harper responded that they met with the Plain Township Fire Department and as a result of that meeting, they concluded that they needed an access road. It will not necessarily have to go to Fodor. The new road will provide additional emergency access, it will service the new commercial kitchen and will be necessary for deliveries. There will be gated access and there will not be any parking on the new road.

Chair Hinson noted that there is no berm or mounding to screen the road.

Mr. Harper stated that they were certainly willing to consider mounding.

Chair Hinson stated that it would soften the look, he noted all of the time and money that has been spent on developing this area of the community. This is an iconic building in the community and great care needs to be taken with the entrance and the visual aspects of the property surrounding the building.

Mr. Harper agreed and reiterated that they would consider the mounding to screen it.

Board Member Iten observed the yellow Buckeye trees and stated that it almost looked like the applicant is installing a forest, and wondered whether the structure would be hidden behind the trees.

Mr. Sampson responded that the intent was to screen the fire access road, but mounding would accomplish the same result.

Board Member Iten remarked that shrubs would screen the road also.

Board Member Maletz added that Board Member Iten's remarks regarding screening the road spoke to his earlier point. The proposal screens the iconic part of the property and but does not screen the less iconic part of the property, the access road. He asked whether the lawn could be graded in such a way that there could be a retaining wall or otherwise make it so that it is not visible from Fodor Road.

Board Member Davie remarked that it seemed that such great care has been taken with the inward portion of the building. A similar amount of care should be taken with the exterior.

Board Member Iten then said that there are many other things here to talk through. He suggested that the board should provide a homework for the applicant to work through. His list included the following:

> SP two, regarding the grotto. It was on the plan, but there is not a lot of detail and it is unclear what the board is being asked to approve;

Mr. Harper responded that this is a hardscape placeholder, they are still working through the specifics but it was likely that there would be a prayer garden with a statue of Mary;

Note 25, the dumpster location will need to go away when the ministry center goes away;

Board Member Moore noted that more information is needed about the gates;

A6, note seven regarding an art niche for exterior statues. Is the board being asked to approve a statute or is that something that is to come;

Mr. Harper clarified that they are requesting approval of an architectural space for the statue, not the statue itself;

A9, regarding coded note one which was deleted at the city's request, what was the change;

Mr. Harper responded that it was a brick wainscoting;

Board Member Moore noted that there is concrete or some sort of stone at the bottom, which is better than the brick detail;

Mr. Harper explained that it is a termination point at the site. The intent is that it will be a high-style metal building and that it would have a white cupola;

Board Member Moore noted that coded note two is missing from the elevation;

Board Member noted, in jest that perhaps the pastor's office should be bigger;

L2, the foundation planting details, it is unclear what the materials are.

Board Member Iten then stated, more broadly he was delighted with the high quality of the buildings. He looked forward to seeing the existing ministry center go away. In a perfect world he would love to have more buildings and less visible parking lot.

Board Member Maletz agreed and added that it begs the question of what the master plan is. Understanding that the master plan is not binding, but it would be very helpful. That is the issue that he was struggling most with tonight.

Mr. Harper thanked the board for the list and further stated that he would be happy to share the master plan. There would be an educational building, which may be a preschool or an independent religious education building. There are no current plans for a k-8 building. There is a lot to this. The church is diligently raising money for this project. There is an intention that the ministry center must come down once the other buildings are made

Board Member Iten remarked that the architecture is nice.

Mr. Harper remarked that the church has a strong need for additional office space. He explained that the drawings were completed in 2019. Then because of covid everything was placed on we went on hiatus. This allowed us to meet with community leaders and to refine the design of the buildings. There is definitely an opportunity to do some additional landscaping and to install mounding to screen the new road.

Chair Hinson stated that he loves the concept of what is being proposed, there are several points that can be addressed and he looked forward to the next plan.

Board Member Iten stated that he was not prepared to approve the application as presented and would like to see another iteration of the landscape.

Board Member Moore remarked that the architecture is beautiful.

Board Member Davie agreed, and continued that the buildings are painstakingly very well done. The board was focusing on things that are less important, but he would like to see another iteration of the landscaping.

Mr. Harper responded that in New Albany there are a lot of hoops to jump through and asked whether they could move forward with a vote on the building so they could move forward with construction documents.

Board Member Iten responded that he would be willing to do that and asked for the board's thoughts.

Board Member Maletz stated that he was hesitant to do that. He agreed with Mr. Davie's comments, and would feel a lot better with a comprehensive package. He further noted that it is clear that the work thus far is on the right path.

Board Member Iten moved to table application ARB-35-2024 in anticipation of further iteration that takes into account the comments at the meeting tonight. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Davie yes, Ms. Moore yes, Mr. Maletz yes. Having five yes votes, the motion passed and ARB-35-2024 was laid upon the table.

Chair Hinson and the board thanked the applicants and encouraged them to keep working with staff. They further remarked that they looked forward to the next iteration.

VII. Other business

PII Christian provided an update of the US-62 Interchange Focus Group.

VIII. Poll members for comment

Chair Hinson polled the members for comment.

They remarked that it was lovely to meet, and looked forward to their next meeting.

IX. Adjourn

Having no further business, Board Member Iten moved to adjourn the June 10, 2024 meeting of the New Albany Architectural Review Board. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Davie yes, Ms. Moore yes, Mr. Hinson yes. Having five yes votes, the motion passed and the June 10th meeting was adjourned at 8:00 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix
ARB-21-2024
Staff Report
Record of Action – in process
ARB-106-2024

Staff Report
Record of Action

ARB-35-2024

Staff Report
Record of Action

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
June 10, 2024

NEW ALBANY LIBRARY WALL SIGN
CERTIFICATE OF APPROPRIATENESS

LOCATION:	200 Market Street
APPLICANT:	Morrison Sign Company Inc.
REQUEST:	Certificate of Appropriateness
ZONING:	C-PUD; Comprehensive Planned Unit Development
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-21-2024

Review based on: Application materials received on May 28, 2024.

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The applicant requests their Certificate of Appropriateness application be tabled to the July 8, 2024 Architecture Review Board meeting. The applicant requests the tabling to provide them with additional time to address all of the design concerns pointed out by the board members.

II. ACTION

Suggested Motion for ARB-21-2024:
Move to table the Certificate of Appropriateness application ARB-21-2024 until the July 8, 2024.

Approximate Site Location:



Source: Near Map

COLUMBUS METROPOLITAN LIBRARY

Patrick Losinski, CEO

May 28, 2024

Alan Hinson
Chairperson
Architectural Review Board
City of New Albany
99 W Main Street
New Albany, OH 43054

Re: Morrison Sign Company Application ARB-21-2024

Dear Mr. Hinson:

On behalf of Columbus Metropolitan Library (CML), I write to request that the application pertaining to the New Albany Branch of CML filed by Morrison Sign Company, Inc. (ARB-21-2024) be tabled until the Architectural Review Board's July 2024 meeting.

Staff is working to respond to questions raised during the Board's May meeting and will be prepared to speak to those issues in July.

If you have any questions in the interim, please contact Kristin Sutton, CML's Government Relations Manager, at ksutton@columbuslibrary.org or (614) 849-1378.

Sincerely,

Patrick Losinski

CC:
Sean White, Morrison Signs, Inc.
Sierra Cratic-Smith, City of New Albany

Architectural Review Board Staff Report
June 10, 2024 Meeting

CERTIFICATE OF APPROPRIATENESS
RICHMOND SQUARE TOWNHOMES

LOCATION:	Generally located north of Main Street, south of McDonald Lane, and west of Keswick Drive (PID: 222-000043-00)
APPLICANT:	Maletz Architects
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center District within the Core Residential Sub-District
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-106-2023

Review based on: Application materials received on May 24, 2024.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

On December 12, 2023, the ARB approved a certificate of appropriateness application, with waivers, for new townhomes to be located generally north of Main Street, south of McDonald Lane, and west of Keswick Drive. The project includes 6 units within three buildings.

The applicant proposes to modify the rear elevations of the buildings that back on to McDonald Lane. There are no other proposed changes, outside of the revisions made to comply with the original conditions of approval that were placed on the application. All of the original conditions of approval still apply and are listed in the motion section of the staff report. This staff report evaluation is limited to the proposed modifications on the rear elevation of the buildings which include:

- Addition of a bay window/solarium on the rear elevations; and
- Extension of outdoor patio space on the rear elevations.

C.O. 1157.06 states that no environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. C.O. 1157.07 states that exterior building changes that modify or reconstruct any exterior features of an existing structure, that are not considered minor changes, must be reviewed and approved by the ARB prior to the work being completed. The proposed modifications are considered Major Environmental Changes and therefore must be reviewed and approved by the ARB.

II. SITE DESCRIPTION & USE

In 2005, the ARB and Planning Commission approved a final development plan for Richmond Square (Section 21) of the New Albany Country Club. This development included traditional Georgian rowhouses to be developed fronting onto Richmond Square and Keswick Drive. Some of these rowhouses were developed on Richmond Square in phases. On January 24, 2022 the ARB approved a certificate of

appropriateness and waivers to allow for the construction of a multi-unit building at this site. The current request is to allow for the construction of new townhomes which was approved by the ARB on December 12, 2023.

The site is surrounded by residentially zoned and used properties. The property is currently 0.75 acres in size.

III. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

A. Certificate of Appropriateness

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
   - Section 2 of the New Albany Design Guidelines and Requirements provides the requirements for townhouses inside the Village Center. Section II (III.B.1) requires townhouse buildings to be based on an American architectural precedent described in section 1 of the DGRs. The ARB previously approved 6 townhomes to be installed on the property, each with a Georgian style of architecture.
   - The applicant proposes the following modifications to the rear elevations of the two townhome buildings that back on to McDonald Lane. There are no other proposed changes to the previous design, outside of revisions made to meet the original conditions of approval.
     - Addition of a bay window/solarium on the rear elevations; and
     - Extension of outdoor patio space on the rear elevations
   - The applicant proposes to add a large bay window/solarium on the rear elevation of each building that backs on to McDonald Lane along with a small, new patio space. The new window details were not provided for review but appear to match the windows used on the rest of the building that was previously approved by the ARB. The city architect has reviewed and approved the proposed changes and states that the overall building designs fit within the existing context of the Village Center.
   - It appears that the proposed modifications appropriately relate to the original ARB approval through the use of the same building materials and architectural vocabulary.
   - <u>All of the original conditions of approval related to the building architecture still apply and are listed in the motion section of the staff report.</u>

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

   <u>All of the original conditions of approval related to the site, landscaping, and lighting still apply and are listed in the motion section of the staff report. There are no proposed changes.</u>

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The site is currently vacant and is located in the immediate vicinity of the Richmond Square development and the Market and Main multi-unit buildings. The city architect has reviewed and preliminarily approved the submittal.

4. *All buildings, structures and sites shall be recognized as products of their own time.*

- The proposed building is new construction and is appropriately designed using the Georgian architectural style.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and compliments existing buildings in the immediate area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not applicable.

B. Urban Center Code Compliance

None of the proposed changes alter compliance with the Urban Center Code regulations as listed in the table below, with the waivers that were previously approved by the ARB. This site is located in the Core Residential Sub-District. The building typology proposed is townhouse.

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements and Urban Center Code. All of the proposed exterior building modifications appear to be consistent with the previously approved design through the use of the same building materials, trim elements and railing details. All previous conditions of approval placed on the original application will carry over to this application and are reviewed as part of the building permit.

V. ACTION

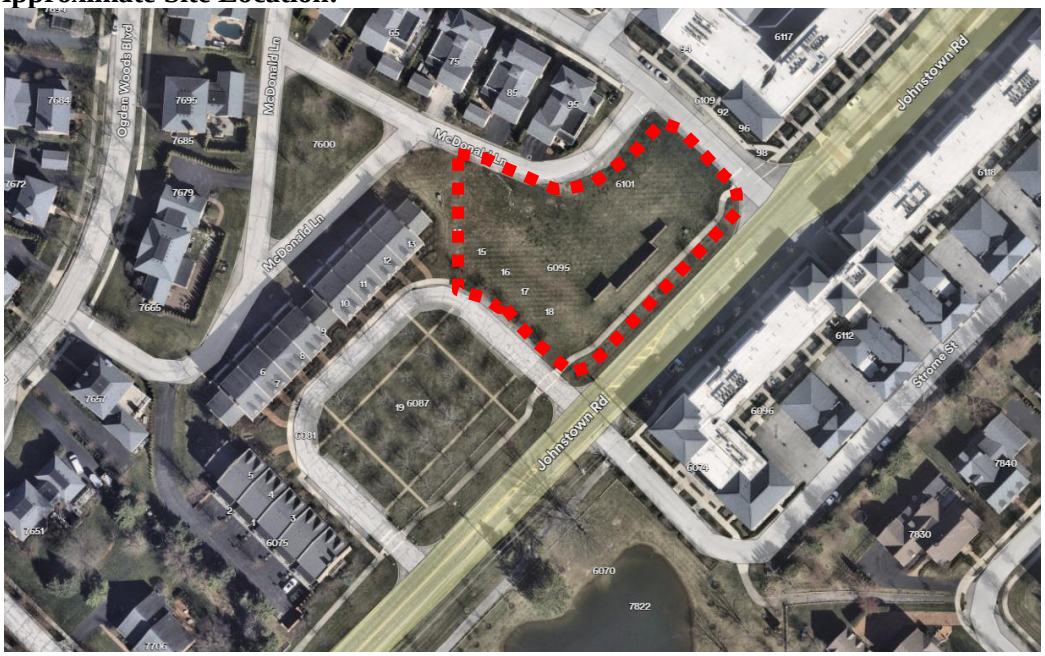
Should the ARB find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application ARB-106-2023 subject to the following conditions of approval, all subject to staff approval:

1. If a composite material is to be used for trim and/or screening elements, the use and type of material is subject to staff approval.
2. Windows must comply with the DGR requirements.
3. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal façade, and shall be fully screened from the street and neighboring properties, subject to staff approval.
4. A landscape plan must be submitted and meet all city landscape code requirements, subject to staff approval.
5. A lighting plan must be submitted and is subject to staff approval.
6. Bicycle parking spaces must be provided and located outside of the right-of-way, subject to staff approval.
7. The trash containers shall be stored internal to the building, inside the garage.
8. The existing utility boxes along Main Street must either be vaulted or relocated to behind the existing sidewalk, subject to the city engineer's approval.

9. The sidewalk shall be 6-foot wide along Keswick Drive.
10. The plans shall be updated to provide an 8-foot-wide tree lawn along Keswick Drive.
11. The front stoop depth and height shall be revised to meet code requirements.
12. The garage doors shall be revised to meet code requirements.
13. Guardrails at the window wells and iron work on the center Main Street retaining wall shall be subject to staff approval if required.
14. Two full windows shall be added to the all rear elevations on the first floor, subject to staff approval.

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

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

Dear Maletz Architects,

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

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

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

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

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Friday, June 21, 2024

The New Albany Architectural Review Board took the following action on 06/10/2024 .

Certificate of Appropriateness

Location: 14 Richmond Square
Applicant: Maletz Architects,

Application: PLARB20230106
Request: Modifications to the previously approved Richmond Square Townhomes
Motion: Move to approve, with conditions

Commission Vote: Move to approve modification of previous approval, with original conditions.

Result: Certificate of Appropriateness, PLARB20230106 was APPROVED, by a vote of 4-0.

Recorded in the Official Journal this June 21, 2024

Condition(s) of Approval:

1. 1. If a composite material is to be used for trim and/or screening elements, the use and type of material is subject to staff approval.
   2. Windows must comply with the DGR requirements.
   3. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal façade, and shall be fully screened from the street and neighboring properties, subject to staff approval.
   4. A landscape plan must be submitted and meet all city landscape code requirements, subject to staff approval.
   5. A lighting plan must be submitted and is subject to staff approval.
   6. Bicycle parking spaces must be provided and located outside of the right-of-way, subject to staff approval.
   7. The trash containers shall be stored internal to the building, inside the garage.
   8. The existing utility boxes along Main Street must either be vaulted or relocated to behind the existing sidewalk, subject to the city engineer's approval.
   9. The sidewalk shall be 6-foot wide along Keswick Drive.
   10. The plans shall be updated to provide an 8-foot-wide tree lawn along Keswick Drive.
   11. The front stoop depth and height shall be revised to meet code requirements.
   12. The garage doors shall be revised to meet code requirements.
   13. Guardrails at the window wells and iron work on the center Main Street retaining wall shall be subject to staff approval if required.
   14. Two full windows shall be added to the all rear elevations on the first floor, subject to staff approval.

Staff Certification:

Chris Christian

Chris Christian
Planner II

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
June 10, 2024

CHURCH OF THE RESURRECTION BUILDING ADDITIONS
CERTIFICATE OF APPROPRIATENESS

LOCATION:	6300 E. Dublin-Granville Road (PID: 222-000373)
APPLICANT:	Scott R. Harper
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code, Campus sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-35-2024

Review based on: Application materials received on May 10, 2024.

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval to add one addition to the existing church and two new, additional free-standing buildings on the church property. The proposed buildings included on this application are:

A. 18,000 sq. ft. one-story Parish Community Center (attached to the existing church)
B. 29,200 sq. ft. two-story Parish Life Center
C. 8,200 sq. ft. one-story (with mezzanine) Maintenance Storage building

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. The proposed addition and new buildings qualify as such a change and thus requires review and approval by the board.

II. SITE DESCRIPTION & USE

The Church of the Resurrection site is zoned Urban Center District and is within the Campus and Rural Residential sub-district. The northwest corner of the Church of the Resurrection's property is in the Rural Residential sub-district where single family homes used to be. Urban Center Code section 4.1 allows religious exercise facilities uses within these subareas. The site currently contains two structures and is 17.1 acres in size. Additionally, there are accessory storage buildings near the rear property line that will be removed.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

A. Parish Community Center

- The applicant proposes to construct an 18,000 sq. ft. addition to the existing church to develop a community hall on the property.

- The new addition will be connected to the existing church by a 1,400 sq. ft. atrium that is surrounded on both sides by outdoor hardscapes.
- The applicant proposes to use brick, gray asphalt roof shingles, and arched windows that will closely match the existing church façade.
- The proposed atrium will be developed with white Hardie board lap siding.
- Section 8(III.2) of the Design Guidelines & Requirements states the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the "American Architectural Precedent" section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches.
    - The applicant proposes a brick and Hardie board lap siding on the addition that is consistent with the way traditional materials would have been used. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center. Additionally, the addition has high-style designs including arched windows, brick accents, and multiple entrances.
    - The city architect has reviewed the proposed addition and states that the use of brick and Hardie board is architecturally appropriate in relation to what is existing. However, the proposed brick mortar and tooling should match, and the proposed brick and roof colors should be within the same color family as the existing Church. Additionally, the proposed windows should be the same Pella line or an identical design subject to staff approvals.
    - Staff recommends a condition of approval requiring that the brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design subject to staff approval.
- Section 8(III.3) of the Design Guidelines & Requirements (DGRS) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
    - The proposed addition is oriented toward a primary street and the entrance is easy to locate with architectural features such as brick accents and entry columns and a roof.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
    - The proposed addition is similar to the existing church and includes features such as a varying roof and vertically-proportioned window panes. The city architect has reviewed this proposed addition and states that the addition is architecturally appropriate and is compatible with the existing church. As mentioned above for proposed materials, the same condition would apply.

B. Life Parish Center

- The applicant proposes to construct an 29,200 sq. ft. two-story building that will be adjacent to the existing church with proposed sidewalks connecting the two buildings.
- The applicant proposes to use brick, gray asphalt roof shingles, and windows that will match the existing church. Additionally, the applicant proposes to use white Hardie board lap siding along the second-floor corners of the building which would match the proposed Parish Community Center.

- Section 8(III.2) of the Design Guidelines & Requirements states the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the "American Architectural Precedent" section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches.
    - The applicant proposes a brick and Hardie board lap siding on the proposed building that is consistent with the way traditional materials would have been used. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center. Additionally, the building has high-style designs including arched windows, brick accents, archways, and vestibules at some of the entrances.
    - The city architect has reviewed this proposed building and states that the use of brick and Hardie board is architecturally appropriate in relation to what is existing. However, the proposed brick mortar and tooling should match, and the proposed brick and roof colors should be within the same color family as the existing Church. Additionally, the proposed windows should be the same Pella line or an identical design subject to staff approval.
    - Staff recommends a condition of approval requiring that the brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design subject to staff approval.
- Section 8(III.3) of the Design Guidelines & Requirements (DGRS) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
    - The proposed building has entrances on all four sides with entrances oriented toward the street. All entrances include distinct architectural features such as vestibules, brick arches, double-doors, and arched niches.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
    - The proposed addition is similar to the existing church and includes features such as a varying roof and vertically-proportioned window panes. The city architect has reviewed this proposed addition and stated that the addition is architecturally appropriate and is compatible with the existing Church. As mentioned above for proposed materials, the same conditions would apply.

C. Maintenance Building

- The applicant proposes to construct a 8,200 sq. ft. maintenance and storage building with a mezzanine that will be located at the northwest corner of the property.
- The applicant proposes to use white vertical metal siding. Additionally, the applicant proposes a light gray standing seam metal roof.
- The city architect reviewed the application and remarks that using Hardie board for the proposed Parish Life Center, along with its application in the atrium, creates a cohesive narrative. This approach ensures that the new maintenance building, with its vertical metal siding, feels integrated and architecturally compatible with the site.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Urban Center Code Section 2.143.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
- Urban Code Center Section 5.12 requires street trees to be installed at a rate of 25' off-center
    - Since the site is existing, street trees and tree lawn are already incorporated along Fodor Road and E. Dublin-Granville Road.
    - The applicant is proposing to install street trees along the Morgan Road frontage to meet this requirement.
    - Staff recommends a condition of approval that the applicant naturalizes the proposed Morgan Road street trees subject to staff approval.
    - Staff recommends a condition of approval requiring the applicant to update the landscape plan to include the street tree quantities on Morgan Road in their landscape data table.
- On April 11, 2016, the site went before the ARB (ARB-21-2016) for a parking lot expansion and modification. One of the conditions of approval was that the applicant did not have to do the required evergreen hedge around the parking lot. Therefore, the applicant is not required to screen the additional parking that is being added.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval. The City Landscape Architect's comments are:
    - Hamamelis x intermedia 'Diane" (Diane Witch Hazel) to be identified as a deciduous shrub. Reformate plant list to meet requirements.
    - Increase planning of deciduous shade trees as marked. Tree placement should adhere to the tree grouping standards.

Lighting

- A detailed lighting plan was not submitted for review. Therefore, the staff recommends a condition of approval requiring submission of such a plan to ensure the lighting uses cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site.

Vehicular and Pedestrian circulation:

- Urban Center Code section 2.140.1 states parking shall be provided as needed and supported by evidence-based standards.
    - The applicant provided a parking statement indicating that the new church was dedicated in 2004 and the total number of parking spaces was based upon total seats in the church at one parking spaces per 5 seats. A total of 397 spaces were developed at that time. Parking improvements were made in 2015 and the total number of spaces increased from 397 to 468 spaces. C.O 1167.05(C)(1) requires one parking space for each three seats in a main auditorium and the applicant is now proposing 545 spaces, which exceeds code requirements.
    - There is a total of 468 parking spaces currently on site and the applicant is proposing to increase parking by 77 spaces for a total of 545 parking spaces. Additionally, the existing parking will be reconfigured to accommodate the proposed addition and new buildings.

- The proposed dimensions of the parking spaces appear to meet code requirements.
- Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
  - There are currently two bike racks and applicant is adding two additional bike racks.

- There is no sidewalk proposed or required along Morgan Road as part of this development. However, the city recommends a condition of approval requiring the church to dedicate a public access easement along the east side of Morgan Road so a future sidewalk or leisure trail can be accommodated in the future. The city recommends a 10-foot public access and streetscape easement be provided extending from the edge of right-of-way along the east side of Morgan Road that extends the length of the property.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - With the recommended changes from the city architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - It appears that the applicant has designed the addition and two new buildings in a way that is appropriate to the historic character and design of the existing church and ministry.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - With the recommended changes from the city architect, this requirement will be met.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - With the recommended changes from the city architect, it does not appear that proposed addition and new buildings would harm the form and integrity of the original structure.

Urban Center Code Compliance

The site in question is located in the Campus area within the Urban Center District. The existing building typology is Civic and Institutional. The proposal complies with all typology standards listed in this section of the Urban Center Code.

1. Lot and Building Standards
   Campus (UCC Section 2.138)

Standard	Minimum	Maximum	Proposed
Street Yard	30’	No max	30’-85’
Side Yard	20’	No max	N/A
Rear Yard	20’	No max	20’
Stories	1	4	1-2
Height	No min	55’	All proposed are under 40 feet

The Urban Center code does not have minimums or maximums for the following standards: lot area, lot width, lot coverage, and building width.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new public buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The designs for the three buildings are of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing church. The use of Hardie board is appropriate as it allows the proposed maintenance building to feel as if it belongs even with the proposed metal siding. Additionally, the proposed sidewalks on the site form an interconnected network, allowing patrons to move effortlessly around the buildings.

The city architect recommends modifications to the design of the building addition and proposed buildings to ensure they complement the existing church. In order to accomplish this, the brick and roofing should be in the same color family as the existing church, the proposed windows should be the same Pella line or an identical designed window, and the brick base should be removed from the maintenance building. Furthermore, the city's landscape architect comments should be incorporated into the proposed development. With the recommended changes from the city architect and landscape architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.

V. ACTION

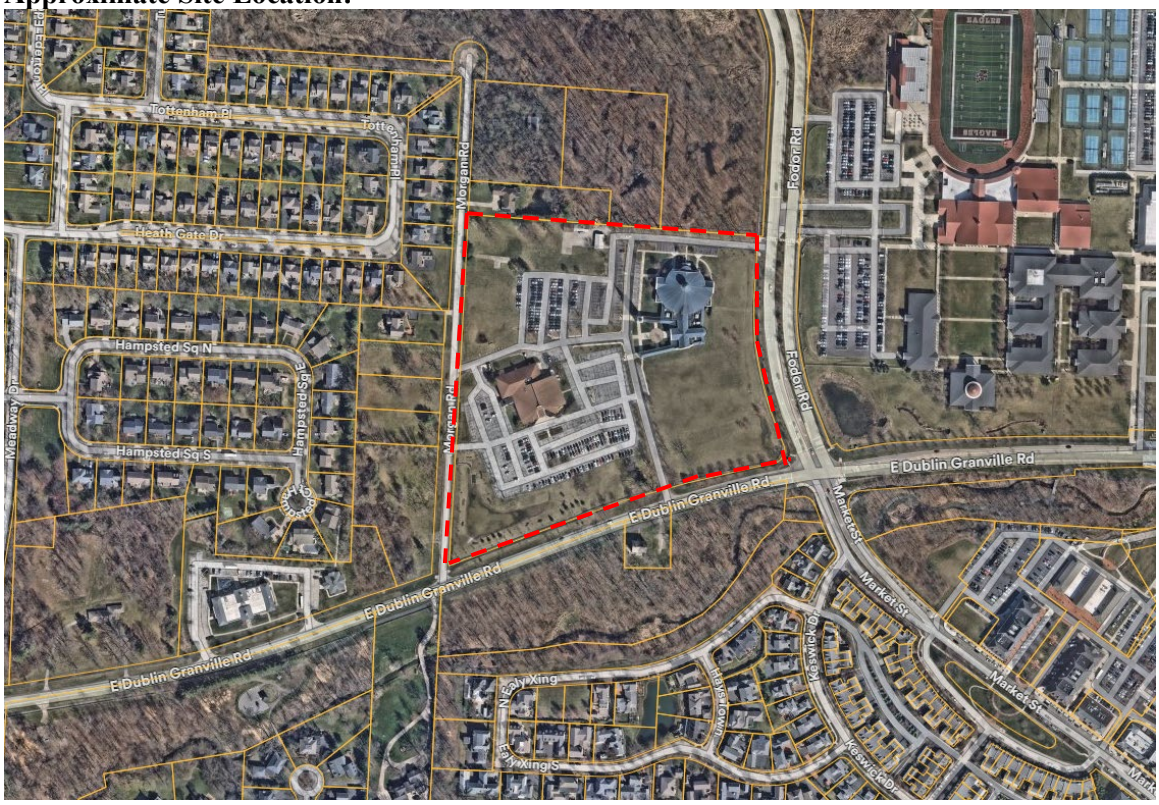
Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-35-2024:

Move to approve Certificate of Appropriateness application ARB-35-2024 with the following conditions:

1. The applicant must revise the design and drawings per the city architect's comments and the rendering provided, subject to staff approval:
    a. The brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design on the Parish Community Center and Life Parish Center buildings.
    b. Removal of the brick base on the proposed maintenance building.
2. That the applicant naturalizes the proposed Morgan Road street trees, subject to staff approval.
3. That the applicant should update the landscape plan to include the street tree quantities on Morgan Road in their landscape data table.
4. The applicant must revise the design and drawings per the city landscape architect's comments regarding landscaping, subject to staff approval:
    a. Hamamelis x intermedia 'Diane" (Diane Witch Hazel) to be identified as a deciduous shrub. Reformate plant list to meet requirements.
    b. Increase planning of deciduous shade trees as marked. Tree placement should adhere to the tree grouping standards.
5. Lighting uses cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.
6. A 10-foot public access and streetscape easement be provided extending from the edge of right-of-way along the east side of Morgan Road that extends the length of the property, subject to staff approval.

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

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

Dear Scott Harper,

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

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

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

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

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Monday, June 17, 2024

The New Albany Architectural Review Board took the following action on 06/10/2024 .

Certificate of Appropriateness

Location: 6358 DUBLIN GRANVILLE RD
Applicant: Scott Harper,

Application: PLARB20240035
Request:
Motion: To approve

Commission Vote: Motion Tabled, 5-0

Result: Certificate of Appropriateness, PLARB20240035 was Tabled, by a vote of 5-0.

Recorded in the Official Journal this June 17, 2024

Condition(s) of Approval:

Staff Certification:

Sierra Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
July 8, 2024

NEW ALBANY LIBRARY WALL SIGNS
CERTIFICATE OF APPROPRIATENESS

LOCATION:	200 Market Street
APPLICANT:	Morrison Sign Company Inc.
REQUEST:	Certificate of Appropriateness
ZONING:	C-PUD; Comprehensive Planned Unit Development
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-21-2024

Review based on: Application materials received on April 18 and June 21, 2024.

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The application was originally heard on May 13, 2024. During the May meeting the board expressed concerns about the title, design, and location of the sign. The ARB comments included:

- The concerns included the sign being off centered on the building and it being located above a loading dock;
- The size of the sign due to the length of the title and asked if the sign content could be condensed; and
- The order of the wording not matching the text on the front façade's sign;

The applicant requested to table the application to address the board's concerns. On June 10, 2024 at the applicant's request, the ARB tabled the application again allow for additional time to address all of the concerns pointed out by the board members. Since then, the applicant has submitted four sign options and a written narrative for the board to consider.

The applicant requests a certificate of appropriateness to allow a wall sign to be installed at 200 Market Street for the New Albany Library. The wall sign is proposed to be installed on the rear elevation facing Rose Run Park at the northeastern corner of the building.

II. SITE DESCRIPTION & USE

The property is zoned under the 1998 New Albany Company zoning district Subarea 4A: Market Street text. The New Albany branch of the Columbus Metropolitan Library is located in Market Square at 200 Market Street. According to the Franklin County Auditor the building was constructed in 2002. The library's parcel is approximately 1.6558 acres and has shared parking with the surrounding retail shops.

III. EVALUATION

Certificate of Appropriateness:

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness to be issued by the Architectural Review Board. No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
   - Per the city's sign code section 1169.14(a) each building or structure in the Village Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant proposes to install a new sign on the rear elevation.
   - The applicant has submitted four sign options for the ARB to consider and choose from. All four signs proposals are located at the same location on the building. Each of the options are evaluated below.

Wall Sign Option 1 Halo Illuminated Reverse Channel Letter Reduced Design

- City sign code Chapter 1169.16(d)(2) permits a maximum area of 45 square feet based on the building's frontage, allows one wall sign per business entrance. The building has 265.49+/- feet of frontage on Market Street and two business entrances.
    - Area: 11.17 square feet [meets code].
    - Location: the sign is proposed to be installed above the first story windows on the northeastern corner of the rear elevation of the building [meets code].
    - Lighting: Halo illumination [meets code].
    - Relief: 1 inch [meets code].
    - Colors: blue to match front elevation sign [meets code].

- The sign reads "Library."
- The sign panel is made out of aluminum which is a permitted sign material.
- C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material appears to be the same used on the front elevation sign.

Wall Sign Option 2 Hallo-Illuminated Reverse Channel Letter Enlarged Design

- City sign code Chapter 1169.16(d)(2) permits a maximum area of 45 square feet based on the building's frontage, allows one wall sign per business entrance. The building has 265.49+/- feet of frontage on Market Street and two business entrances.
    - Area: 19.89 square feet [meets code].
    - Location: the sign is proposed to be installed above the first story windows on the northeastern corner of the rear elevation of the building [meets code].
    - Lighting: Halo illumination [meets code].
    - Relief: the new submittal does not specify the relief. The city-codified ordinance Chapter 1169.16(d)(2) requires a minimum relief of 1 inch [requires clarification].
    - Colors: blue to match front elevation sign [meets code].

- The sign reads "Library."
- The sign panel is made out of aluminum which is a permitted sign material.
- C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material appears to be the same used on the front elevation sign.

Wall Sign Option 3 HDU Library Design

- City sign code Chapter 1169.16(d)(2) permits a maximum area of 45 square feet based on the building's frontage, allows one wall sign per business entrance. The building has 265.49+/- feet of frontage on Market Street and two business entrances.
    - Area: 32.8 square feet [meets code].

- Location: the sign is proposed to be installed above the first story windows on the northeastern corner of the rear elevation of the building [meets code].
- Lighting: no lighting proposed.
- Relief: the new submittal does not specify the relief. The city-codified ordinance Chapter 1169.16(d)(2) requires a minimum relief of 1 inch [requires clarification].
- Colors: black, white, and red [meets code].

- The sign reads "Columbus Metropolitan Library."
- The sign panel is made out of wood board overlay.
- C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material appears to be different than other sign types found in the area. It is not similar in color or design to the other signs found on the property [requires clarification].

Wall Sign Option 4 HDU Charlotte P. Kessler Design

- City sign code Chapter 1169.16(d)(2) permits a maximum area of 45 square feet based on the building's frontage, allows one wall sign per business entrance. The building has 265.49+/- feet of frontage on Market Street and two business entrances.
  - Area: 37.30 square feet [meets code].
  - Location: the sign is proposed to be installed above the first story windows on the northeastern corner of the rear elevation of the building [meets code].
  - Lighting: no lighting proposed.
  - Relief: the new submittal does not specify the relief. The city-codified ordinance Chapter 1169.16(d)(2) requires a minimum relief of 1 inch [requires clarification].
  - Colors: black, white, and tan [meets code].

- The sign reads "Columbus Metropolitan Library Charlotte P. Kessler."
- The sign panel is made out of wood board overlay.
- C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material appears to be different than other sign types found in the area. It is not similar in color or design to the other signs found on the property.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
   - The proposed sign is an appropriate sign-type for this tenant space.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The Architecture Review Board previously discussed concerns about the location of the sign during the May 13, 2024 meeting. The concerns included the sign being off center on the building and it being located above a loading dock which may obstruct the view of the sign. The applicant states in their written narrative that the location has not changed because the sign will only be visible to the public from the northeastern corner as it faces East Dublin Granville and Rose Run Park.
   - The sign position does not appear to block any architectural features.

4. *All buildings, structures and sites shall be recognized as products of their own time.*

- The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed sign is designed and scaled appropriately for this tenant space.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - Not Applicable

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - The does not appear to impair the essential form and integrity of the original structure.

IV. SUMMARY

The Architecture Review Board expressed concerns during the first meeting about the proposed sign's title, design, and location. The board found the title long and inverted compared to the existing front façade's lettering. In addition, the design was considered too large for the small northeast corner. Last, the location of the sign was determined to be unsuitable due to it being off center and near a loading dock. Since then, the applicant has provided four sign design options for the board to consider. However, all of the signs are positioned on the same location of the building as the first sign proposal. The applicant proposes maintaining the sign location on the northeastern corner of the building as reflected in the April application for visibility and easily identifies the building as the library for visitors arriving from the north.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-21-2024:
Move to approve Certificate of Appropriateness application ARB-21-2024.
(Conditions may be added)

Approximate Site Location:



Source: Near Map

To: Alan Hinson, Chair, New Albany Architectural Review Board
From: Kristin Sutton, Government Relations Manager, Columbus Metropolitan Library
Date: July 8, 2024
Re: ARB-21-2024

Summary

Morrison Sign Company, Inc. on behalf of Columbus Metropolitan Library (CML) submitted ARB-21-2024 to the New Albany Architectural Review Board (ARB) on April 18, 2024. The application was heard on May 13, 2024, and was tabled until a future hearing to allow CML to respond to board concerns. The intent of the application remains to assist residents and visitors approaching the area from the north and through Rose Run Park in easily locating the library. Following the May hearing, CML reviewed alternatives to address ARB concerns and proposes four new sign design options for consideration for installation on the northeastern corner of the building.

Sign Location

The ARB asked CML to provide information on why the proposed sign location is not centered on the rear of the building. Following the May ARB hearing, CML staff reviewed alternate placement options for the sign.

Staff advised that the *Tree of Knowledge*, a paperbark maple, would block visibility of the sign should it be located in the center position. CML understands from prior conversations with city leadership that removal of the tree would not be viewed favorably, and the library has no plans for removal. Placing the sign in this area of the building exterior would not achieve the goal of identifying the library for residents on the bicycle or walking paths located north of the Raines Crossing pedestrian bridge.

The ARB also inquired whether CML has any future capital plans to add a rear entrance to the building. The Library Board of Trustees has reviewed this option and has no plan to add an additional building entrance.

As such, CML proposes maintaining the sign location on the northeastern corner of the building as reflected in the April application. This location allows visibility and easily identifies the building as the library.

Sign Design

CML asked Morrison Sign Company, Inc. to design four alternate sign options (see below) that reflect changes the ARB discussed at the May hearing.

Two of the designs include the word *Library* in halo-illuminated reverse channel letters, consistent with what was included in the original application and reflective of the design of the sign on the front of the building. To address ARB concerns on the size of the sign, which was 27” high in the original application, the new design options include 2 letter heights—13.1” and 17.9”. The other 2 sign options display the CML logo and are high density urethane, similar to signs on other buildings in the city.

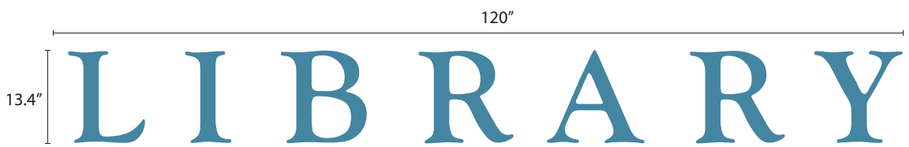
The official name of the library is New Albany Branch of the Columbus Metropolitan Library. The addition of “Charlotte P. Kessler” on the sign’s second line is optional. However, CML believes its inclusion is an appropriate recognition of a significant donor gift.

Conclusion

CML respectfully requests the ARB to approve installation of one of the new designs on the northeastern corner of the library to assist in the identification of the building by residents and visitors arriving from the north.

Option 1

Halo-Illuminated Reverse Channel Letter

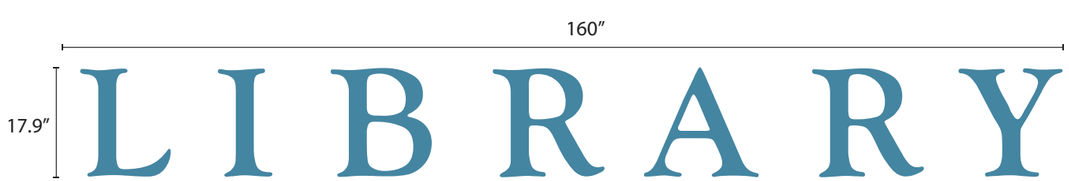






Option 2

Halo-Illuminated Reverse Channel Letter

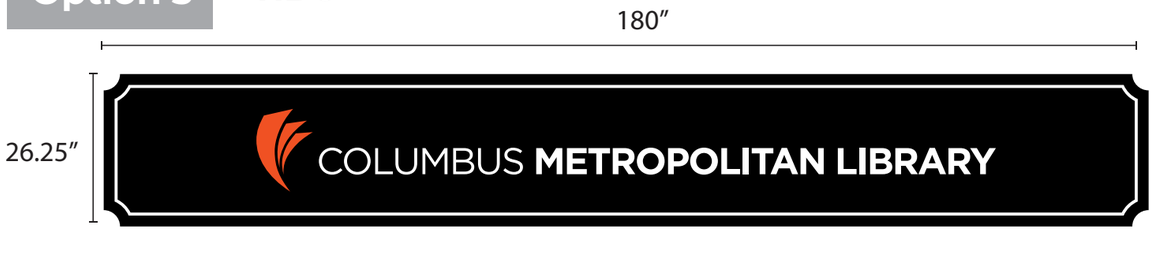


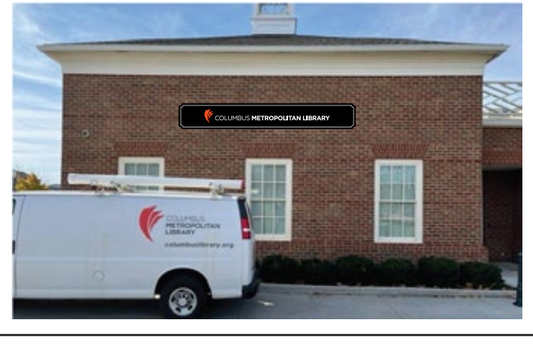




Option 3

HDU

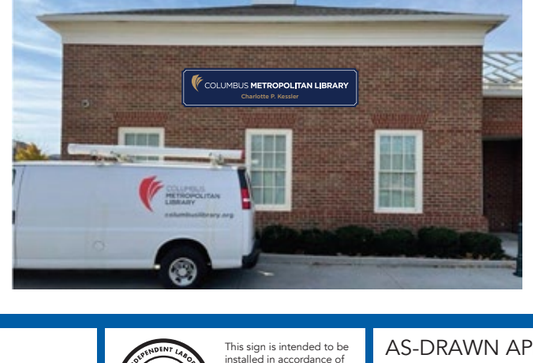




Option 4

HDU





MORRISONSIGN
2757 Scioto Parkway, Columbus, OH 43221
614.276.1181 • morrisonsigns.com

Client: Columbus Metropolitan Library | New Albany Drawing Date: 06-18-24

Project: Halo Lit Wall Sign Drawing #: 23-663 SP: SW D: BW

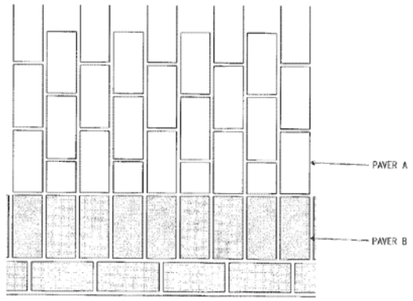
This sign is intended to be installed in accordance of article 600 of the National Electric Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

AS-DRAWN APPROVAL:

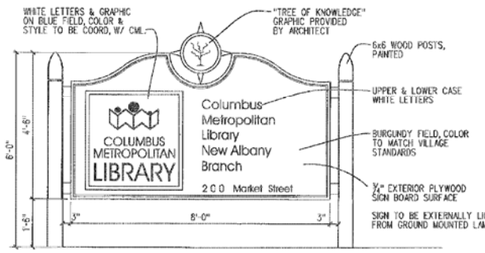
Client Signature:_____ Date:_____

Morrison will not begin production until client signature is received on proof. Your signature indicates responsibility for the accuracy of this proof and any adjustments after signature is received will incur additional costs and/or delays.

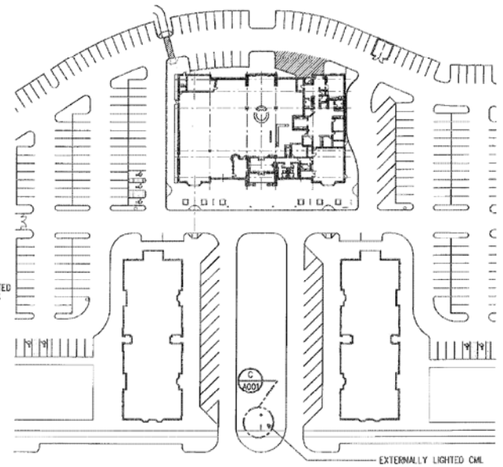
This design is the property of Morrison Sign Company, Inc and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars ($250.00) and is protected by U.S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.



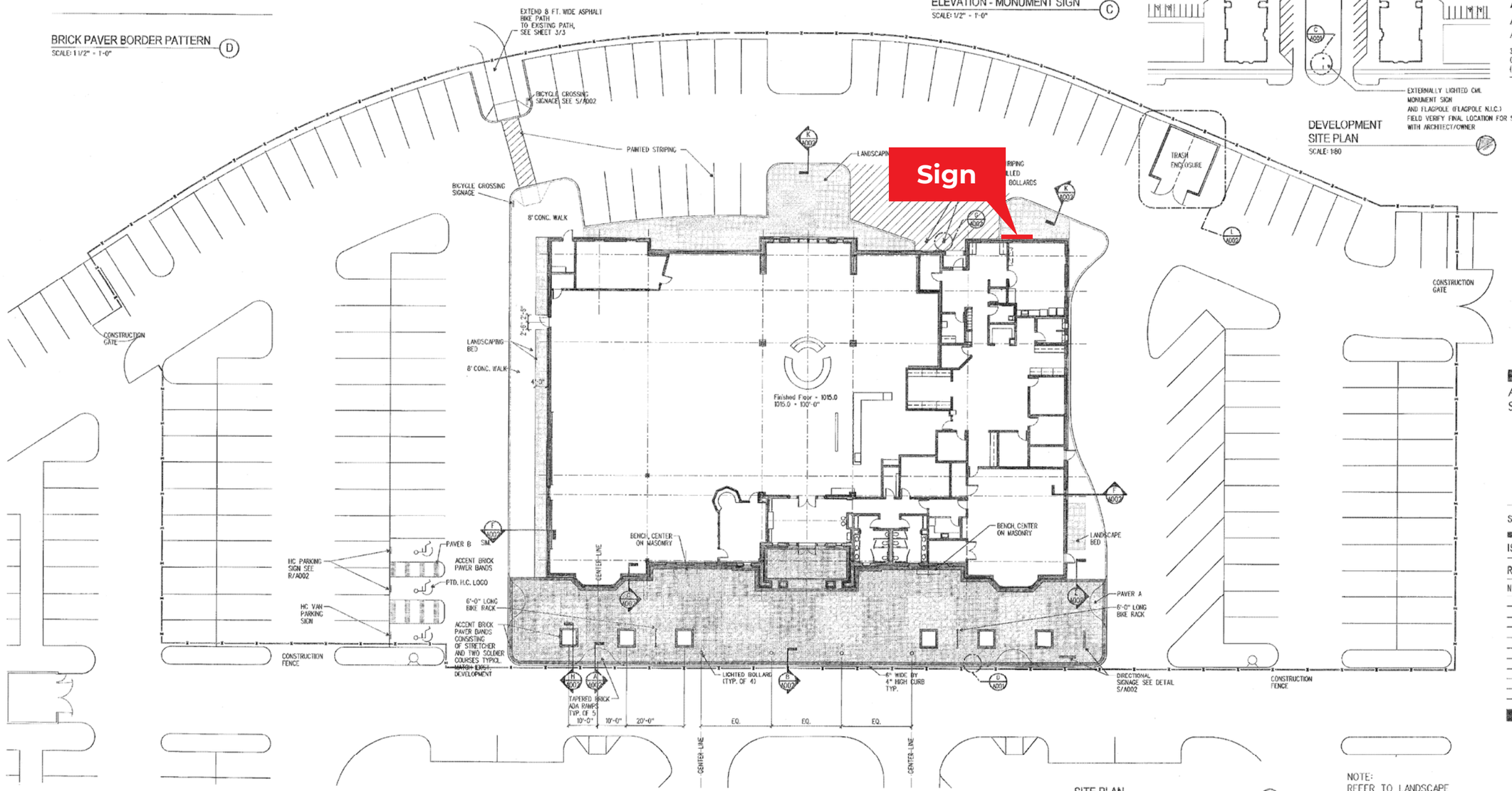
BRICK PAVER BORDER PATTERN
SCALE: 1 1/2" = 1'-0" (D)



ELEVATION - MONUMENT SIGN
SCALE: 1/2" = 1'-0" (C)



DEVELOPMENT SITE PLAN
SCALE: 1:80



SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE:
REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

COLUMBUS METROPOLITAN LIBRARY

NEW ALBANY BRANCH
LIBRARY CONSTRUCTION

PROJECT NUMBER: CML3

ACOCK ASSOCIATES
ARCHITECTS
383 NORTH FRONT STREET
COLUMBUS, OHIO 43215
(614) 228-1586

ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

ISSUE DATE: CONSTRUCTION SET 8/27/02

REVISIONS

NUMBER DATE

A001

09/27/2002 04:52:47 PM
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NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
July 8, 2024

CHURCH OF THE RESURRECTION BUILDING ADDITIONS
CERTIFICATE OF APPROPRIATENESS

LOCATION:	6300 E. Dublin-Granville Road (PID: 222-000373)
APPLICANT:	Scott R. Harper
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code, Campus sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-35-2024

Review based on: Application materials received on June 26, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval to add one addition to the existing church and two new, additional free-standing buildings on the church property. The proposed buildings included on this application are:

A. 18,000 sq. ft. one-story Parish Community Center (attached to the existing church)
B. 29,200 sq. ft. two-story Parish Life Center
C. 8,200 sq. ft. one-story (with mezzanine) Maintenance Storage building

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. The proposed addition and new buildings qualify as such a change and thus requires review and approval by the board.

The Architectural Review Board first heard the application on June 10, 2025. The application was tabled to allow the applicant time to address the ARB's landscaping comments that were raised at the meeting. The applicant has since updated the plans with additional information.

II. SITE DESCRIPTION & USE

The Church of the Resurrection site is zoned Urban Center District and is within the Campus and Rural Residential sub-district. The northwest corner of the Church of the Resurrection's property is in the Rural Residential sub-district where single family homes used to be. Urban Center Code section 4.1 allows religious exercise facilities uses within these subareas. The site currently contains two structures and is 17.1 acres in size. Additionally, there are accessory storage buildings near the rear property line that will be removed.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

A. Parish Community Center

- The applicant proposes to construct an 18,000 sq. ft. addition to the existing church to develop a community hall on the property.
- The new addition is connected to the existing church by a 1,400 sq. ft. atrium that is surrounded on both sides by outdoor hardscapes.
- The applicant proposes to use brick, gray asphalt roof shingles, and arched windows that closely match the existing church façade.
- The proposed atrium is developed with white Hardie board lap siding.
- Section 8(III.2) of the Design Guidelines & Requirements states the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the "American Architectural Precedent" section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches.
    - The applicant proposes a brick and Hardie board lap siding on the addition that is consistent with the way traditional materials would have been used. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center. Additionally, the addition has high-style designs including arched windows, brick accents, and multiple entrances.
    - <u>The city architect has reviewed the proposed addition and states that the use of brick and Hardie board is architecturally appropriate in relation to what is existing. However, the proposed brick mortar and tooling should match, and the proposed brick and roof colors should be within the same color family as the existing Church. Additionally, the proposed windows should be the same Pella line or an identical design subject to staff approvals.</u>
    - <u>Staff recommends a condition of approval requiring that the brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design subject to staff approval.</u>
- Section 8(III.3) of the Design Guidelines & Requirements (DGRS) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
    - The proposed addition is oriented toward a primary street and the entrance is easy to locate with architectural features such as brick accents and entry columns and a roof.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
    - The proposed addition is similar to the existing church and includes features such as a varying roof and vertically-proportioned window panes. <u>The city architect has reviewed this proposed addition and states that the addition is architecturally appropriate and is compatible with the existing church. As mentioned above for proposed materials, the same condition would apply.</u>

B. Life Parish Center

- The applicant proposes to construct an 29,200 sq. ft. two-story building that is adjacent to the existing church with proposed sidewalks connecting the two buildings.

- The applicant proposes to use brick, gray asphalt roof shingles, and windows that matches the existing church. Additionally, the applicant proposes to use white Hardie board lap siding along the second-floor corners of the building which would match the proposed Parish Community Center.
- Section 8(III.2) of the Design Guidelines & Requirements states the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the "American Architectural Precedent" section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches.
    - The applicant proposes a brick and Hardie board lap siding on the proposed building that is consistent with the way traditional materials would have been used. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center. Additionally, the building has high-style designs including arched windows, brick accents, archways, and vestibules at some of the entrances.
    - The city architect has reviewed this proposed building and states that the use of brick and Hardie board is architecturally appropriate in relation to what is existing. However, the proposed brick mortar and tooling should match, and the proposed brick and roof colors should be within the same color family as the existing Church. Additionally, the proposed windows should be the same Pella line or an identical design subject to staff approval.
    - Staff recommends a condition of approval requiring that the brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design subject to staff approval.
- Section 8(III.3) of the Design Guidelines & Requirements (DGRS) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
    - The proposed building has entrances on all four sides with entrances oriented toward the street. All entrances include distinct architectural features such as vestibules, brick arches, double-doors, and arched niches.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
    - The proposed addition is similar to the existing church and includes features such as a varying roof and vertically-proportioned window panes. The city architect has reviewed this proposed addition and stated that the addition is architecturally appropriate and is compatible with the existing Church. As mentioned above for proposed materials, the same conditions would apply.

C. Maintenance Building

- The applicant proposes to construct a 8,200 sq. ft. maintenance and storage building with a mezzanine located at the northwest corner of the property.
- The applicant proposes to use white vertical metal siding. Additionally, the applicant proposes a light gray standing seam metal roof.
- The city architect reviewed the application and remarks that using Hardie board for the proposed Parish Life Center, along with its application in the atrium, creates a cohesive

narrative. This approach ensures that the new maintenance building, with its vertical metal siding, feels integrated and architecturally compatible with the site.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Urban Center Code Section 2.143.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
- Urban Code Center Section 5.12 requires street trees to be installed at a rate of 25' off-center
    - Since the site is existing, street trees and tree lawn are already incorporated along Fodor Road and E. Dublin-Granville Road.
    - The applicant is proposing to install street trees along the Morgan Road frontage to meet this requirement. Additionally, the applicant is naturalizing the trees.
    - Staff recommends a condition of approval requiring the applicant to update the landscape plan to include the street tree quantities on Morgan Road in their landscape data table.
- On April 11, 2016, the site went before the ARB (ARB-21-2016) for a parking lot expansion and modification. One of the conditions of approval was that the applicant did not have to do the required evergreen hedge around the parking lot. Therefore, the applicant is not required to screen the additional parking that is being added.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and had no further comments for the applicant to address.

Updated Landscaping

- The applicant has revised the landscaping plans since the June 10, 2024 ARB meeting.
- The site plan was revised to eliminate the tree screening on the east side of the proposed asphalt drive aisle/fire access lane and the site plan now shows shrubs with a 1 to 1.5-foot-tall mound to provide road screening from the drive aisle/fire access lane.
    - The City Landscape Architect has reviewed and approved the mounding and landscape design.
    - Staff recommends a condition of approval that the proposed mound is subject to staff approval.
- During the June 10, 2024 meeting, the applicant stated that the existing dry basin would be converted to a wet basin which is now shown on the plans.
    - Dry basins and wet basins have the same development standards for shape, slope, and landscaping therefore, staff recommends a condition of approval that the design of the proposed wet basin is subject to staff approval.
- The applicant is now proposing two additional street trees near the intersection of E Dublin-Granville Road and Fodor Road.

Lighting

- A detailed lighting plan was not submitted for review. Therefore, the staff recommends a condition of approval requiring submission of such a plan to ensure the lighting uses cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site.

Vehicular and Pedestrian circulation:

- Urban Center Code section 2.140.1 states parking shall be provided as needed and supported by evidence-based standards.

- The applicant provided a parking statement indicating that the new church was dedicated in 2004 and the total number of parking spaces was based upon total seats in the church at one parking spaces per 5 seats. A total of 397 spaces were developed at that time. Parking improvements were made in 2015 and the total number of spaces increased from 397 to 468 spaces. C.O 1167.05(C)(1) requires one parking space for each three seats in a main auditorium and the applicant is now proposing 545 spaces, which exceeds code requirements.
- There is a total of 468 parking spaces currently on site and the applicant is proposing to increase parking by 77 spaces for a total of 545 parking spaces. Additionally, the existing parking is reconfigured to accommodate the proposed addition and new buildings.
- The proposed dimensions of the parking spaces appear to meet code requirements.
- Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
    - There are currently two bike racks and applicant is adding two additional bike racks.

- There is no sidewalk proposed or required along Morgan Road as part of this development. However, the city recommends a condition of approval requiring the church to dedicate a public access easement along the east side of Morgan Road so a future sidewalk or leisure trail can be accommodated in the future. <u>The city recommends a 10-foot public access and streetscape easement be provided extending from the edge of right-of-way along the east side of Morgan Road that extends the length of the property.</u>

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - With the recommended changes from the city architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
    - It appears that the applicant has designed the addition and two new buildings in a way that is appropriate to the historic character and design of the existing church and ministry.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
    - With the recommended changes from the city architect, this requirement will be met.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
    - Not Applicable.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
    - With the recommended changes from the city architect, it does not appear that proposed addition and new buildings would harm the form and integrity of the original structure.

Urban Center Code Compliance

The site in question is located in the Campus area within the Urban Center District. The existing building typology is Civic and Institutional. The proposal complies with all typology standards listed in this section of the Urban Center Code.

1. Lot and Building Standards
   Campus (UCC Section 2.138)

Standard	Minimum	Maximum	Proposed
Street Yard	30’	No max	30’-85’
Side Yard	20’	No max	N/A
Rear Yard	20’	No max	20’
Stories	1	4	1-2
Height	No min	55’	All proposed are under 40 feet

The Urban Center code does not have minimums or maximums for the following standards: lot area, lot width, lot coverage, and building width.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that New Albany’s goal is to encourage a consistent approach when new public buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The designs for the three buildings are of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing church. The use of Hardie board is appropriate as it allows the proposed maintenance building to feel as if it belongs even with the proposed metal siding. Additionally, the proposed sidewalks on the site form an interconnected network, allowing patrons to move effortlessly around the buildings.

The city architect recommends modifications to the design of the building addition and proposed buildings to ensure they complement the existing church. In order to accomplish this, the brick and roofing should be in the same color family as the existing church, the proposed windows should be the same Pella line or an identical designed window, and the brick base should be removed from the maintenance building. Furthermore, the city’s landscape architect comments should be incorporated into the proposed development. With the recommended changes from the city architect and landscape architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

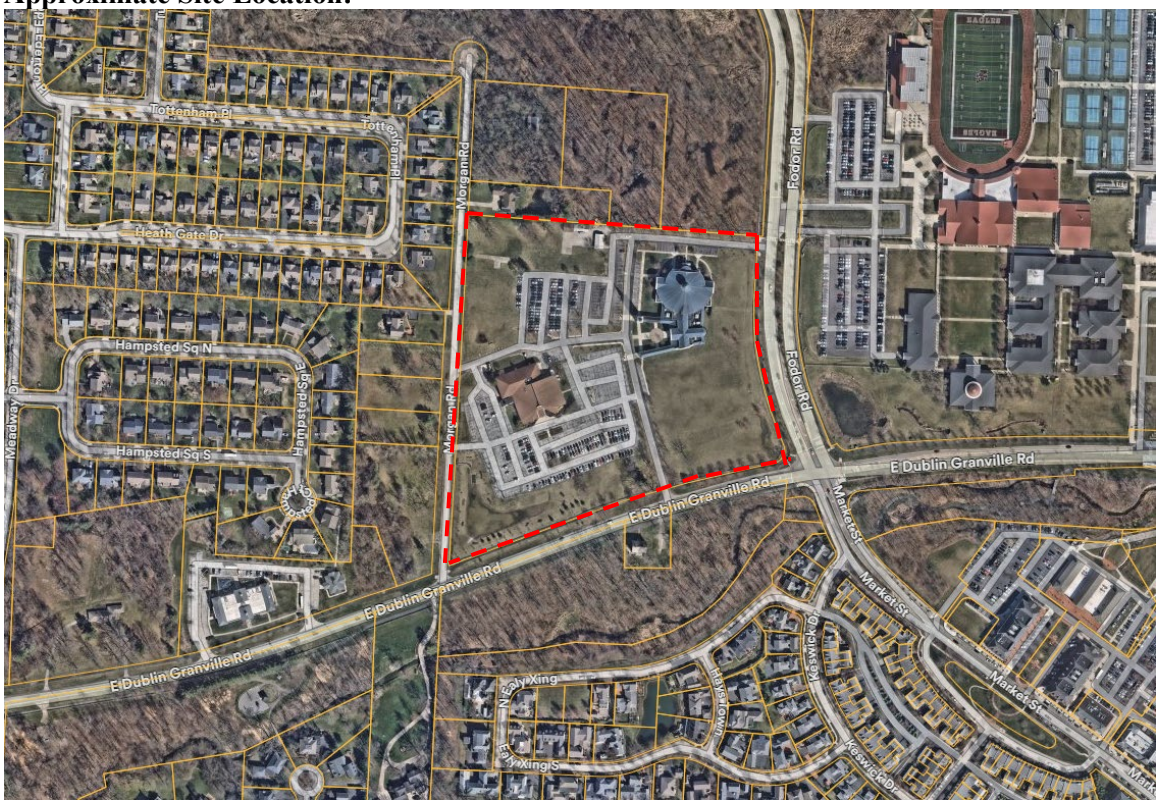
Suggested Motion for ARB-35-2024:

Move to approve Certificate of Appropriateness application ARB-35-2024 with the following conditions:

1. The applicant must revise the design and drawings per the city architect’s comments and the rendering provided, subject to staff approval:
   a. The brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design on the Parish Community Center and Life Parish Center buildings.
2. That the applicant should update the landscape plan to include the street tree quantities on Morgan Road in their landscape data table.
3. That the proposed mounding is subject to staff approval.

4. That the design of the proposed wet basin is subject to staff approval.
5. Lighting uses cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.
6. A 10-foot public access and streetscape easement be provided extending from the edge of right-of-way along the east side of Morgan Road that extends the length of the property, subject to staff approval.

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 6300 E. Dublin Granville Rd.

Parcel Numbers 222-000373-00

Acres 17.10 # of lots created _____

Choose Application Type	Circle all Details that Apply			
☐ Appeal				
☒ Certificate of Appropriateness				
☐ Conditional Use				
☐ Development Plan	Preliminary	Final	Comprehensive	Amendment
☐ Plat	Preliminary	Final		
☐ Lot Changes	Combination	Split	Adjustment	
☐ Minor Commercial Subdivision				
☐ Vacation	Easement		Street	
☐ Variance				
☐ Extension Request				
☐ Zoning	Amendment (rezoning)		Text Modification	

Description of Request: Application to the Architectural Review Board for facility improvements at Church of The Resurrection at 6300 E. Dublin Granville Rd.

Contacts

Property Owner's Name: The Diocese of Columbus
Address: 197 E. Gay St.
City, State, Zip: Columbus, OH 43215
Phone number: 614.228.2457 Fax: _____
Email: _____

Applicant's Name: Scott R. Harper
Address: 424A Beecher Rd.
City, State, Zip: Gahanna, OH 43230
Phone number: 614.895.2050 Fax: _____
Email: scott@harperae.com

Signature

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

Signature of Owner _____ Date: 5.9.24
Signature of Applicant _____ Date: 05/06/24

Church of The Resurrection - New Albany, Ohio

6300 East Dublin Granville Rd, New Albany, Ohio 43054

SITE CONSIDERATIONS AND EXISTING CONDITIONS:

The site of Church of the Resurrection is at the northwest corner of E. Dublin Granville and Fodor Roads in New Albany, Ohio.

Address: 6300 E. Dublin Granville Road, New Albany, Ohio 43054

The Church currently owns a total of 21.24 acres. 17.10 acres on the main parcel (corner of E. Dublin Granville and Fodor Roads) and 4.14 acres west of Morgan Road. Morgan Road is a dead end street serving the church and two parcels to the north of the church property. It also connects to nature trails and the wetlands preserve north of the property.

The immediate use to the east is the primary campus for New Albany Schools. Properties to the south are primarily residential with Market Street commercial developments to the southeast.

Properties to the west are primarily residential with a religious facility (The Chabad Center of Columbus) fronting on E. Dublin Granville Road. Further west is the new Presbyterian Church at Harlem Road.

Existing facilities on the site include the church, the church ministry center, storage buildings, and a rectory. The church ministry center is the oldest structure on the site, and was home to the first church. In 2004, a new church was dedicated along the Fodor Road frontage.

The church ministry center was designed prior to much of the surrounding development in New Albany, and prior to the current traditional Georgian aesthetic of the community. The church was designed to blend with the community aesthetic being a brick structure with a height and prominence easily recognized. The church was built set back from E. Dublin Granville Road to permit a future addition to the south.

Church of the Resurrection is within the New Albany "Urban Center Code" planning area. The Urban Center Code establishes separate typologies for properties and buildings within its planning overlay. COTR falls into the "Campus" designation.

PARKING STATEMENT:

There are currently 468 parking spaces serving the property.

Per the Urban Center Code Section 2.140.1 parking shall be provided as needed and supported by evidence based standards.

When the new church was dedicated in 2004 the total number of parking spaces on site was based upon the total seats in the new church at 1 parking space per 5 seats. Based upon Ohio Building Code standards the occupancy capacity was 1,630 seats at 18" per seat. 397 parking spaces were provided on site exceeding the code at that time.

Parking improvements were made in 2015 and the total number of spaces was increased to 468 from 397.

The current New Albany zoning code per Section 1167.05 (c) (1) requires one parking space per 3 seats in the main auditorium (church).

We are proposing to increase the parking spaces provided on site to 545 spaces. This exceeds the current requirement under Section 1167.05 (c) (1).

PROJECT & PROJECT ADDRESS:

Church of The Resurrection
6300 East Dublin Granville Rd.
New Albany, Ohio 43054

PH: (614) 855-1400

OWNER:

The Catholic Diocese of Columbus
197 E Gay St.
Columbus, Ohio 43215

PH: (614) 228-2457

ARCHITECT:

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230

PH: (614) 895-2050

harper
architectural studio

INDEX TO DRAWINGS:

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02	SP-2	SITE MASTER PLAN - PROPOSED IMPROVEMENTS
03	SP-3	SITE MASTER PLAN - CONCEPTUAL PHASE TWO
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05	A-2	PARISH COMMUNITY CENTER WEST AND SOUTH EXTERIOR ELEVATIONS
06	A-3	PARISH COMMUNITY CENTER EAST EXTERIOR ELEVATIONS
07	A-4	PARISH LIFE CENTER MAIN LEVEL FLOOR PLAN
08	A-5	PARISH LIFE CENTER SECOND LEVEL FLOOR PLAN
09	A-6	PARISH LIFE CENTER SOUTH EXTERIOR ELEVATIONS
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011	A-8	MAINTENANCE BUILDING FLOOR PLAN
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019	A-16	RENDERINGS
020	L-1	LANDSCAPE PLAN
021	L-2	FOUNDATION PLANTING DETAILS
022	L-3	LANDSCAPE NOTES AND DETAILS
023	L-4	ILLUSTRATIVE PLAN
024	L-5	SECTION AND PATH PHOTOS
025	C-X	UTILITY PLAN

PROPOSED IMPROVEMENTS:

New Buildings:

Parish Life Center - New church offices, meeting rooms, and nursery

Total Area - 29,200 SF

Parish Community Center - New event space, kitchen, storage, atrium

Total Area - 18,000 SF

Maintenance Building - New storage and service building

Total Area - 8,200 SF

Site Improvements - New parking areas, aisles, and walkways for new work

DATE INT. REVISIONS

Scott R. Harper License #10781
Expiration Date 12/31/2025

TITLE SHEET AND BUILDING INFORMATION
Church of the Resurrection
New Albany, Ohio

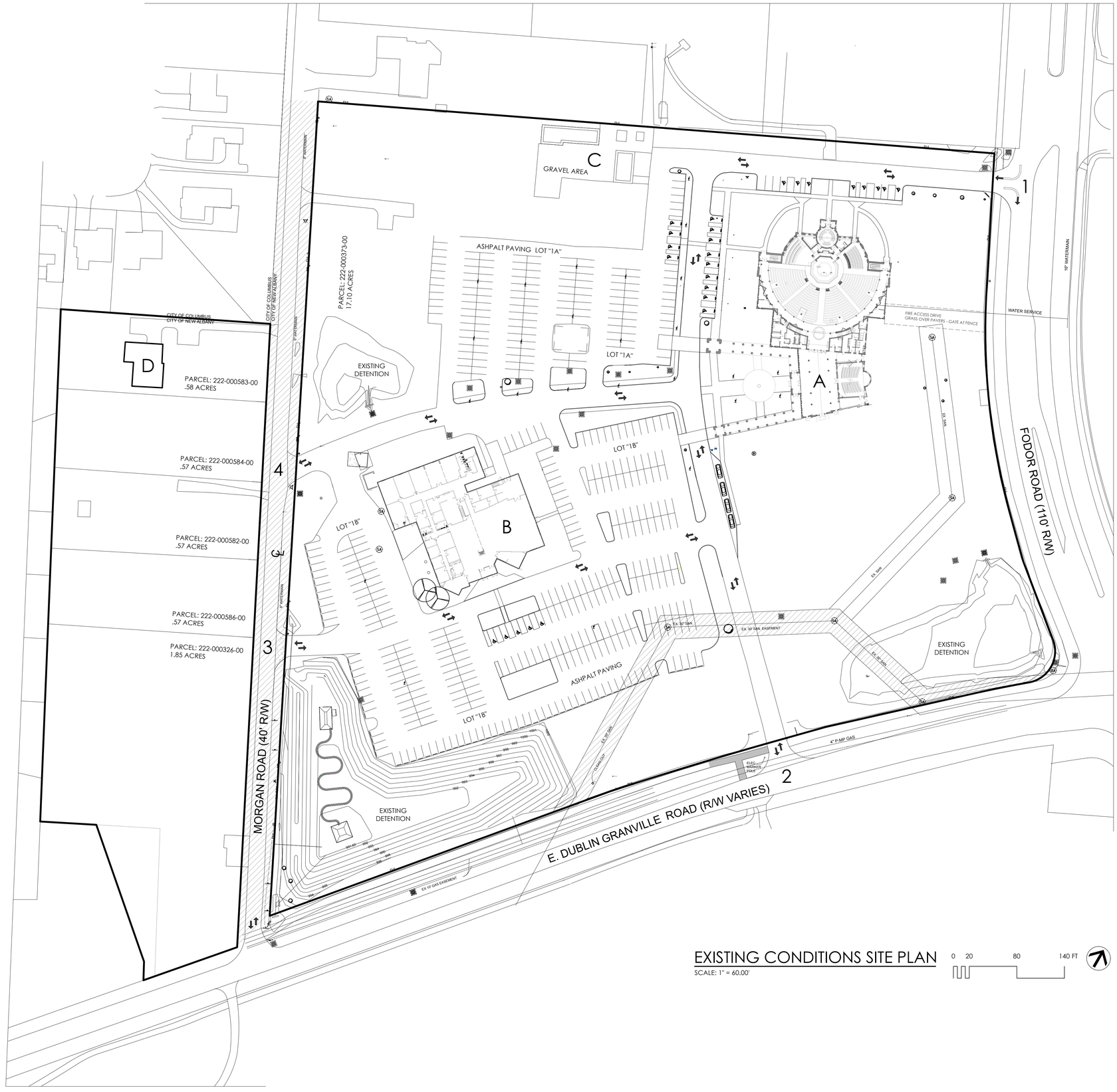
Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
PH: (614) 895-2050

SHEET DESIGNATION: TS

DATE: JUNE 18TH, 2024

SHEET #: 00

COPYRIGHT © 2024 HARPER ARCHITECTURAL STUDIO



EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 60.00'

0 20 80 140 FT

SUMMARY OF EXISTING CONDITIONS:

CHURCH ADDRESS:

6300 E DUBLIN GRANVILLE RD, NEW ALBANY, OH 43054

ACREAGE:

17.10 ACRES (MAIN PARCEL)
4.14 ACRES (MORGAN ROAD PARCELS)

SUMMARY EXISTING STRUCTURES:

A. EXISTING CHURCH (2004) 27,155 SQUARE FEET
B. EXISTING MINISTRY CENTER (1984 ORG.) 21,600 SF ±
C. EXISTING UNCONDITIONED STORAGE BUILDINGS
D. EXISTING RECTORY

EXISTING PRIMARY SITE VEHICULAR CIRCULATION:

EXISTING SIGNIFICANT CONSTRAINTS:

MORGAN ROAD RIGHT OF WAY
30" PUBLIC SANITARY EASEMENT

EXISTING PUBLIC VEHICULAR ACCESS POINTS:

1. FODOR ROAD LIMITED ACCESS RIGHT IN/RIGHT OUT
2. E. DUBLIN GRANVILLE (161 RURAL) FULL ACCESS
3. MORGAN ROAD FULL ACCESS
4. MORGAN ROAD FULL ACCESS

REVISIONS

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Expiration Date 12/31/2025

EXISTING CONDITIONS SITE PLAN

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

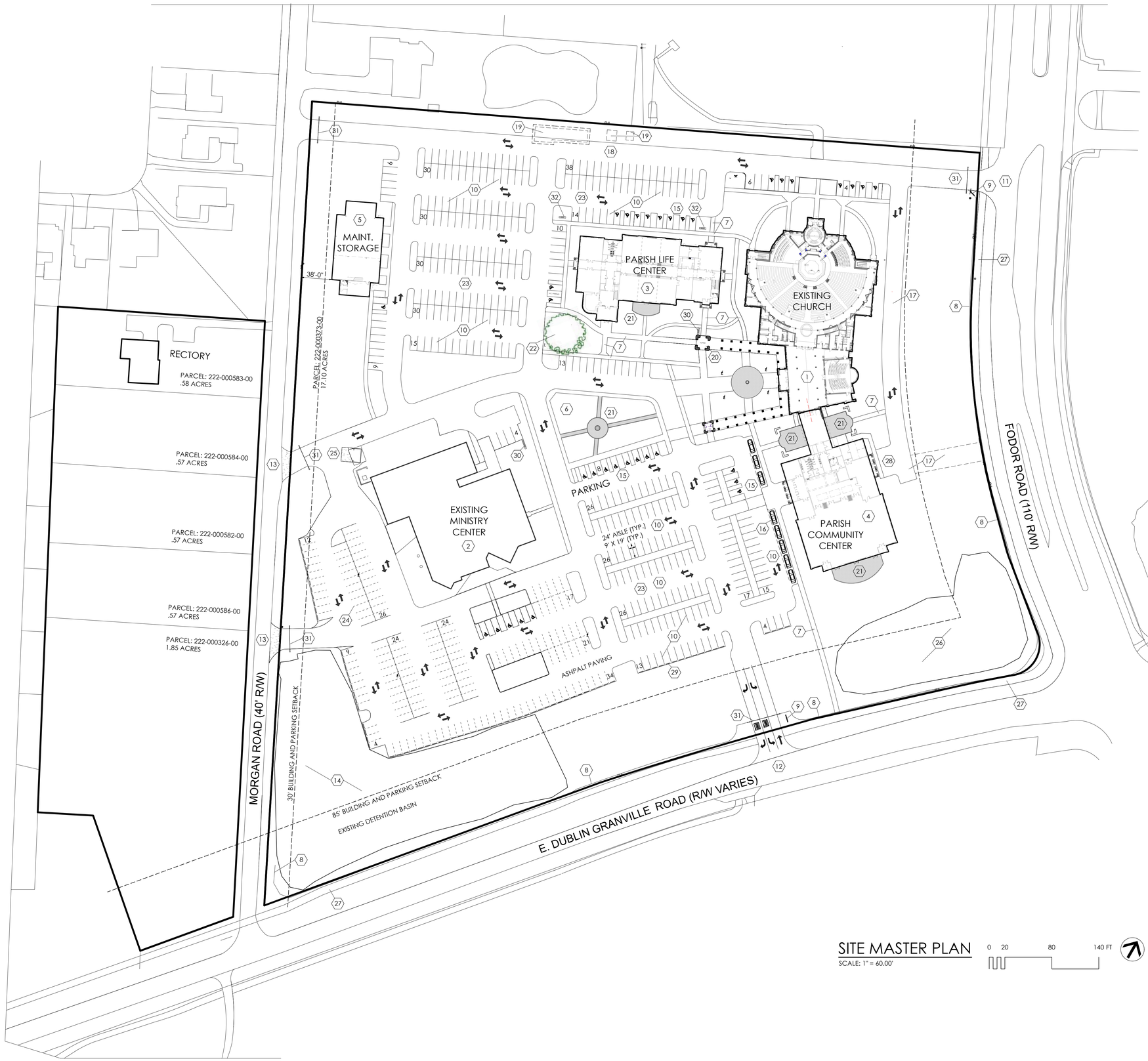
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DATE: JUNE 18TH, 2024

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SITE MASTER PLAN CODED NOTES

1. EXISTING CHURCH TO REMAIN.
2. EXISTING MINISTRY CENTER TO REMAIN.
3. NEW PROPOSED TWO STORY PARISH LIFE CENTER.
4. NEW PROPOSED ONE STORY PARISH COMMUNITY CENTER.
5. NEW PROPOSED MAINTENANCE BUILDING - ONE STORY WITH A MEZZANINE.
6. NEW GRASS AND LANDSCAPE AREAS TO BE CONSTRUCTED.
7. NEW SIDEWALKS AND PEDESTRIAN PATHWAYS TO BE CONSTRUCTED.
8. EXISTING 4 RAIL WHITE HORSE FENCE TO REMAIN ALONG FODOR AND E. DUBLIN GRANVILLE ROAD.
9. EXISTING GROUND SIGN TO REMAIN.
10. NEW PARKING AREAS TO BE CONSTRUCTED.
11. EXISTING DRIVE AISLE AT FODOR ROAD TO REMAIN.
12. EXISTING DRIVE AISLE AT E. DUBLIN GRANVILLE ROAD TO REMAIN. THE AISLE SHALL BE IMPROVED FOR RIGHT/LEFT OUT LANE.
13. EXISTING DRIVE AISLE AT MORGAN ROAD TO REMAIN.
14. EXISTING RETENTION BASIN TO BE IMPROVED AT THIS LOCATION.
15. NEW HANDICAPPED PARKING SPACES WITH SIGNAGE.
16. NEW VEHICLE DROP OFF LANE.
17. NEW DRIVE AISLE AND FIRE DEPARTMENT ACCESS LANE. CONTINUATION TO FODOR ROAD WITH GRASS APARATUS PAVERS SHALL BE PROVIDED TO FIRE DEPARTMENT GATE AND ACCESS POINT ALONG FODER ROAD.
18. NEW DRIVE AISLE ALONG THE NORTH SIDE OF THE PROPERTY.
19. LOCATION OF THE EXISTING UNCONDITIONED STORAGE BUILDINGS TO BE REMOVED.
20. LOCATION OF THE EXISTING BELL TOWER TO REMAIN.
21. LOCATION OF NEW OUTDOOR HARDSCAPE AREAS TO BE CONSTRUCTED.
22. LOCATION OF LEGACY MATURE OAK TREE TO REMAIN. WITH WHITE RAIL FENCE.
23. NEW ASPHALT PAVING AT NEW PARKING AREAS (TYPICAL).
24. EXISTING PARKING SPACES TO REMAIN ARE SHOWN DASHED.
25. LOCATION OF EXISTING DUMPSTER PAD AND ENCLOSURE TO REMAIN.
26. LOCATION OF EXISTING DETENTION AREA AT THE CORNER OF FODOR AND E. DUBLIN GRANVILLE ROAD.
27. EXISTING PAVED PEDESTRIAN PATHWAY ALONG FODOR ROAD AND E. DUBLIN GRANVILLE ROAD.
28. LOADING SPACE AT THE NEW DRIVE AISLE. THIS IS FOR LOADING ONLY. NO PARKING.
29. NEW PARKING BLOCKS AT NEW PARKING AT SOUTH SPACES.
30. EXISTING BICYCLE PARKING TO REMAIN - 4-SPACES
31. NEW OPERABLE GATES AT EACH VEHICULAR ACCESS POINT.
32. NEW BICYCLE PARKING TO BE ADDED - 4-SPACES.

NEW PROPOSED STRUCTURES:

NEW PROPOSED BUILDING (PARISH LIFE CENTER):

OFFICES / NURSERY / MULTI-PURPOSE MEETING ROOMS

NEW PROPOSED BUILDING (PARISH COMMUNITY CENTER):

ATRIUM / GATHERING SPACE / HALL / KITCHEN

NEW PROPOSED BUILDING (MAINTENANCE AND STORAGE):

MAINTENANCE OFFICE / STORAGE

TOTAL IMPROVED ONSITE PARKING SPACES = 545 SPACES

SITE MASTER PLAN

SCALE: 1" = 60.00'

0 20 80 140 FT

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SITE MASTER PLAN - PROPOSED IMPROVEMENTS

Church of the Resurrection

New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
PH: (614) 895-2050

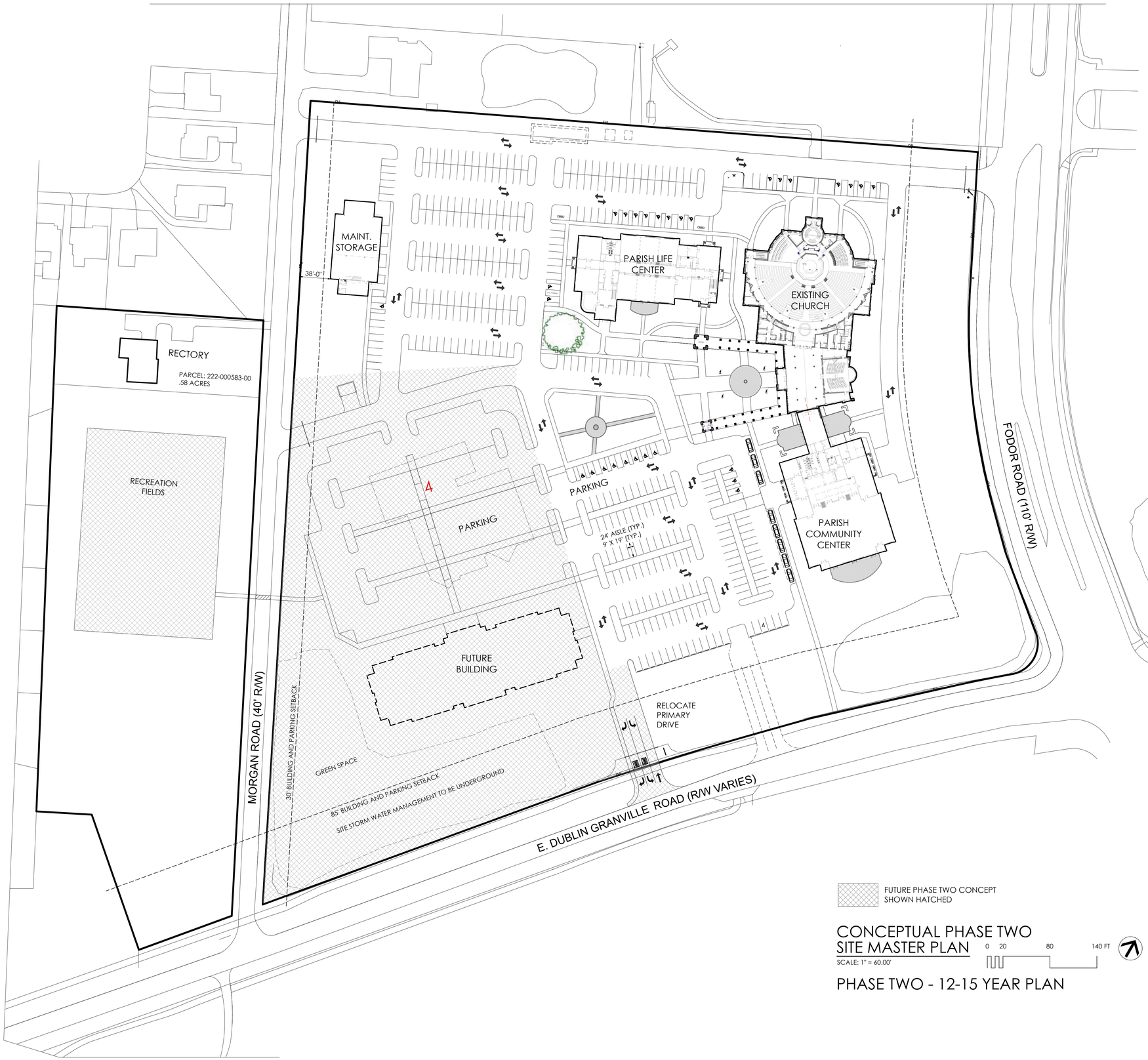
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FUTURE PHASE TWO CONCEPT
SHOWN HATCHED

CONCEPTUAL PHASE TWO
SITE MASTER PLAN

SCALE: 1" = 60.00'

0 20 80 140 FT

PHASE TWO - 12-15 YEAR PLAN

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SITE MASTER PLAN - CONCEPTUAL PHASE TWO

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New Albany, Ohio

Harper Architectural Studio, LLC
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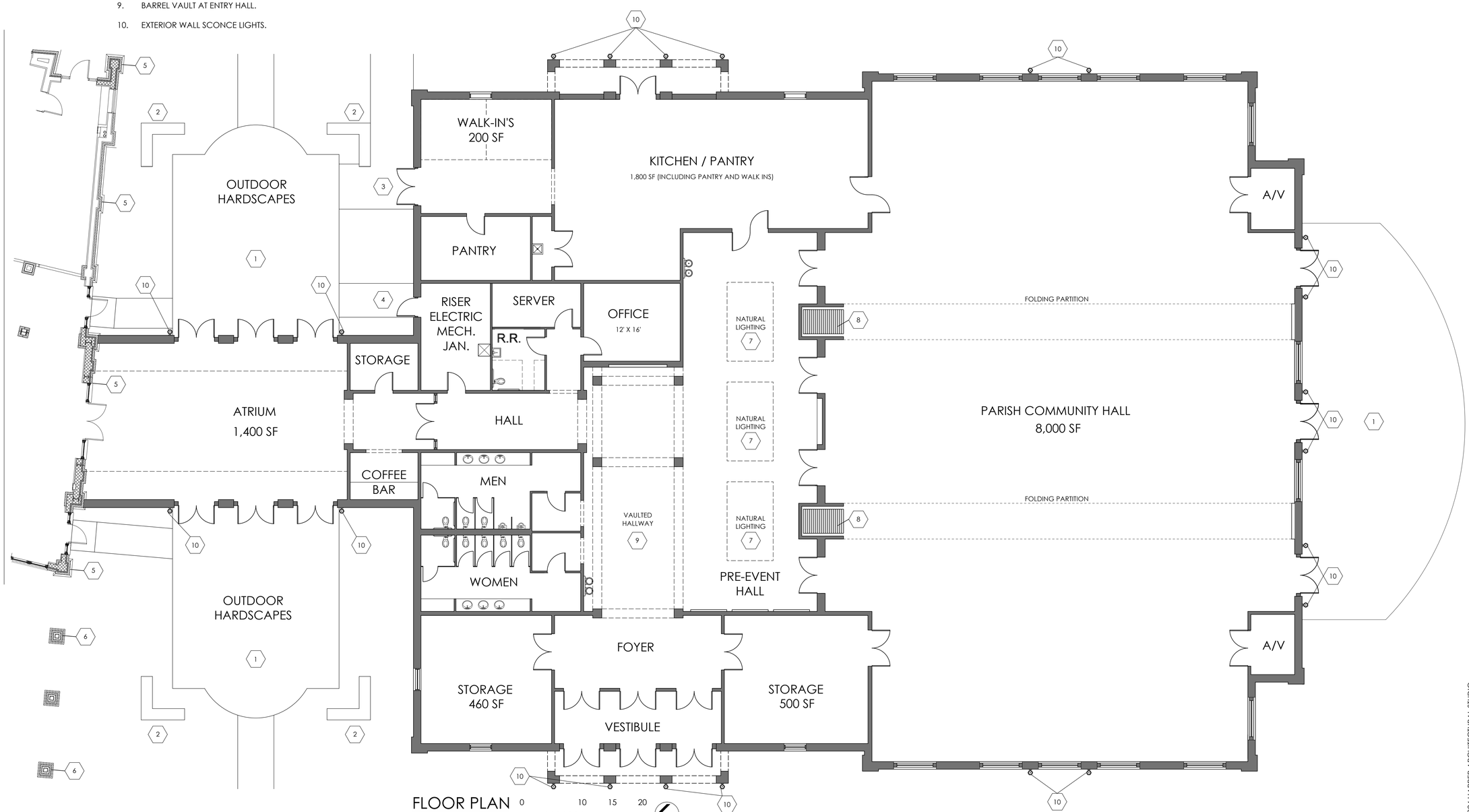
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ARCHITECTURAL CODED NOTES

1. OUTDOOR HARDSCAPES.
2. LOW BRICK WALLS WITH STONE CAPS.
3. KITCHEN SERVICE ENTRY DOORS.
4. DOOR TO RISER ROOM.
5. EXISTING SOUTH WALL OF THE CHURCH.
6. EXISTING BRICK PIERS AT THE EXISTING SOUTH PORTICO.
7. CLERESTORY NATURAL LIGHTING ABOVE THE PRE-EVENT HALL.
8. FOLDING PARTITIONS (TO SUB-DIVIDE THE COMMUNITY HALL).
9. BARREL VAULT AT ENTRY HALL.
10. EXTERIOR WALL SCONCE LIGHTS.



FLOOR PLAN

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

0 10 15 20

TOTAL AREA: 18,000 SF

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PARISH COMMUNITY CENTER - FLOOR PLAN

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
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ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. SIDING AT CORNICE AND GUTTER SYSTEM.
4. BRICK ROWLOCK WATER TABLE - 2 COURSE MODULAR
5. NEW ALUMINUM CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
6. LIMESTONE CROSS EMBEDDED INTO MAIN BRICK.
7. ARCHED NICHE FOR EXTERIOR STATUES.
8. LINEAR STONE ACCENTS.
9. EXISTING BELL TOWER.
10. EXISTING BRICK PIERS AT EXISTING PORTICO.
11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. EXTERIOR WALL SCONCE LIGHTS

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTIING CHURCH.

BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTIING CHURCH. USING THE DARKER TONES

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTING CHURCH.

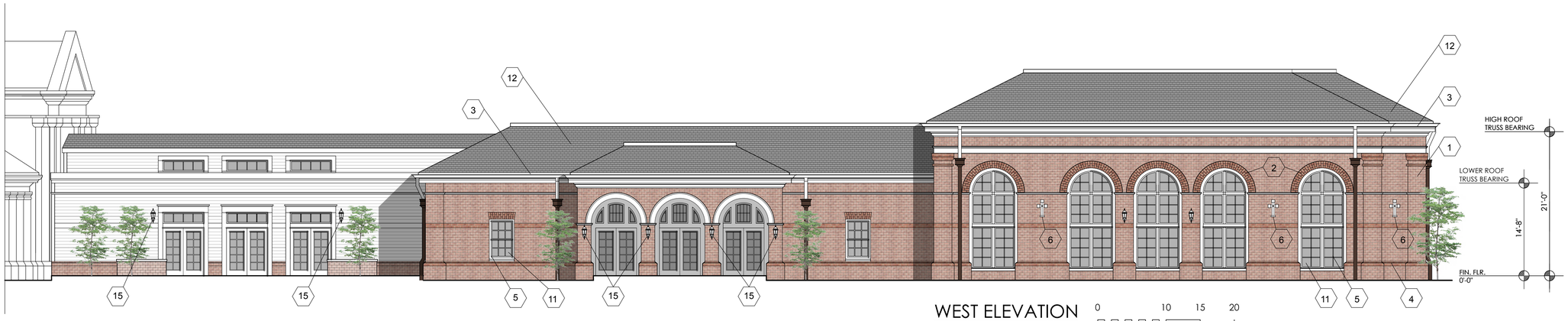
CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOORS DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING



WEST ELEVATION

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

0 10 15 20



SOUTH ELEVATION

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

0 10 15 20

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PARISH COMMUNITY CENTER - WEST AND SOUTH
EXTERIOR ELEVATIONS

Church of the Resurrection
New Albany, Ohio

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Gahanna, Ohio 43230
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ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. CUSTOM CORNICE AND GUTTER SYSTEM.
4. BRICK ROWLOCK WATER TABLE - 2 COURSE MODULAR
5. NEW ALUMINUM CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
6. LIMESTONE CROSS EMBEDDED INTO MAIN BRICK.
7. ARCHED NICHE FOR EXTERIOR STATUES.
8. LINEAR STONE ACCENTS.
9. EXISTING BELL TOWER.
10. EXISTING BRICK PIERS AT EXISTING PORTICO.
11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. EXTERIOR WALL SCONCE LIGHTS.

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTIING CHURCH.

BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTIING CHURCH. USING THE DARKER TONES

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTING CHURCH.

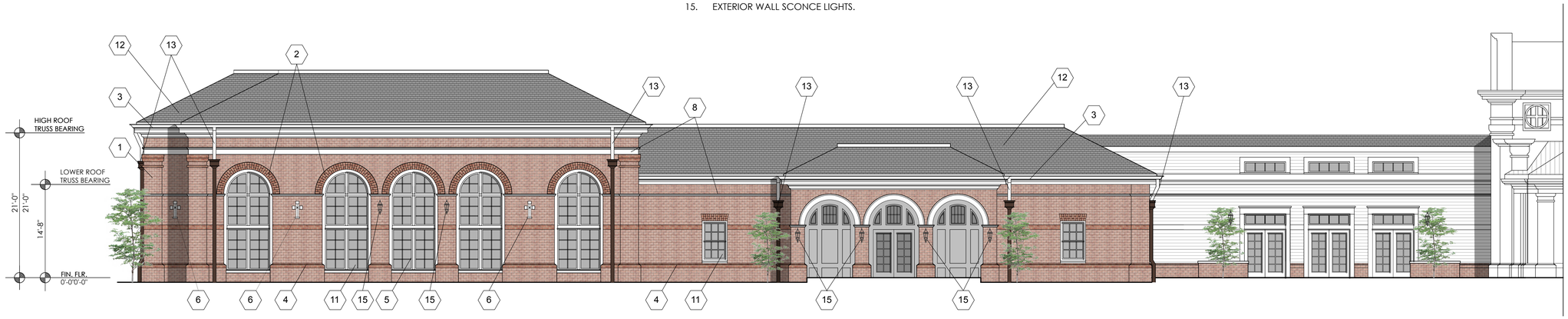
CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOUD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOORS DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

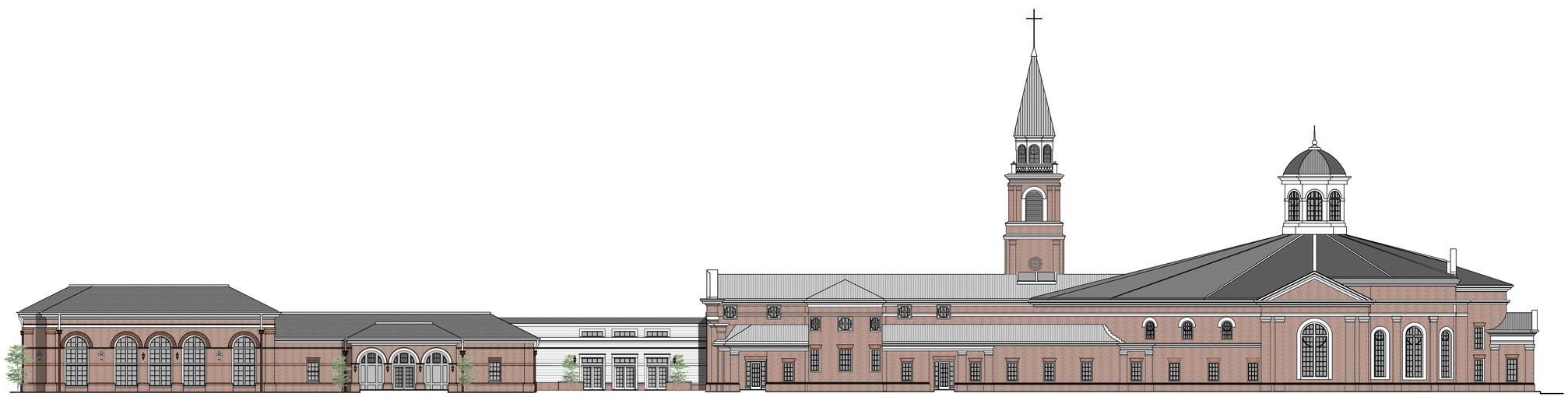
GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING



EAST ELEVATION

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

0 10 15 20



EAST ELEVATION (WITH CONTEXT)

SCALE: 1/32" = 1'-0"

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PARISH COMMUNITY CENTER - EAST EXTERIOR ELEVATIONS

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New Albany, Ohio

Harper Architectural Studio, LLC
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Gahanna, Ohio 43230
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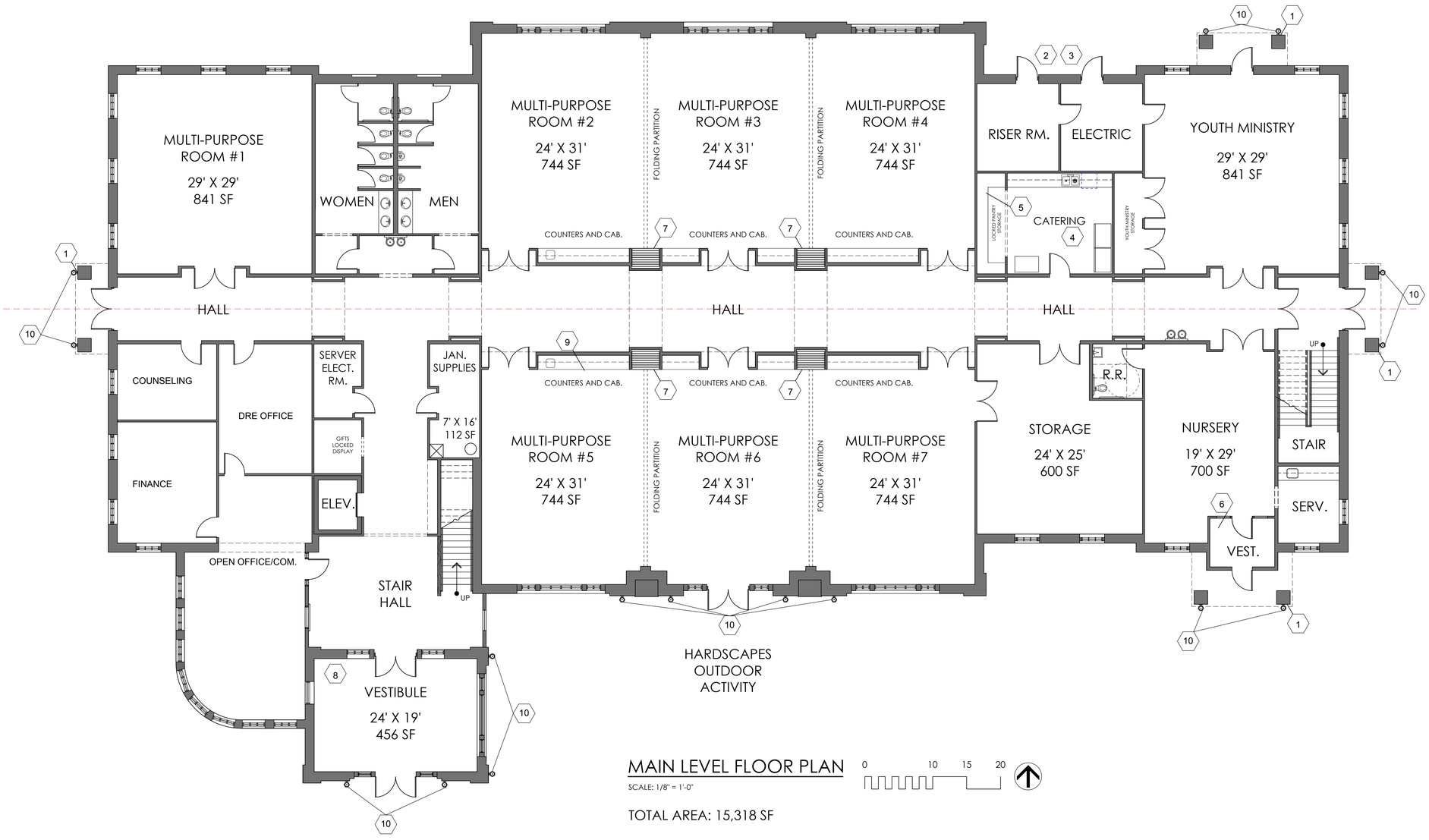
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ARCHITECTURAL CODED NOTES

1. BRICK COLUMN AT ENTRY.
2. EXTERIOR DOOR AT THE RISER ROOM.
3. EXTERIOR DOOR AT THE ELECTRICAL ROOM.
4. CATERING ROOM.
5. STORAGE SHELVES AND COMPARTMENTS WITHIN THE CATERING AREA.
6. NURSERY VESTIBULE AND SECURITY CHECK IN.
7. FOLDING PARTITIONS (TO SUB-DIVIDE THE MULTI-PURPOSE ROOMS).
8. NEW VESTIBULE ENTRY AND CONTROLLED ACCESS.
9. CABINETS AND COUNTERTOPS IN MULTI-PURPOSE ROOMS.
10. EXTERIOR WALL SCONCE LIGHTS.



MAIN LEVEL FLOOR PLAN

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

0 10 15 20

TOTAL AREA: 15,318 SF

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PARISH LIFE CENTER - MAIN LEVEL FLOOR PLAN

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
PH: (614) 895-2050

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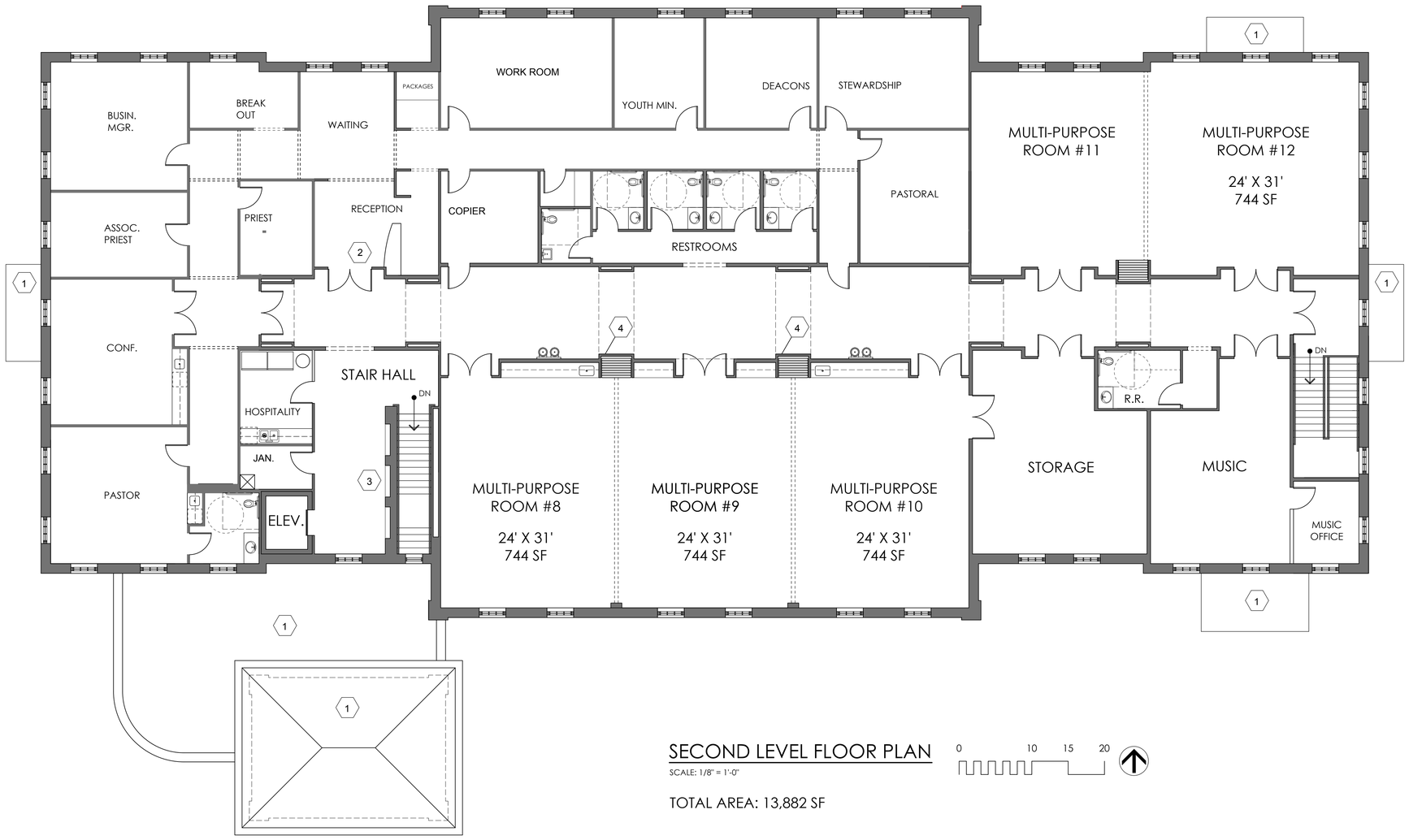
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ARCHITECTURAL CODED NOTES

1. ROOF BELOW
2. RECEPTIONIST AND FULL GLASS DOORS.
3. NICHES IN WALLS AT STAIR HALL.
4. FOLDING PARTITIONS (TO SUB-DIVIDE THE MULTI-PURPOSE ROOMS).



SECOND LEVEL FLOOR PLAN

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

0 10 15 20

TOTAL AREA: 13,882 SF

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PARISH LIFE CENTER - SECOND LEVEL FLOOR PLAN

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
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ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. CUSTOM CORNICE AND GUTTER SYSTEM.
4. BRICK ROWLOCK WATER TABLE - 2 COURSE MODULAR
5. NEW ALUMINUM CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
6. LIMESTONE CROSS EMBEDDED INTO MAIN BRICK.
7. ARCHED NICHE FOR EXTERIOR STATUES.
8. LINEAR STONE ACCENTS.
9. EXISTING BELL TOWER.
10. EXISTING BRICK PIERS AT EXISTING PORTICO.
11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR.
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. HARDIE BOARD TRIM AND SIDING - PAINTED WHITE.
16. EXTERIOR WALL SCONCE LIGHTS

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTIING CHURCH.

BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTIING CHURCH. USING THE DARKER TONES

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTING CHURCH.

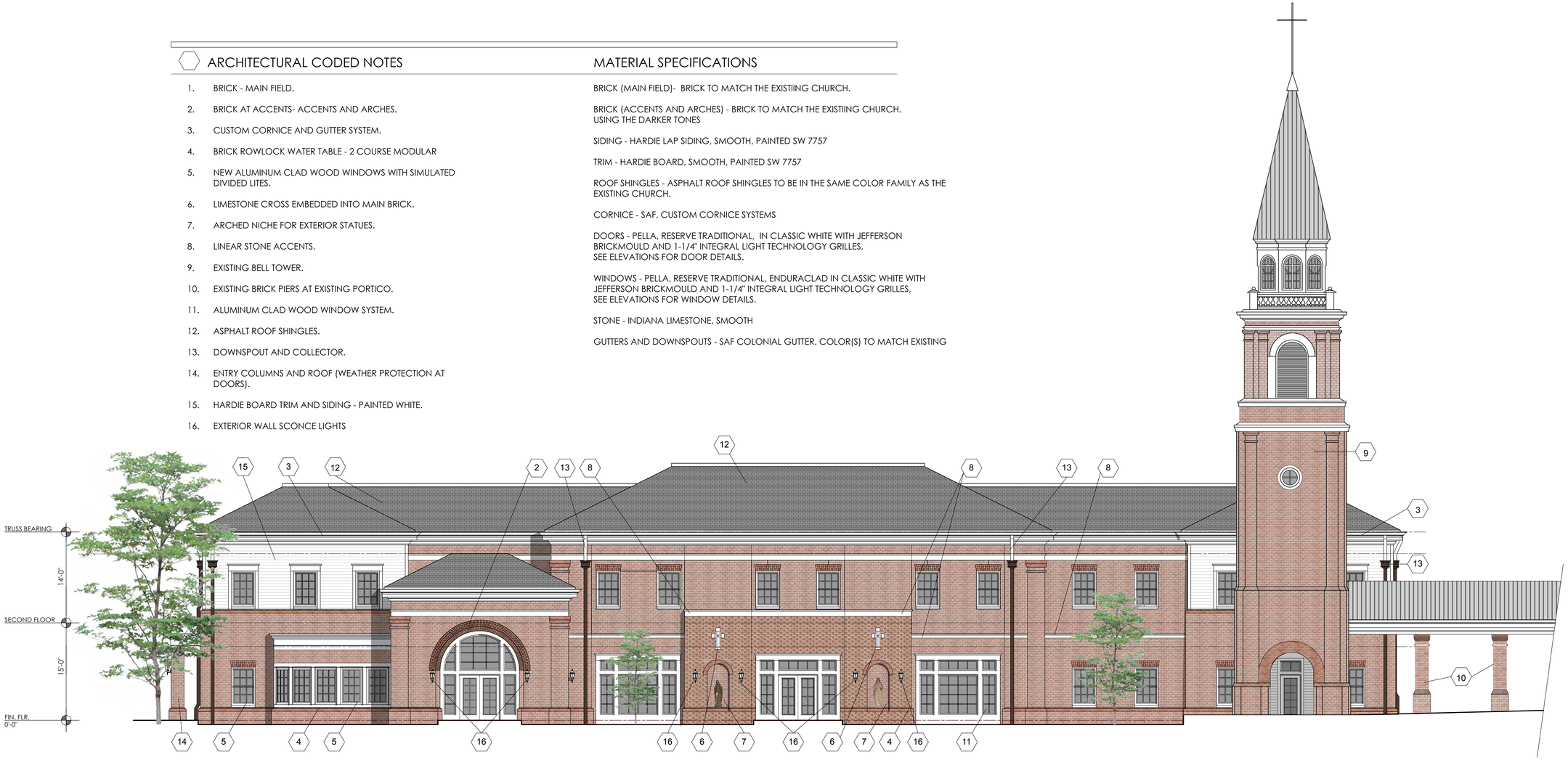
CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING



SOUTH ELEVATION (WITH BELL TOWER)

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

0 10 15 20



SOUTH ELEVATION

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

0 10 15 20

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PARISH LIFE CENTER - SOUTH EXTERIOR ELEVATIONS

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New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
PH: (614) 895-2050

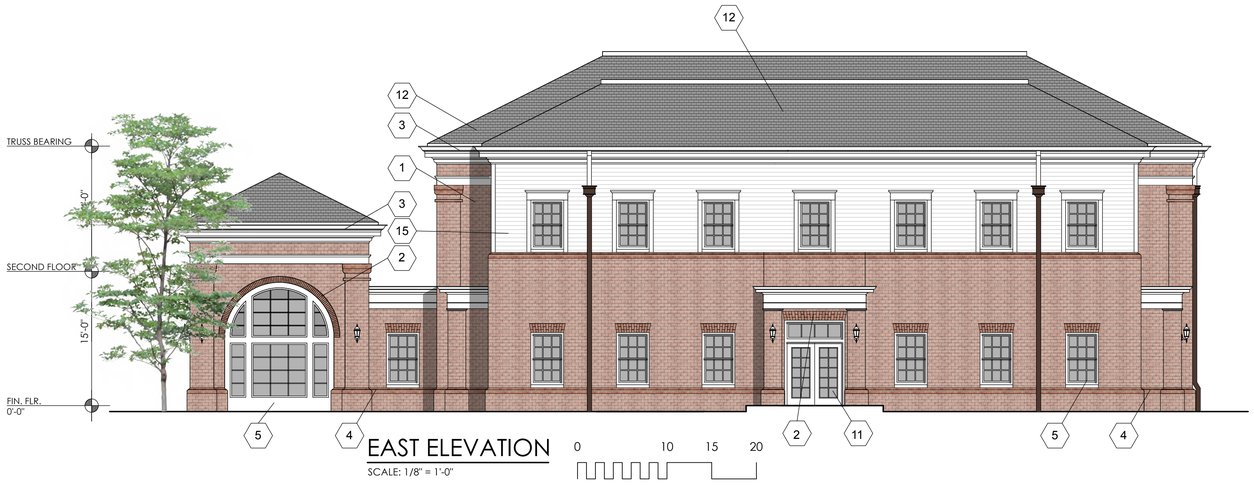
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EAST ELEVATION

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

0 10 15 20

ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. CUSTOM CORNICE AND GUTTER SYSTEM.
4. BRICK ROWLOCK WATER TABLE - 2 COURSE MODULAR
5. NEW ALUMINUM CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
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11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. HARDIE BOARD TRIM AND SIDING - PAINTED WHITE.
16. EXTERIOR WALL SCONCE LIGHTS.

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTIING CHURCH.

BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTIING CHURCH. USING THE DARKER TONES

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTING CHURCH.

CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES,
SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

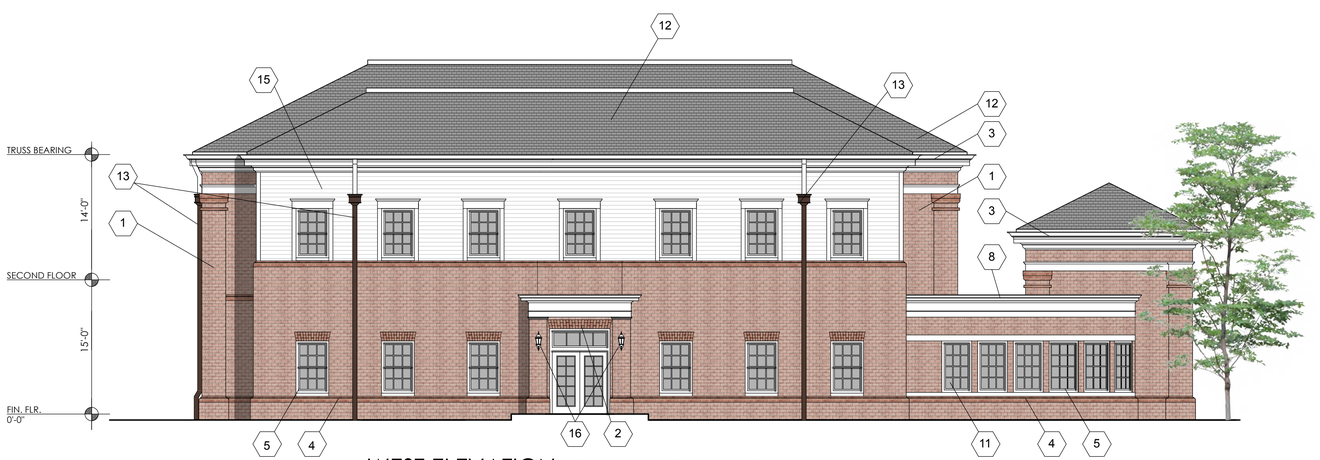
GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING



NORTH ELEVATION

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

0 10 15 20



WEST ELEVATION

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

0 10 15 20

REVISIONS
INT.
DATE
#

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PARISH LIFE CENTER - NORTH/WEST/EAST EXTERIOR ELEVATIONS

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
PH: (614) 895-2050

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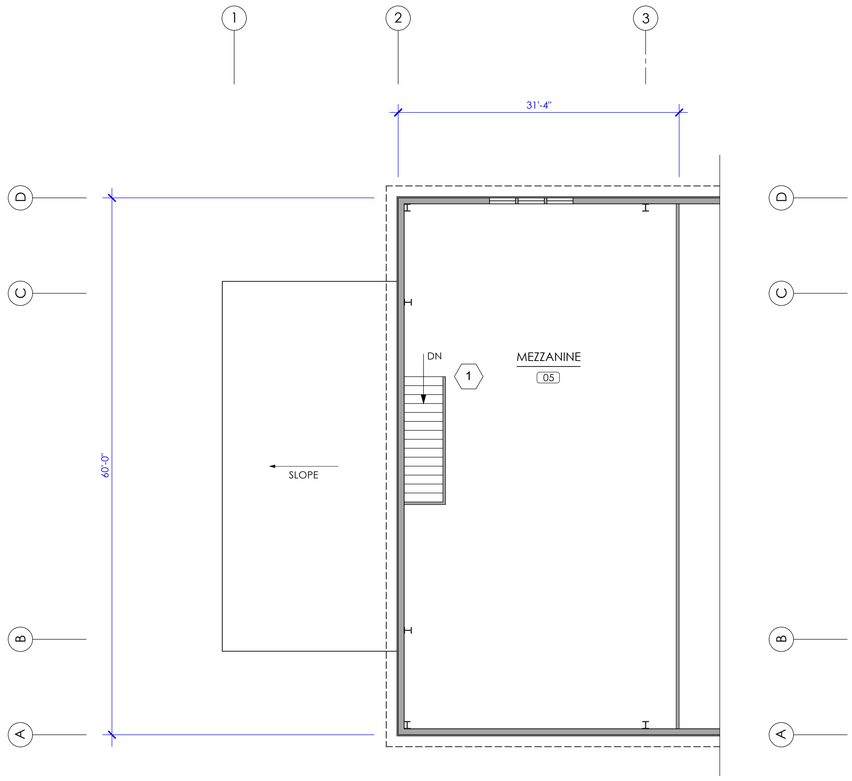
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ARCHITECTURAL CODED NOTES

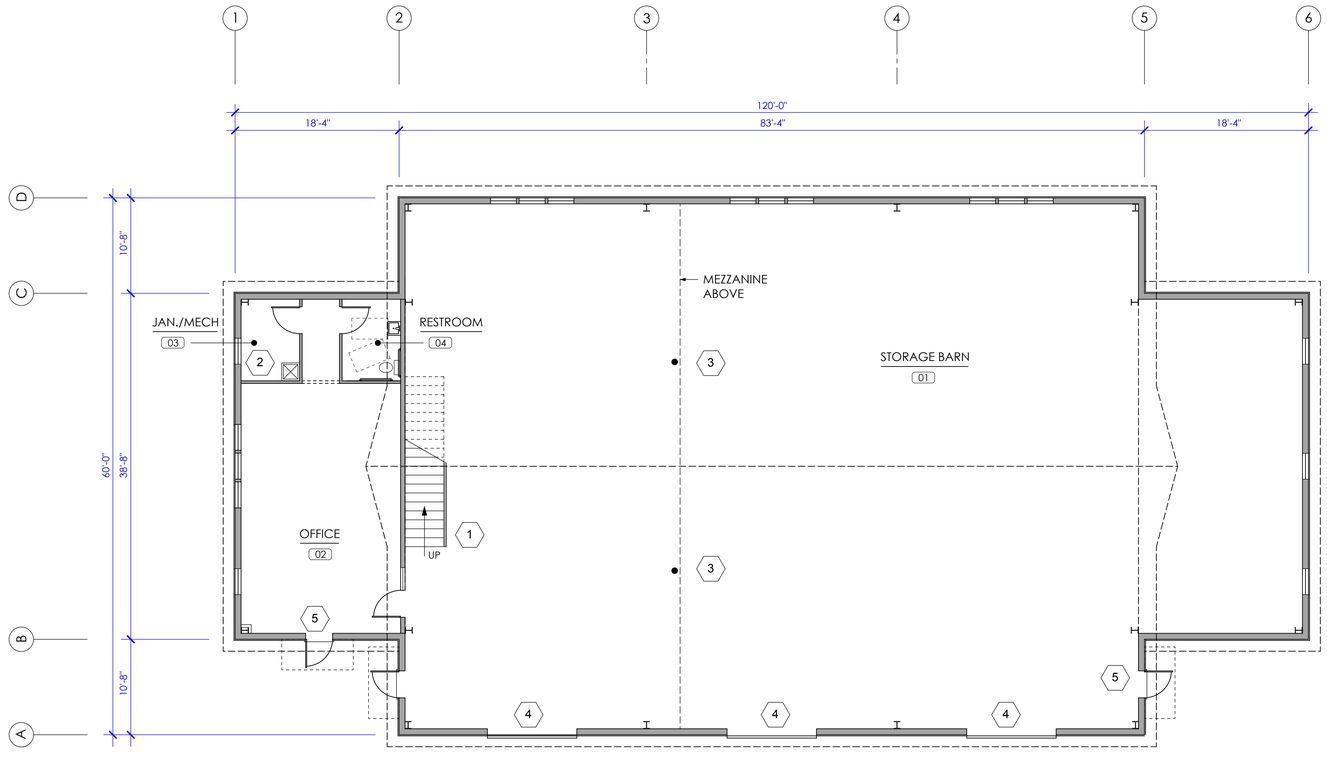
1. STAIRS TO AND FROM MEZZANINE.
2. FLOOR SINK.
3. SUPPORT POSTS FOR MEZZANINE ABOVE.
4. OVERHEAD DOOR.
5. ENTRY DOOR.



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

0 10 15 20

TOTAL AREA: 1,875 SF



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

0 10 15 20

TOTAL AREA: 6,461 SF

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MAINTENANCE BUILDING - FLOOR PLAN

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

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A-8

DATE: JUNE 18TH, 2024

SHEET #: 11

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ARCHITECTURAL CODED NOTES

1. DELETED PER CITIES REQUEST.
2. STONE WATER TABLE.
3. VERTICAL METAL SIDING IN WHITE.
4. OVERHEAD DOOR.
5. ENTRY DOOR.
6. GRAY STANDING SEAM METAL ROOFING.
7. CUPOLA - WHITE

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- GENERAL SHALE, JEFFERSON WADE TUDOR

SIDING - VERTICAL METAL SIDING IN WHITE

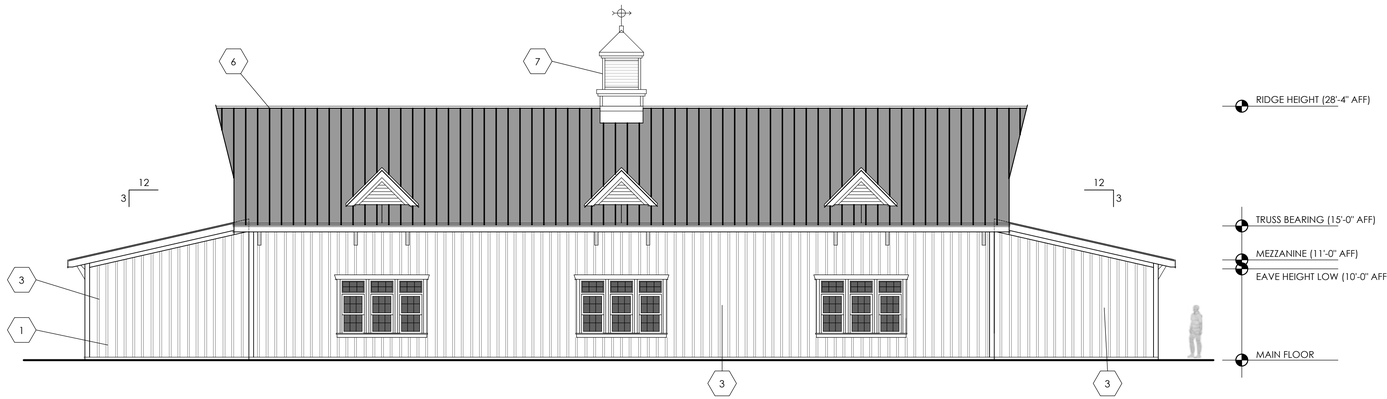
ROOFING - GRAY STANDING SEAM ROOFING

DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

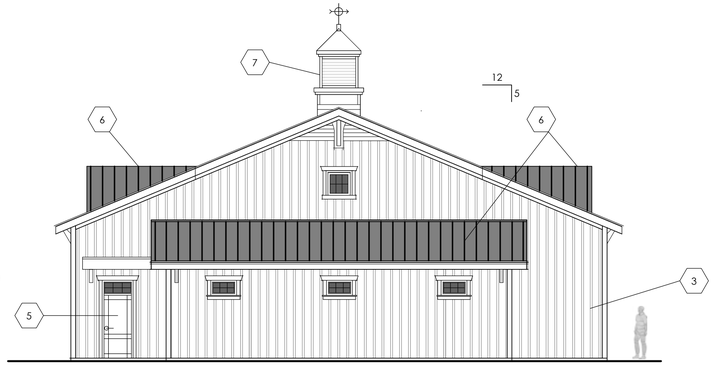
STONE - INDIANA LIMESTONE, SMOOTH

GUTTERS AND DOWNSPOUTS - WHITE GUTTERS AND DOWNSPOUTS TO MATCH SIDING



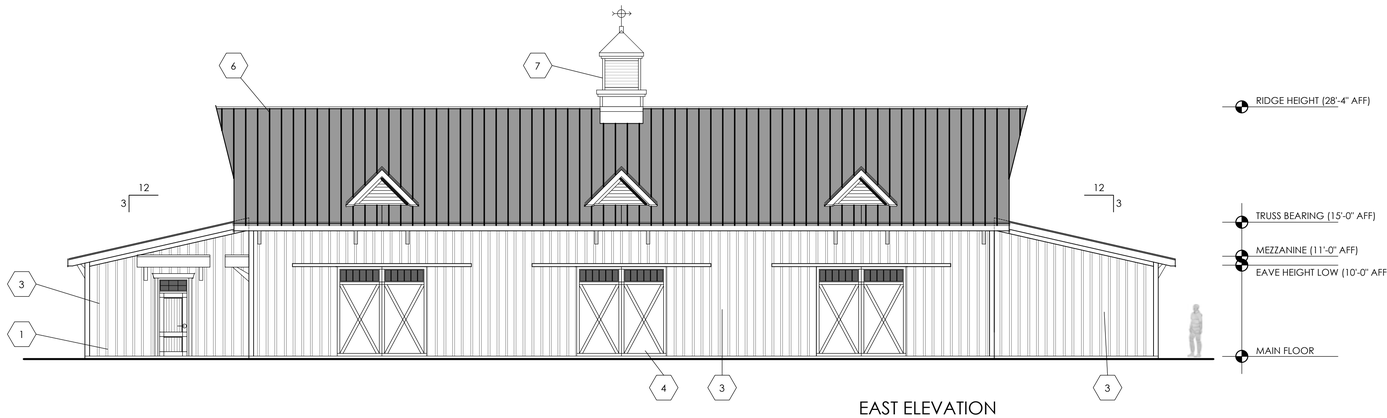
WEST ELEVATION

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



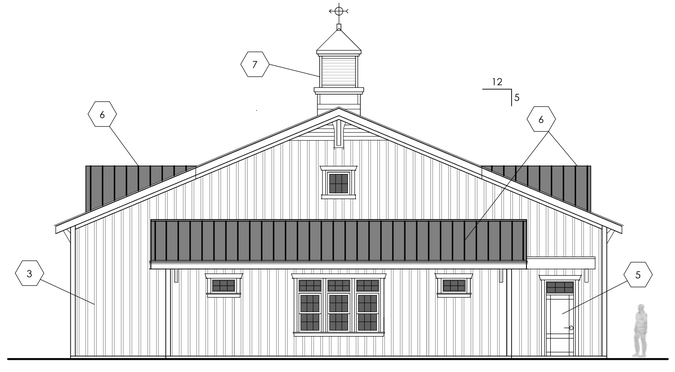
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

#	DATE	REVISIONS
		INT.

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MAINTENANCE BUILDING - EXTERIOR ELEVATIONS

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

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DATE: JUNE 18TH, 2024

SHEET #: 12

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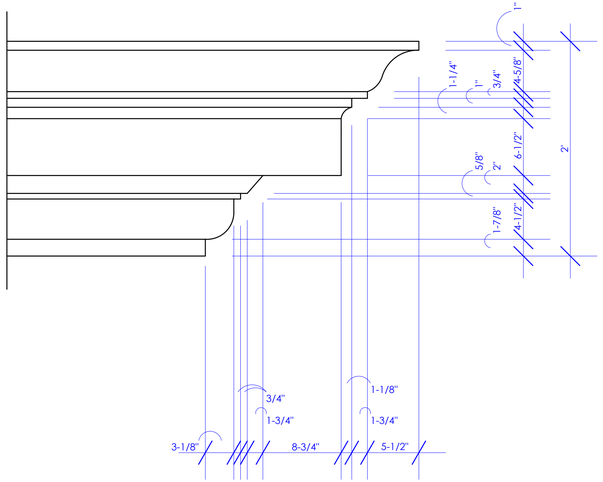
INDIANA LIMESTONE, SMOOTH



HARDIE BOARD- SMOOTH LAP SIDING



GENERAL SHALE - JEFFERSON WADE TUDOR



CORNICE DETAIL - SAF CUSTOM CORNICE SYSTEMS
SCALE: 1-1/2"=1'-0"



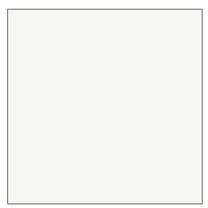
HARDIE BAORD - SMOOTH TRIM



GAF- SLATELINE, ANTIQUE SLATE



KICHLER - MADSION LARGE BLACK OUTDOOR WALL MOUNT SCONCE



SHERWIN-WILLIAMS- HIGH REFLECTIVE WHITE, SW 7757

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- GENERAL SHALE, JEFFERSON WADE TUDOR

BRICK (ACCENTS AND ARCHES) - GENERAL SHALE, DONAMIRE

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - GAF, SLATELINE, ANTIQUE SLATE

CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING

DATE INT. REVISIONS

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MATERIAL SPECIFICATIONS AND DETAILS
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
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DATE: JUNE 18TH, 2024
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LOOKING EAST AT CHURCH MAIN ENTRY



LOOKING NORTHWEST FROM FODOR ROAD



LOOKING SOUTHWEST FROM FODOR ROAD

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VIGNETTE PERSPECTIVES

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
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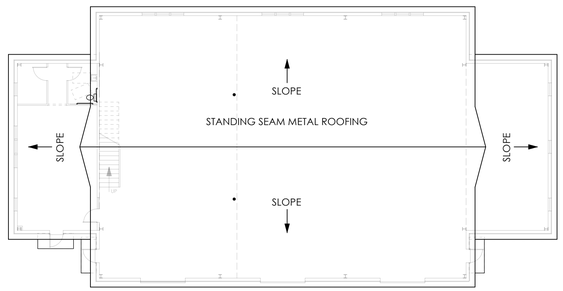
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DATE: JUNE 18TH, 2024

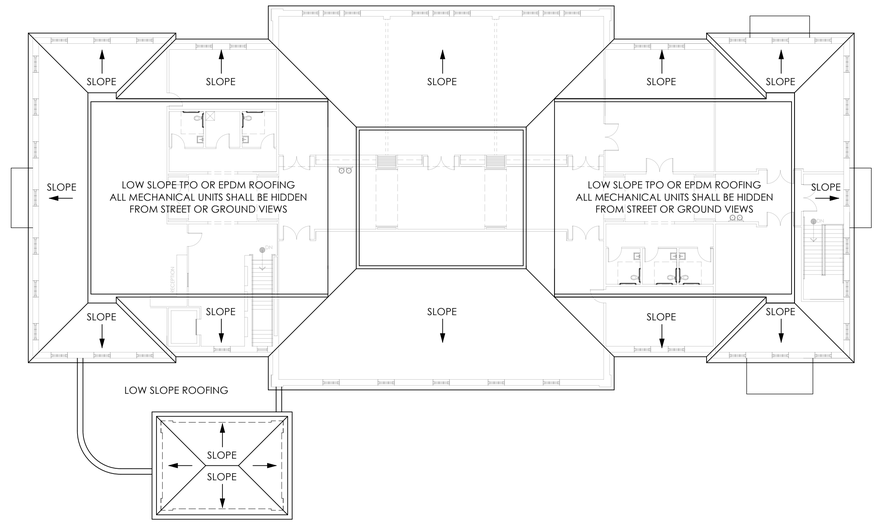
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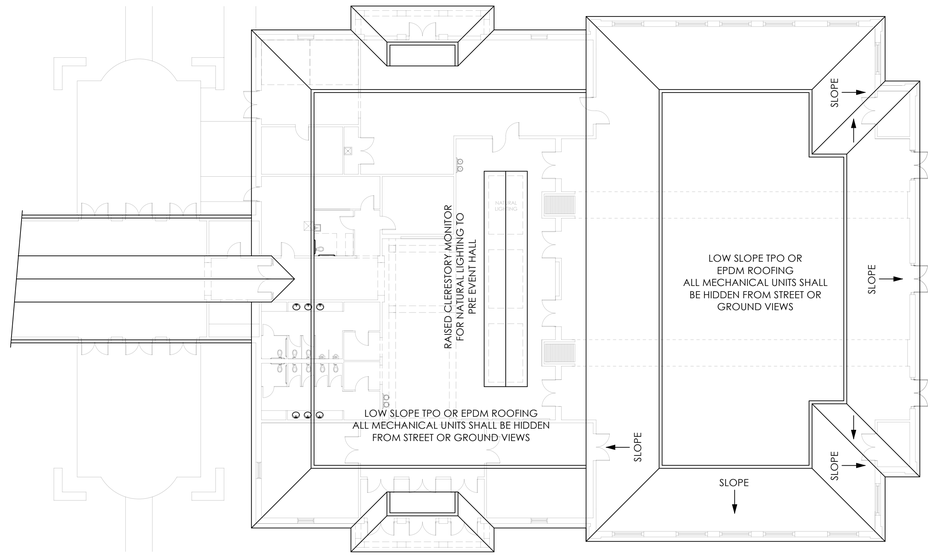
MAINTENANCE BUILDING ROOF PLAN

SCALE: 1/16" = 1'-0"



PARISH LIFE CENTER ROOF PLAN

SCALE: 1/16" = 1'-0"



PARISH COMMUNITY CENTER ROOF PLAN

SCALE: 1/16" = 1'-0"

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ROOF PLAN(S)

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

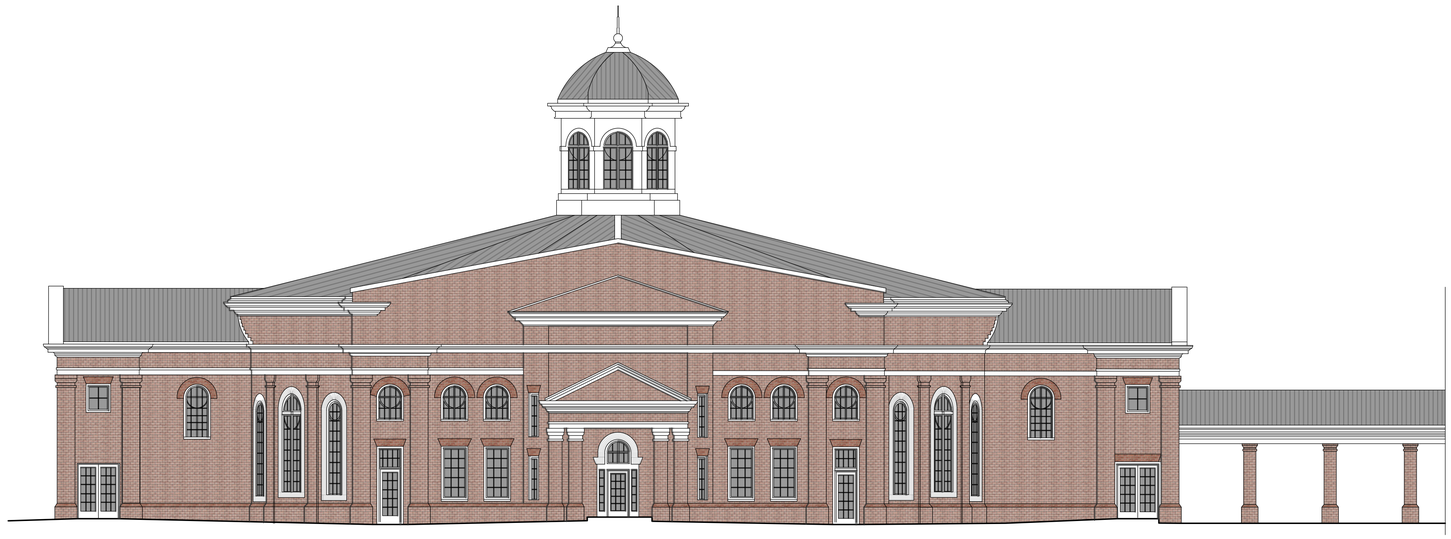
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A-12

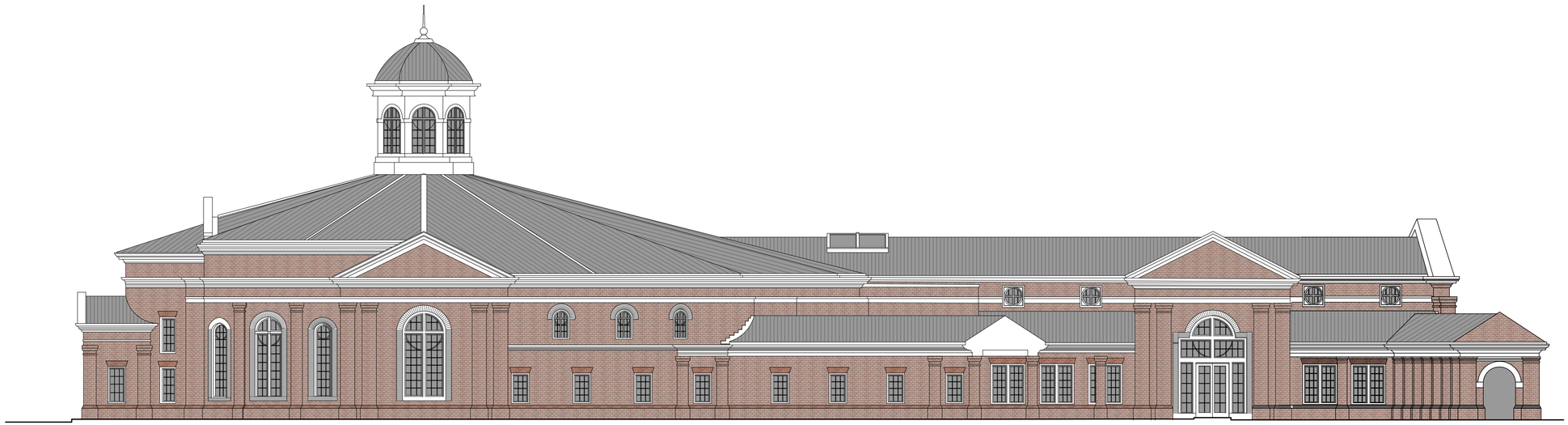
DATE: JUNE 18TH, 2024

SHEET #: 15

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NORTH ELEVATION (EXISTING)
SCALE: 3/32" =1'-0"



WEST ELEVATION (EXISTING)
SCALE: 3/32" =1'-0"

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EXISTING NORTH AND WEST ELEVATIONS

Church of the Resurrection
New Albany, Ohio

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Gahanna, Ohio 43230
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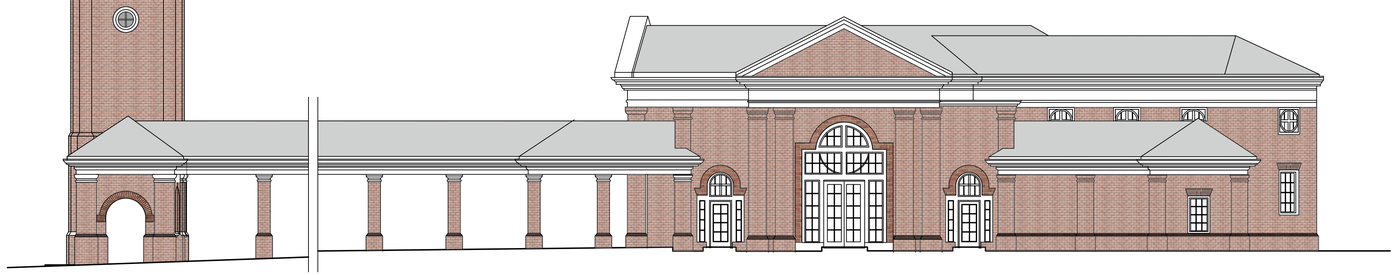
DATE: JUNE 18TH, 2024

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EAST ELEVATION (EXISTING)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (EXISTING)
SCALE:3/32" = 1'-0"

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EXISTING SOUTH AND EAST ELEVATIONS

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New Albany, Ohio

Harper Architectural Studio, LLC
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DATE: JUNE 18TH, 2024

SHEET #: 17

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RENDERINGS

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Harper Architectural Studio, LLC
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DATE: JUNE 18TH, 2024

SHEET #: 18

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RENDERINGS

Church of the Resurrection
New Albany, Ohio

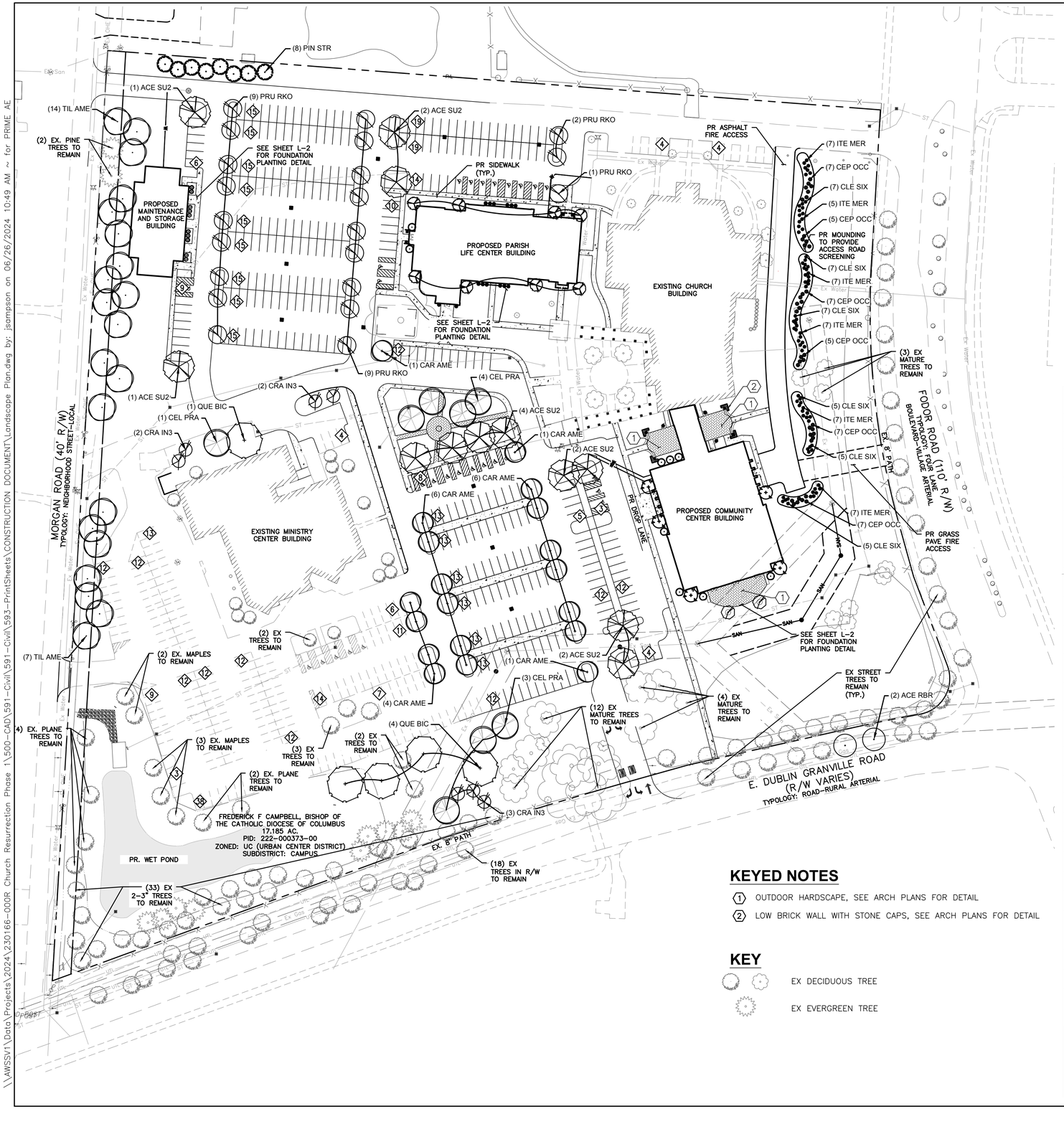
Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
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A-16

DATE: JUNE 18TH, 2024

SHEET #: 19



GRAPHIC SCALE

0 30 60 120

1 INCH = 60 FEET

KEYED NOTES

1. OUTDOOR HARDSCAPE, SEE ARCH PLANS FOR DETAIL
2. LOW BRICK WALL WITH STONE CAPS, SEE ARCH PLANS FOR DETAIL

KEY

EX DECIDUOUS TREE

EX EVERGREEN TREE

LANDSCAPE REQUIREMENTS

PER NEW ALBANY URBAN CENTER CODE AND CHAPTER 1171 OF THE CODIFIED ORDINANCES

REQUIRED:	PROVIDED:
1171.04 STREET TREE REQUIREMENTS	
DUBLIN GRANVILLE (VILLAGE ROAD) – STREET TREES SPACED AT 25 TO 30 FEET IN TREE LAWN OF 8 TO 15 FEET REQUIRED. FODOR ROAD (FOUR LANE BOULEVARD) – STREET TREES SPACED AT 30 FEET IN 8 TO 12 FOOT TREE LAWN REQUIRED.	EXISTING STREET TREES AND TREE LAWN ALONG FODOR AND E DUBLIN GRANVILLE MEET THE STANDARD. STREET TREES HAVE BEEN ADDED ALONG MORGAN ROAD.
1171.05 LANDSCAPING SCREENING	
(e) MINIMUM TREES OVER FIFTY THOUSAND SQUARE FEET OF COVERAGE (BUILDINGS AND VUA) A MINIMUM OF ONE TREE FOR EVERY FIVE THOUSAND SQUARE FEET OF GROUND COVERAGE AND A TOTAL TREE PLANTING EQUAL TO TWENTY FIVE INCHES PLUS ONE HALF INCH IN TREE TRUNK SIZE FOR EVERY FOUR THOUSAND SQUARE FEET OVER FIFTY THOUSAND. BUILDINGS: 89,328 S.F. VUA: 253,349 S.F. TOTAL: 342,677 S.F.	ONE TREE PER 5000 S.F.: 342,677/5000=69 TREES REQUIRED 47 EXISTING TREES TO REMAIN 29 NEW TREES PROVIDED 76 TREES TOTAL TRUNK SIZE: 25 + (337677/4000*0.5)=72.2=73"
1171.06 PARKING LOT LANDSCAPING	
(a) PARKING LOT ISLANDS FOR EACH ONE HUNDRED SQUARE FEET OF PARKING AREA, A MINIMUM OF FIVE SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED. PARKING AREAS SHOULD CONTAIN A MINIMUM OF ONE DECIDUOUS CANOPY TREE FOR EVERY TEN PARKING SPACES. PARKING AREAS SHOULD CONTAIN A MINIMUM OF ONE DECIDUOUS CANOPY TREE FOR EVERY TEN PARKING SPACES.	PARKING AREA: 95,305 S.F. LANDSCAPED AREA:17,332 S.F. (18%) TOTAL PARKING SPACES (EXISTING AND PROPOSED)=545 55 PARKING LOT TREES REQUIRED 52 NEW PARKING LOT TREES PROVIDED 5 EXISTING PARKING LOT TREES TO REMAIN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	ORIGIN	REMARKS
TREES							
	ACE RBR	2	ACER RUBRUM	RED MAPLE	SEE PLAN		2" CAL.
	ACE SU2	12	ACER SACCHARUM	SUGAR MAPLE	SEE PLAN	NATIVE	2" CAL.
	CAR AME	19	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	SEE PLAN	NATIVE	2" CAL.
	CEL PRA	8	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	SEE PLAN	NATIVE	2" CAL.
	CHI VIR	8	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	SEE PLAN	NATIVE	1.5" CAL.
	CRA IN3	7	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	SEE PLAN	NATIVE	1.5" CAL.
	MAG MU2	2	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK	SEE PLAN		5-6' HT.
	PIN STR	8	PINUS STROBUS	WHITE PINE	SEE PLAN		7-8' HT.
	PRU RKO	21	PRUNUS X 'KANZAN'	KANZAN FLOWERING CHERRY	SEE PLAN		1.5" CAL.
	QUE BIC	5	QUERCUS BICOLOR	SWAMP WHITE OAK	SEE PLAN	NATIVE	2" CAL.
	TIL AME	21	TILIA AMERICANA	AMERICAN LINDEN	SEE PLAN		2" CAL.
SHRUBS							
	ARO BDW	5	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER® BLACK CHOKEBERRY	SEE PLAN		#5 CONT.
	CEA AME	13	CEANOTHUS AMERICANUS	NEW JERSEY TEA	36" O.C.		#3 CONT.
	CEP OCC	38	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	SEE PLAN		#3 CONT.
	CLE SIX	36	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	SEE PLAN		#3 CONT.
	HAM HAR	5	HAMAMELIS VIRGINIANA 'HARVEST MOON'	HARVEST MOON WITCH HAZEL	SEE PLAN		#7 CONT.
	HYD WEE	4	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	A.S.		#3 CONT.
	HYP PRO	2	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN'S WORT	36" O.C.		#5 CONT.
	ITE MER	40	ITEA VIRGINICA 'MERLOT'	MERLOT SWEETSPIRE	SEE PLAN		#3 CONT.
	JUN WIC	2	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	A.S.		4-5' HT.
	PHY OPU	5	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	48" O.C.		#5 CONT.
	VIB LEA	9	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	SEE PLAN		#7 CONT.
GROUND COVERS							
	GER DIL	37 SF	GERANIUM X 'DILYS'	DILYS GERANIUM	12" O.C.		#2 CONT.
	HEU AMB	88 SF	HEUCHERA X 'AMBER WAVES'	AMBER WAVES CORAL BELLS	12" O.C.		#2 CONT.
	IRI RVE	78 SF	IRIS LOUISIANA 'RED VELVET ELVIS'	RED VELVET ELVIS LOUISIANA IRIS	18" O.C.		#2 CONT.
	LIR LIR	128 SF	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LILYTURF	12" O.C.		#2 CONT.

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

FRANKLIN COUNTY, OH

SITE ENGINEERING PLANS

FOR

CHURCH OF THE RESURRECTION

6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH

LANDSCAPE PLAN

NO.	REVISIONS	DATE

DRAWN BY: JS

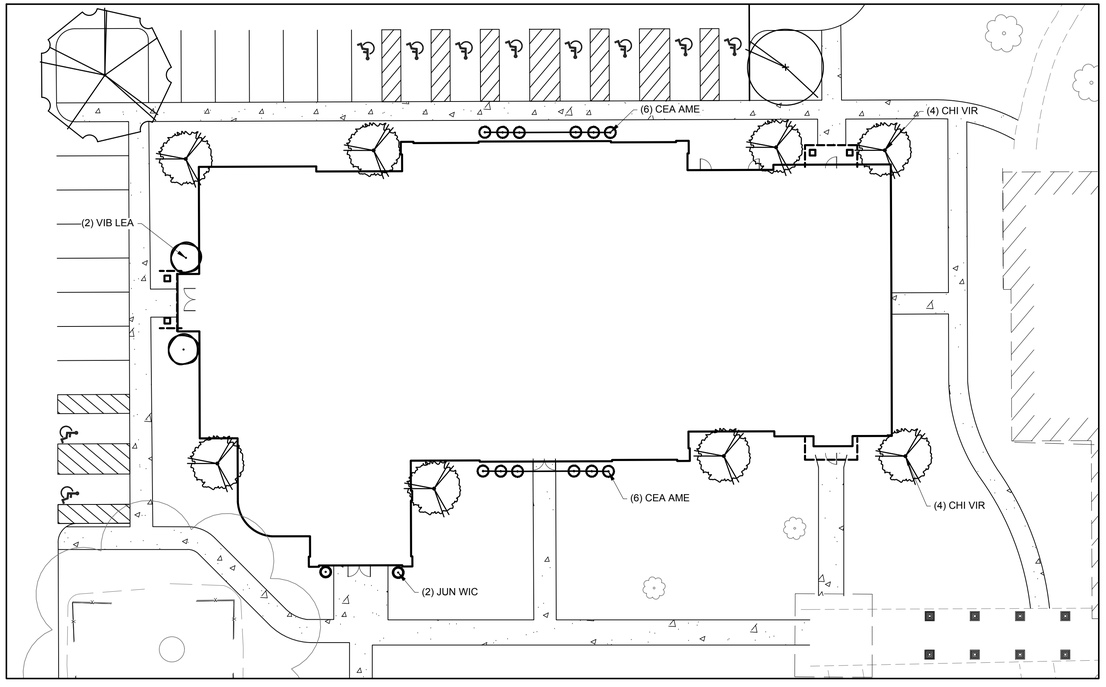
CHECKED BY: SF

SCALE: 1" = 60'

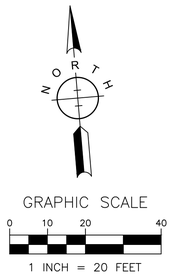
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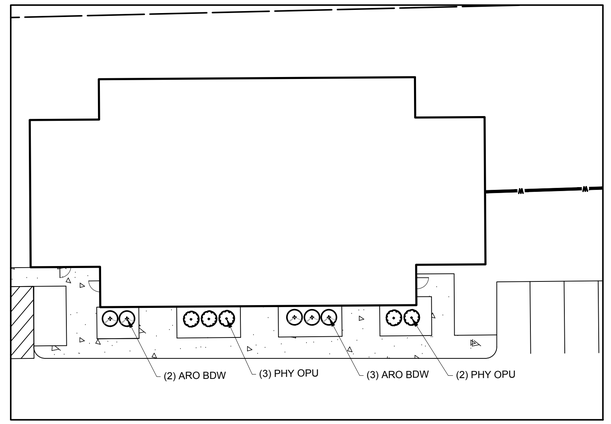
SHEET NO. L-1

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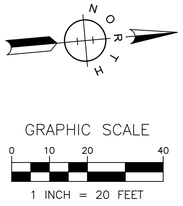


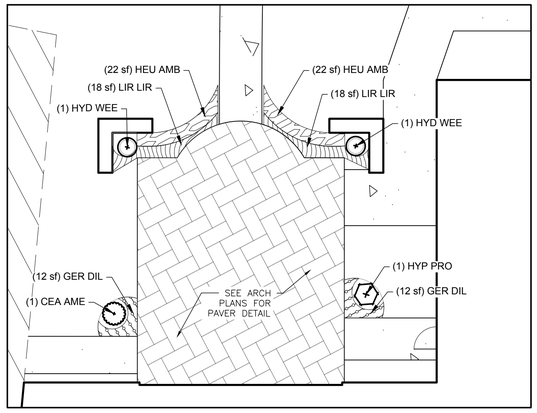
PARISH LIFE CENTER
PLANTING DETAIL



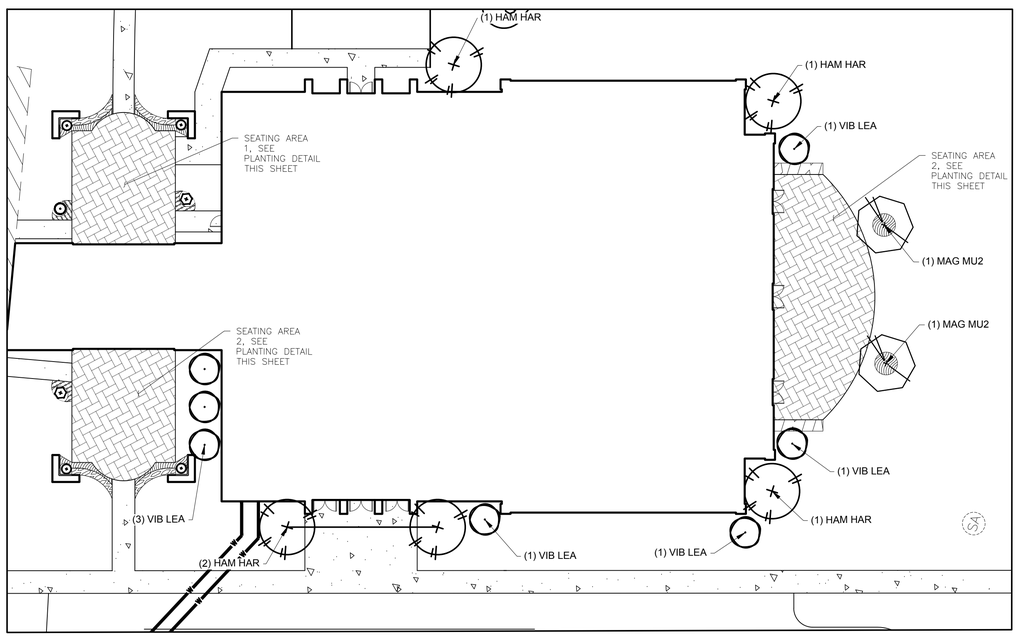


MAINTENANCE BUILDING
PLANTING DETAIL

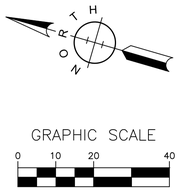


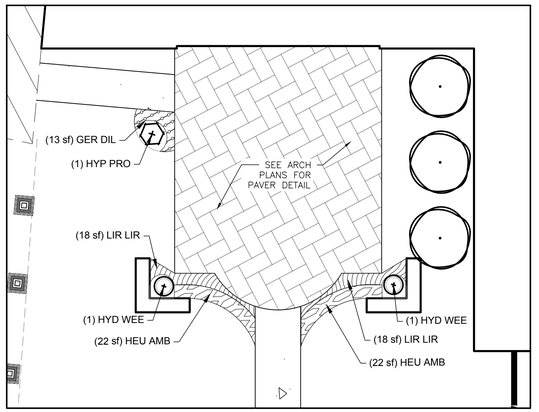


PARISH CENTER SEATING
AREA DETAIL 1
1"=10'

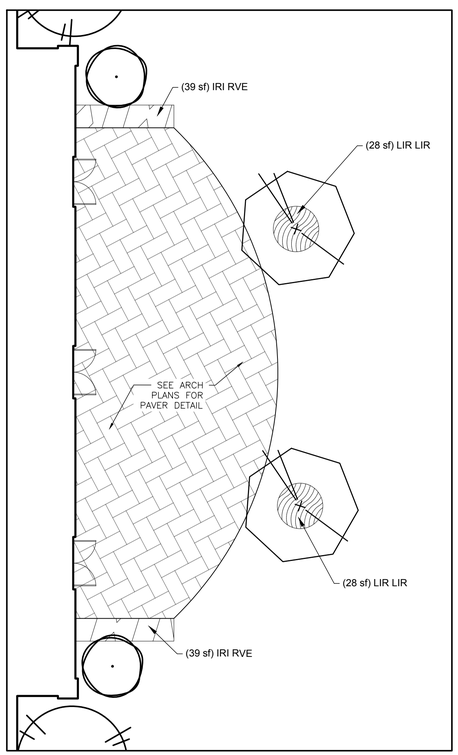


PARISH COMMUNITY CENTER
PLANTING DETAIL





PARISH CENTER SEATING
AREA DETAIL 2
1"=10'



PARISH CENTER SEATING
AREA DETAIL 3
1"=10'

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P 614-839-0250 | F 614 839 0251

FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
FOR
CHURCH OF THE RESURRECTION
6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH

FOUNDATION PLANTING DETAILS

NO.	REVISIONS	DATE

DRAWN BY: JS
CHECKED BY: SF
SCALE: AS NOTED
DATE: 06-26-2024
SHEET NO. L-2

\\AWSSV1\Data\Projects\2024\230166-000R Church Resurrection Phase 1\500-CAD\591-Civil\591-Civil\593-PrintSheets\CONSTRUCTION DOCUMENT\Landscape Plan.dwg by: jsampson on 06/26/2024 10:50 AM ~ for PRIME AE

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NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF JOB ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS.

CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.

ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. PULL MULCH AWAY FROM SHRUB STEMS.

CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE.

EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND IN ALL RESPECTS BE READY FOR FIELD PLANTING.

PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH TO THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

BED EDGES SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 'V' SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND THE PLANTING BED.

IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

TOPSOIL IN LAWN AREA TO BE 4" IN DEPTH. TOPSOIL MIX IN PLANTING BEDS TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL TO A DEPTH OF 12".

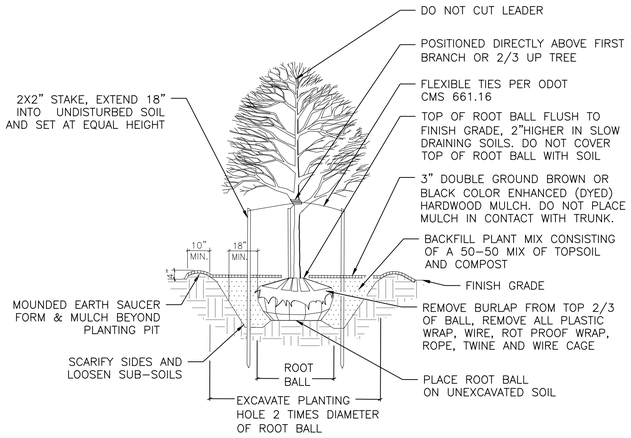
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS (ITEM 569). SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

KENTUCKY BLUEGRASS	30%
CREEPING FESCUE	30%
ANNUAL RYEGRASS	20%
PERENNIAL RYEGRASS	10%

ALL SODDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS (ITEM 660).

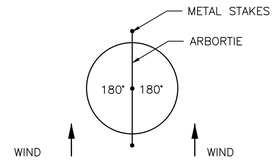
ALL TREES, SHRUBS, GROUNDCOVER AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN. SEED AREAS TO BE COVERED WITH CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BAILING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED NOXIOUS WEEDS.

CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER.



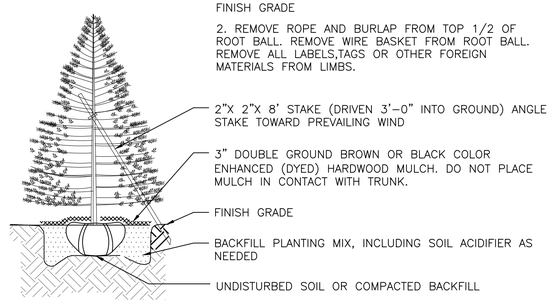
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



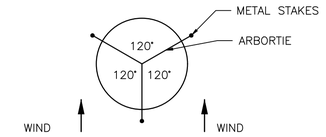
GUYING PATTERN FOR DECIDUOUS TREE PLANTING

NOT TO SCALE



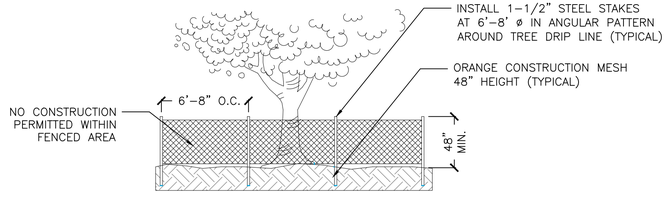
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 2 GUYS UPSLOPE, ONE DOWNSLOPE; OTHERWISE PLACE FOR PREVAILING WIND.

GUYING PATTERN FOR EVERGREEN TREE PLANTING



TREE PROTECTION DETAIL

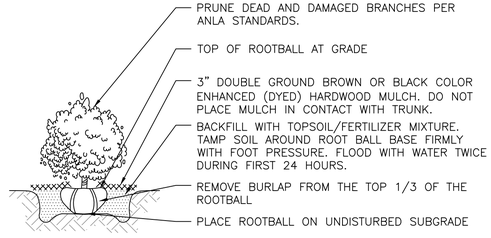
TO BE USED ON ALL EXISTING TREES
NO SCALE

NO CONSTRUCTION PERMITTED WITHIN FENCED AREA

NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



SHRUB PLANTING DETAIL

NOT TO SCALE

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

FRANKLIN COUNTY, OHIO

SITE ENGINEERING PLANS

FOR

CHURCH OF THE RESURRECTION

6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH

LANDSCAPE NOTES AND DETAILS

NO.	REVISIONS	DATE

DRAWN BY: JS
CHECKED BY: SF
SCALE: N.T.S.
DATE: 06-26-2024
SHEET NO. L-3

\\AWSSV1\Data\Projects\2024\230166-000R Church Resurrection Phase 1\500-CAD\591-Civil\593-PrintSheets\CONSTRUCTION DOCUMENT\Landscape Rendering.dwg by: jsampson on 06/26/2024 10:53 AM ~ for PRIME AE



NORTH

GRAPHIC SCALE

0 30 60 120

1 INCH = 60 FEET

KEY

- EX DECIDUOUS TREE
- EX EVERGREEN TREE
- PR GRASS AREA
- PR SIDEWALK
- PR ASPHALT
- PR BRICK/PAVERS
- PR FIRE LANE GRASS PAVER

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

FRANKLIN COUNTY, OH

SITE ENGINEERING PLANS

FOR

CHURCH OF THE RESURRECTION

6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH

ILLUSTRATIVE PLAN

NO.	REVISIONS	DATE

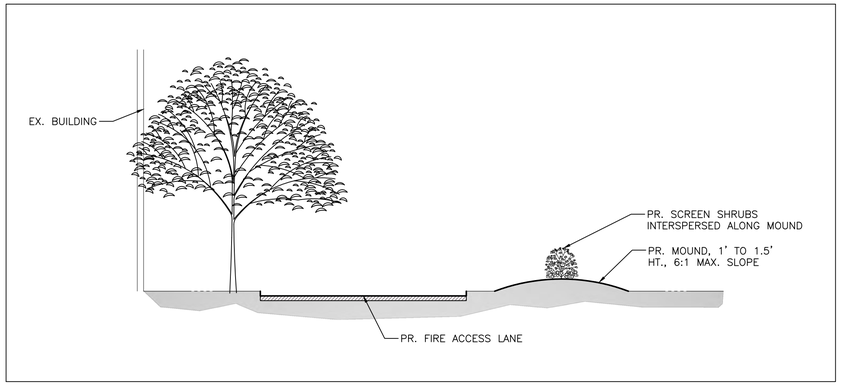
DRAWN BY:	CHECKED BY:
JS	SF

SCALE: 1" = 60'

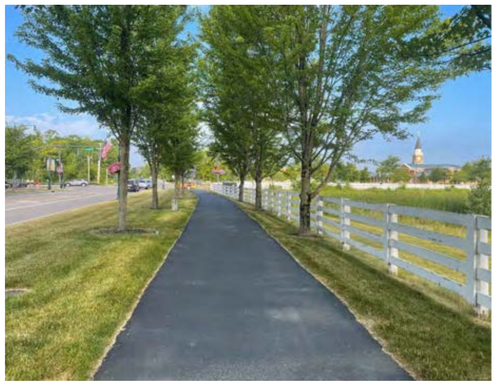
DATE: 06-26-2024

SHEET NO.

L-4



SECTION A-A



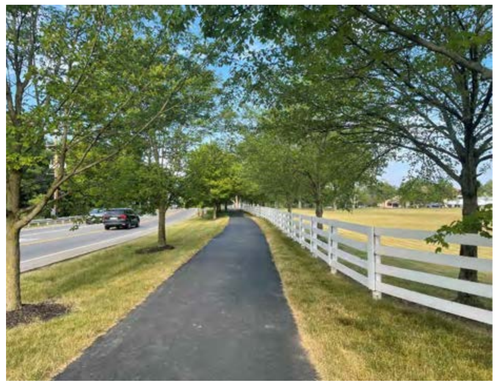
350' EAST OF FODOR



150' EAST OF FODOR



INTERSECTION WITH FODOR



50' WEST OF FODOR



350' WEST OF FODOR



600' WEST OF FODOR



250' EAST OF MORGAN



150' EAST OF MORGAN

PRIME AE
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COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

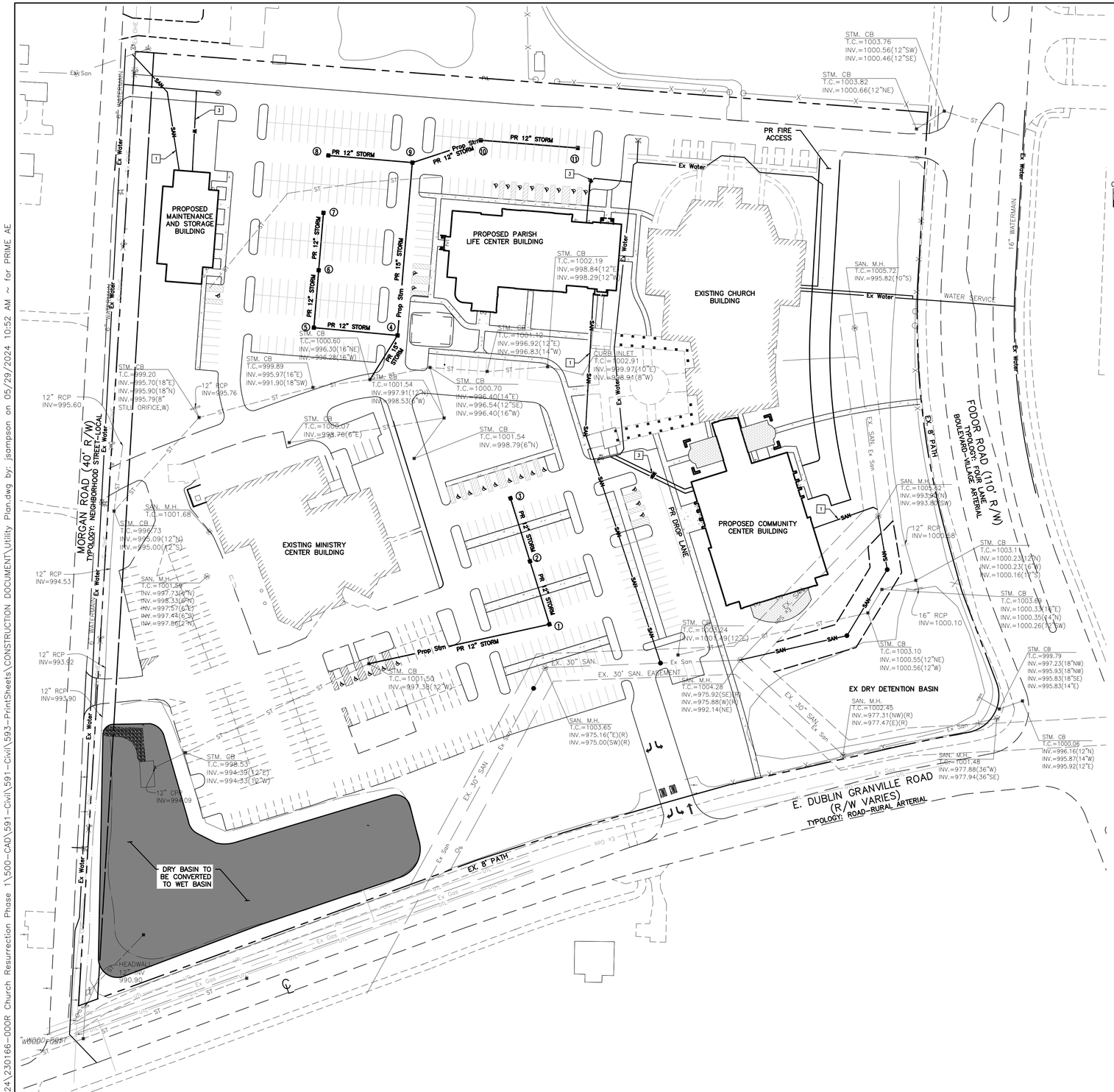
FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
FOR
CHURCH OF THE RESURRECTION
6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH

SECTION AND PATH PHOTOS

NO.	REVISIONS	DATE

DRAWN BY: JS
CHECKED BY: SF
SCALE: AS NOTED
DATE: 06-26-2024
SHEET NO. L-5

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for PRIME AE



UTILITY PLAN NOTES

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.) THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. WATER REQUIRES MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL TO ALL SEWERS. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN OTHER UNDERGROUND UTILITIES. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE UTILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF NEW ALBANY OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
4. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

KEYED NOTES

1. SANITARY SEWER LATERAL: BUILD NEW 6" P.V.C. ASTM D-3034 SDR 35. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "C.O.". MAINTAIN MINIMUM 18" CLEARANCE AT STORM SEWER CROSSING. MAINTAIN MINIMUM SLOPE OF 2.08%
2. ELECTRIC SERVICE: CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND SECONDARY WIRING DESIGN.
3. PROPOSED 2" DOMESTIC WATER SERVICE.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PARKING COUNT
- PROPOSED CONCRETE PAVEMENT
- EX CATCH BASIN
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- PR MANHOLE
- PR STORM MANHOLE
- PR CURB INLET
- PR STORM STRUCTURE NUMBER
- PR ELECTRIC TRANSFORMER

PRIME AE
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

FRANKLIN COUNTY, OHIO
SITE ENGINEERING PLANS
FOR
CHURCH OF THE RESURRECTION
6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH

UTILITY PLAN

NO.	REVISIONS	DATE

DRAWN BY:	CHECKED BY:
JS	SF

SCALE: 1" = 60'

DATE: 05-29-2024

SHEET NO.

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NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
July 8, 2024 Meeting

CERTIFICATE OF APPROPRIATENESS
GANTON C-PUD REZONING

LOCATION:	Generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-000238 and 222-004730).
APPLICANT:	The New Albany Company LLC, c/o Aaron Underhill, Esq.
REQUEST:	Certificate of Appropriateness
ZONING:	Comprehensive Planned Unit Development (C-PUD) to Comprehensive Planned Unit Development (C-PUD)
STRATEGIC PLAN:	Village Center and Employment Center
APPLICATION:	ZC-48-2024

Review based on: Application materials received on June 26, 2024.

Staff report prepared by Chris Christian, Planner II

I. REQUEST AND BACKGROUND

This application is a Certificate of Appropriateness for a rezoning of approximately 108.1+/- acres generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road. The site is currently zoned under the 1998 NACO Comprehensive Planned-Unit Development (C-PUD) zoning district. The applicant proposes to rezone the property under the C-PUD zoning classification, thereby establishing a new zoning text.

The zoning district is made up of 3 subareas, each with different permitted uses and development standards. A summary of the different subareas, permitted uses, and development standards are included in this staff report.

Per C.O. 1157.08(b)(2), C-PUD rezoning applications require a Certificate of Appropriateness to be issued by the Architectural Review Board (ARB) who reviews the proposal and makes a recommendation to the Planning Commission (PC). The PC then reviews the rezoning application, including the recommendation of the ARB. The ARB and PC recommendations are forwarded to City Council who takes final action on all rezoning applications.

Due to the C-PUD zoning classification and the requirements of C.O. 1157.08(b)(2), the applicant is required to submit preliminary and final development plan applications for review and approval by the ARB and PC in the future, prior to any construction on the property. The PC and City Council review and approve plat applications in this zoning district.

II. SITE DESCRIPTION & USE

The 108.1+/- acre property is located within the Village Center and is currently vacant. The site is commonly referred to as the “Ganton Property”.

III. EVALUATION

Rezoning Process and Review Criteria
The ARB's review is pursuant to C.O. Section 1157.06 and C.O. Section 1157.08(b)(1) and (2). No environmental change, including a rezoning, shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. The board shall review the rezoning request and make a recommendation to the Planning Commission. The Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1111. Upon review of the proposed amendment to the zoning map, the Planning Commission is to make a recommendation to City Council.

The city 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.

New Albany Strategic Plan
The rezoning area is made up of 3 subareas. Subareas 1 and 2 are located in the Employment Center future land use district of the Engage New Albany Strategic Plan and subarea 3 is in the Village Center (Ganton Focus Area) future land use district. The strategic plan lists the following development standards and recommendations for each future land use district.

Employment Center 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.

Village Center District (Ganton Focus Area)
1. Create a compelling, high quality office development along the frontage of State Route 161.
2. Create a new public road, Ganton Parkway, to create new development sites in this area.
3. Ensure that the office site development contributes to the proposed mobility zone, including transit-friendly placement of buildings along Ganton Parkway.
4. Preserve and create linear greenway along the Rose Run stream corridor through the site, complete with leisure trail connections.
5. Continue to pursue the creation of the Velo Loop along the southern boarder of this focus area.
6. Create strong connections to the Village Center for pedestrians and cyclists.

A. Certificate of Appropriateness
1. The compliance of the application with the Design Guidelines and Requirements
- No new development is proposed at this time. Subareas 1 and 2 are subject to the regulations of New Albany Design Guidelines and Requirements Section 6: Commercial Outside the Village Center due to the permitted uses in this subarea. Subarea 3 is subject

to various sections of the DGRs, based on future uses that are developed. Compliance with the DGRs will be evaluated with future development proposals.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
   - Not applicable. No new development is proposed at this time.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - Not applicable. No new development is proposed at this time.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - Not applicable. No new development is proposed at this time.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - Not applicable. No new development is proposed at this time.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not applicable. No new development is proposed at this time.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not Applicable. No new development is proposed at this time.

B. Use, Site and Layout

1. The proposed zoning is Comprehensive-Planned Unit Development (C-PUD) and the zoning district consists of 3 subareas. Within each subarea, multiple uses are permitted each with their own set of development standards. The table below provides a high-level overview of the uses permitted in each subarea.

Subarea	Acreage	Permitted Uses	Conditional Uses	Notes
1	27.2+/- acres	• Hospitals, with or without emergency departments and overnight patient beds • Several accessory uses within a hospital including but not limited to cafeterias, fitness clubs and pharmacies • In-patient surgery centers • Ambulatory care uses • Office uses • Above and below ground parking garages	None	
2	15.9+/- acres	The permitted uses found in the Office Campus District (OCD) of the Codified Ordinances Section 1143.02 including but not limited to administrative and business offices.	None	Data centers are a prohibited use

3	65+/- acres	The permitted uses and building typologies of the following Urban Center Code sub-districts are permitted within this subarea: • Village Residential • Core Residential • Parkland and Preservation In addition, the text allows private and public community facilities and recreation areas, civic uses, post offices and other government facilities to be developed in this subarea.	Up to two model homes	A maximum of 294 residential units are permitted to be developed in this subarea. This is the same number of units permitted within the existing 1998 NACO C-PUD zoning text that applies to the property.

2. The zoning text establishes the following setbacks, for all major roads, listed in the table below. Interior setbacks within subarea 3 will be determined at the time of a preliminary development plan application, based on the proposed building typology as regulated by the Urban Center Code. There is a 0-foot building and pavement setback between properties located within subareas 1 and 2.

MAJOR ROADWAY SETBACKS	
State Route 161	100-foot building and pavement setback from the edge of the right-of-way. Service and loading areas may be located within 25 feet of the right-of-way as long as the screening requirements of the text are met.
Future Ganton Parkway	25-foot building and pavement setback from the edge of the right-of-way
East Dublin-Granville Road	140-foot building and pavement setback from the edge of the right-of-way

3. The Engage New Albany Strategic Plan identifies the future Ganton Parkway as a "Business Park Transitional" roadway with a recommended 50-foot setback. East Dublin-Granville Road is identified as a "Village Traditional Roadway" with a recommended 185-foot setback. The proposed, reduced setbacks are appropriate due to the site's location in the Village Center and are generally consistent with other setbacks in the surrounding area.
4. The zoning text states that primary front building facades shall not back onto public open space, parks or reserve areas within the entire zoning district.

C. Access, Loading, Parking

1. The zoning text commits to the extension of Ganton Parkway, as identified in the Engage New Albany Strategic Plan. The roadway will connect into the existing Theisen Drive, off of US-62, and connect into a realigned intersection at Kitzmiller Road and East Dublin-Granville Road. A general illustration of this new roadway is included as part of the submittal material for this application. The text states that a minimum of 100 feet of right-of-way shall be provided for this new roadway which meets the strategic plan recommendations.
2. The zoning text states that primary roadway access, within this zoning district, shall be provided from Ganton Parkway. Direct vehicular access from Kitzmiller Road is prohibited.
3. Section 5 (Street and Network Standards) of the Urban Center Code applies to new

roads created within subarea 3 which will be evaluated with future development applications.

4. The off-street parking requirements of C.O. 1167 do not apply to subareas 1 and 2. The text states that the ARB and PC shall review the number of parking spaces as part of future final development plan applications, taking into consideration the unique relationship between uses in these subareas. Shared parking agreements are permitted in these subareas and shall be reviewed, if proposed, as part of a final development plan application. These standards are consistent with other zoning districts where there is a unique relationship between uses.
5. Off-street parking requirements within subarea 3 will be determined as part of future final development plan applications as they are determined based on a proposed building typology in the Urban Center Code.

D. Architectural Standards

1. The New Albany Design Guidelines and Requirements (DGRs) ensure neighborhoods and other development sustains their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far.
2. The text states that subareas 1 and 2 are subject to the regulations of New Albany Design Guidelines and Requirements Section 6: Commercial Outside the Village Center due to the permitted uses in this subarea. Subarea 3 is subject to various sections of the DGRs, based on future uses that are developed. Compliance with the DGRs will be evaluated with future development proposals.
3. The zoning text permits the brick, brick veneer, architectural precast concrete, metal, and non-reflective or mirrored glass as primary building materials within subareas 1 and 2. Brick and true wood siding are permitted primary building materials within subarea 3.
4. The text allows a maximum building height of 75 feet in subarea 1 and 45 feet in subarea 2. Building height regulations in subarea 3 are governed by the Urban Center Code based on a proposed building typology which will be evaluated with future development applications.
5. The zoning texts requires full screening of rooftop and ground mounted mechanical equipment to buffer sound and visibility. These standards are consistent with other commercial zoning districts in the surrounding area.

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

1. The zoning text commits to providing 38 acres of parkland and open space throughout the zoning district, consistent with the recommendations of the Urban Center Code Regulating Plan. The text states that this acreage will include dedicated parkland, the dedication of 100 feet along the entire Rose Run Corridor in subarea 3, undeveloped setback areas, and privately-owned open spaces. Compliance with these requirements will be evaluated with future development applications.
2. The dedication along the Rose Run Corridor in subarea 3 will allow future extensions of Rose Run Park that exists today in the Village Center.
3. The parkland and open space dedication requirements of C.O. 1165.10(a) do not apply within this zoning district as it is located in the Village Center and the text commits to meeting the parkland and open space requirements of the Urban Center Code.
4. The strategic plan states that homes shall not back onto open spaces or public roads. The applicant is meeting these recommendations by prohibiting homes from backing onto open space and/or parkland.
5. The zoning text does not provide any exemptions from all other buffering, landscaping and screening requirements of city code or the Urban Center Code. The landscaping requirements of C.O. 1171 and the Urban Center Code apply within this zoning district. With the exception of alleys, city code and the Urban Center Code require street trees, leisure trail or sidewalk to be installed along both sides of all streets. Compliance with these requirements will be evaluated with future development applications.

F. Lighting, Signage and Utilities

1. The zoning text states that a master sign plan shall be submitted for subareas 1 and 2 as part of a final development plan application. Once a master sign plan is approved, all future sign applications shall be reviewed and approved by the ARB via a certificate of appropriateness application and do not require Planning Commission review.
2. The zoning texts describes the unique needs of hospital, medical office and general office users and provides more flexibility by including signs regulations for those users in the text. These regulations are consistent with other zoning districts where hospitals and associated medical and general office uses are permitted.
3. Future signage in subarea 3 is subject to the regulations of C.O. 1169, based on the proposed use. Future sign applications in this subarea require ARB review via a certificate of appropriateness application and do not require Planning Commission review.
4. There are no lighting regulations in subarea 1. The text states that light poles are to be a maximum of 30 feet tall in subarea 2 and 18 feet tall in subarea 3. The text does not prohibit building up lighting.

IV. SUMMARY

The existing Ganton C-PUD permits 294 units of residential uses and Communities Facilities (CF) uses. This rezoning retains those uses and adds hospital and office uses just to a portion of the Ganton property immediately south of State Route 161. The hospital and office uses meet the land use recommendations of the Engage New Albany strategic plan. Since the adoption of the existing C-PUD zoning text 26 years ago, the city has undergone numerous strategic plan and codified ordinance updates such as the Urban Center form-based zoning code. This C-PUD is unique because it blends site-specific C-PUD standards for the hospital and office uses and adheres to the city Urban Center form-based code standards for residential.

The proposed rezoning meets the Engage New Albany Strategic Plan recommendations for the Ganton Property including:

- Creation of a compelling, high quality office development along the frontage of State Route 161.
- Creation a new public road, Ganton Parkway, to create new development sites in this area.
- Preserving and creating a linear greenway along the Rose Run stream corridor through the site, complete with leisure trail connections.
- Creation of strong connections to the Village Center for pedestrians and cyclists.

This site is uniquely positioned in the Village Center, where more compact town-center development is encouraged and along State Route 161 where large-scale commercial uses are appropriate in the community. The proposed C-PUD zoning text meets both of these goals as the Village Center Urban Center Code applies to development in subarea 3 and the text provides standards in subareas 1 and 2, along State Route 161, for the creation of high-quality commercial development. The extension of Ganton Parkway through the zoning district provides additional vehicular and pedestrian connectivity in the community and access to future development sites, while preserving the character of the immediate area.

The public dedication of 100 feet adjacent to the Rose Run corridor in subarea 3 will allow future phases of Rose Run Park to be extended through this zoning district. Rose Run Park is a critical component of the Village Center experience and provides a high-quality amenity for the entire community.

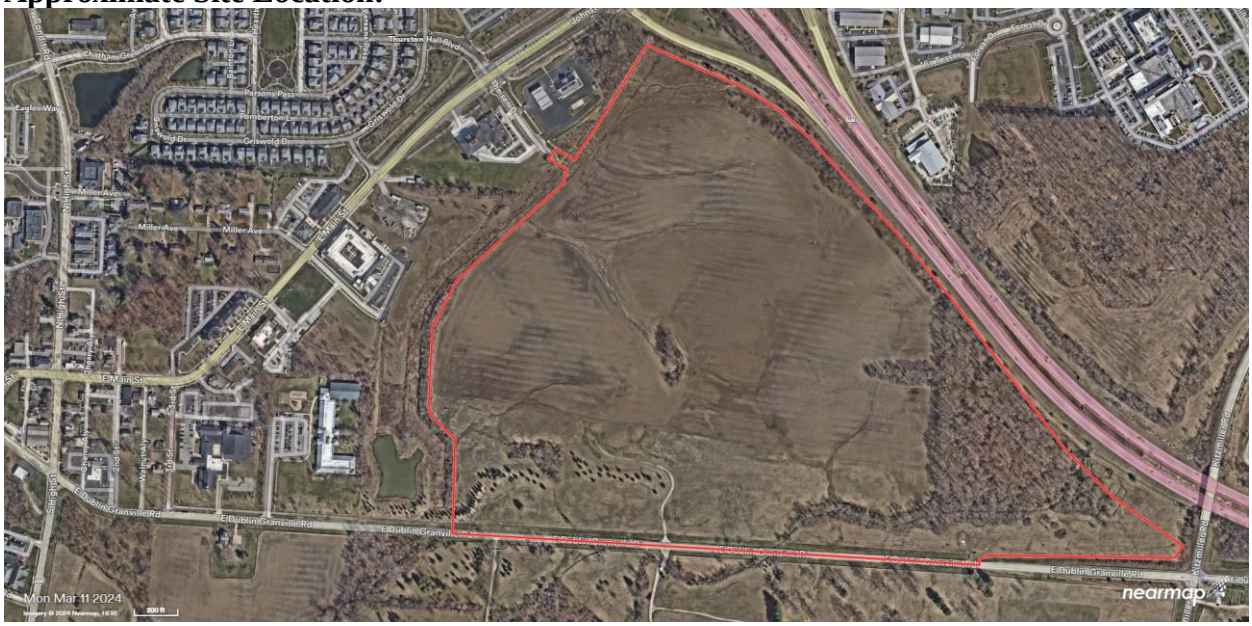
The applicant is required to submit preliminary and final development plan applications prior to any construction within the zoning district. These applications will be reviewed by the Architectural Review Board and Planning Commission in the future.

V. ACTION

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

Move to recommend approval of zoning change application ZC-48-2024 to the New Albany Planning Commission.

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 9582 Johnstown Road

Parcel Numbers Franklin County 222-000238 and a portion of 222-004730

Acres 108.1+/- # of lots created _____

Choose Application Type	Circle all Details that Apply			
□□Appeal				
□□Certificate of Appropriateness				
□□Conditional Use				
XX Development Plan	Preliminary	Final	X Comprehensive	Amendment
□□Plat	Preliminary	Final		
□□Lot Changes	Combination	Split	Adjustment	
□□Minor Commercial Subdivision				
□□Vacation	Easement		Street	
□□Variance				
□□Extension Request				
XX Zoning	X Amendment (rezoning)		Text Modification	

Description of Request: Rezoning to a new C-PUD, Comprehensive Planned Unit Development District to provide use and development standards for future medical, office, residential, and parkland uses.

Contacts

Property Owner's Name: Whitebarn Organics LLC and The New Albany Company LLC
Address: c/o Aaron L. Underhill, Esq., Underhill & Hodge LLC, 8000 Walton Pkwy, Suite 260
City, State, Zip: New Albany, Ohio 43054
Phone number: (614) 335-9329 Fax: (614) 335-9329
Email: aaron@uhlawfirm.com

Applicant's Name: The New Albany Company LLC
Address: c/o Aaron Underhill, Esq., Underhill & Hodge LLC, 8000 Walton Pkwy, Suite 260
City, State, Zip: New Albany, Ohio 43054
Phone number: (614) 335-9320 Fax: (614) 335-9329
Email: aaron@uhlawfirm.com

Signature

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

Signature of Owner By: _____ Date: 5/24/24
Signature of Applicant By: _____ Date: 5/24/24

GANTON C-PUD

Information concerning specific Code requirements for rezoning submittal by The New Albany Company LLC

Per C.O. 1111.03(c) and (d), a written statement of the existing use and zoning district and a written statement of the proposed use and zoning district.

Response: The property is undeveloped but subject to a C-PUD, Comprehensive Planned Unit Development (C-PUD) zoning classification known as the 1998 NACO PUD. That zoning allows for the development of up to 294 housing units on lots which are required to have a minimum width of 80 feet, as well as CF, Communities Facilities uses as provided in Chapter 1151 of the Codified Ordinances. The subject property also is subject to the Urban Center Code Overlay District. The Urban Center Code provides an applicant with the option of developing the subject property in accordance with the 1998 NACO PUD or in accordance with the Urban Center Code.

The proposed rezoning is to a new C-PUD District designation to allow for the development of hospital and other medical uses (Subarea 1), medical and professional offices (Subarea 2), and residential development and parkland applying the Urban Center Code's development standards (Subarea 3). A rezoning is needed for several reasons. The Urban Center Overlay District has assigned the Village Residential subdistrict to the property, which does not allow medical or office uses allows but does permit the development of residential uses on smaller, urban-style lots. Being a form-based code, the Urban Center Code does not prescribe densities but instead yields a number of units based on conformance with the development standards which apply to the particular type of development being proposed. On the other hand, the existing C-PUD zoning allows for the development of up to 294 single-family detached units having minimum lot widths of 80 feet, as well as uses that are permitted in the City's CF, Community Facilities District. It does not allow office uses. As a result, a rezoning is needed to facilitate the mix of proposed uses and to provide modernized standards for the non-residential components of the new C-PUD.

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

Response: The site consists of 108.0+/- acres located to the south of the U.S. Route 62 interchange on State Route 161. To the west of the site are a gas station, the Plain Township Fire Station, and a senior congregate care living facility. To the west are school and church uses. The proposed subareas provide for residential and parkland uses in the areas adjacent to the latter two uses, while providing non-residential uses adjacent to the freeway and to the non-residential uses to the west. This rezoning will help to facilitate the extension of Ganton Parkway from U.S Route 62 and Thiessen Drive on the west southeasterly though the property. This will provide an important vehicular thoroughfare for the community, providing connectivity between U.S. Route 62 and East Dublin-Granville Road.

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

Response: The non-residential portions of the property will be subject to The New Albany Business Park CCRs and will be part of The New Albany Business Park Association. Residential areas are likely to become subject to a homeowners' association in the future. Areas dedicated as parkland may be subjected to restrictions limiting the use of those areas for public purposes.

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

Response: Development of the site will occur based on market demand after final zoning approval is received.

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

Response: See separate response prepared by EMH&T.

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

Response: See separate response prepared by EMH&T.

AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to 108.1+/- acres that are to be included in the proposed Ganton C-PUD, do hereby state and depose the following:

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

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

Further Affiant sayeth not.

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

STATE OF OHIO
COUNTY OF FRANKLIN SS.

The foregoing instrument was acknowledged before me on the 24th day of May, 2024, by Aaron L. Underhill, who acknowledged the foregoing signature to be his voluntary act and deed.

NOTARIAL SEAL STATE OF OHIO

Justin M. Fox
Attorney At Law
Notary Public, State of Ohio
My Commission Does Not Expire
Sec.147.03 R.C.

_____
Notary Public

My Commission Expires: _____

APPLICANT:

The New Albany Company LLC
8000 Walton Parkway, Suite 120
New Albany, OH 43054

PROPERTY OWNER(S)/APPLICANT:

The New Albany Company LLC
8000 Walton Parkway, Suite 120
New Albany, OH 43054

Whitebarn Organics LLC
8000 Walton Parkway, Suite 120
New Albany, OH 43054

ATTORNEY:

Aaron L. Underhill
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054

SURROUNDING PROPERTY OWNERS:

Route 62 & Walton Road LLC
1935 James Pkwy
Heath, OH 43056

Plain Township Trustees
9500 Johnstown Road
New Albany, OH 43054

Lake (New Albany) LLC
6688 North Central, Suite 1400
Dallas, TX 75206

JW & CPK & Co., Tr.
(no address on Cunty Auditor website)

Underhill & Hodge LLC
ATTORNEYS & COUNSELORS AT LAW

Aaron L. Underhill
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

P: 614.335.9321
F: 614.335.9329
aaron@uhlawfirm.com

May 24, 2024

Mr. Stephen Mayer
Development Services Director
City of New Albany
99 W. Main Street
New Albany, Ohio 43054

RE: School Impact of Rezoning of 108.1+/- acres located to south of the U.S. Route 62/State Route 161 Interchange (Ganton C-PUD)

Dear Steve:

This letter addresses the potential impact of a proposed rezoning of the above-referenced property on the New Albany-Plain Local School District (NAPLSD). The New Albany Company ("NACO") (which is the applicant for this application) and Whitebarn Organics LLC together own 108.1+/- acres of real property located to the south of and adjacent to the U.S. Route 62 interchange on State Route 161. The rezoning application that has been filed seeks to apply to apply a C-PUD, Comprehensive Planned Unit Development designation for the property to facilitate the development of a hospital, other medical uses, and a medical or professional office building in an area bounded by State Route 161 on the north and an anticipated extension of Ganton Parkway through the property on the south. Portions of the C-PUD located to the south of the Ganton parkway extension are proposed for residential development as well as a significant amount of open space.

The property is presently zoned C-PUD, Comprehensive Planned Unit Development as part of the 1998 NACO PUD, but is also subject to the Urban Center Code Overlay District. The City's Urban Center Code provides the property owners with the option of developing the subject property in accordance with the 1998 NACO PUD or in accordance with the Urban Center Code. The Urban Center Overlay District has assigned the Village Residential subdistrict to the property, which does not allow medical or office uses allows but does permit the development of residential uses on smaller, urban-style lots. Being a form-based code, the Urban Center Code does not prescribe densities but instead yields densities based on conformance with the development standards which apply to the particular type of development being proposed. On the other hand, the existing C-PUD zoning allows for the development of up to 294 single-family detached units having minimum lot widths of 80 feet, as well as uses that are permitted in the City's CF, Community Facilities District. It does not allow office uses.

In order to accommodate the mix of uses types that are being sought, the applicant is rezoning the property. This also provides the opportunity to update and modernize standards

from the 1998 NACO PUD to incorporate best practices learned in the context of non-residential development over the past 25+ years.

Subarea 1 of this rezoning will permit a hospital and other medical uses. While a hospital is likely to be exempt from real estate taxes, it will not produce any schoolchildren and will be revenue neutral to the school district. Subarea 2 will allow for 15.9+/- acres to be developed with medical or professional office uses. This will result in conversion of this acreage from residential uses to school-tax generating offices. Subarea 3 will retain the right to develop the 294 residential units that are permitted on the total area of the property under the existing C-PUD. However, it will apply the Urban Center Code's residential design standards and requirement, resulting in smaller lots and therefore smaller residential units. The applicant desires to provide a generous amount of parkland that may be donated to the school district for use as athletic fields, filling a need for the district. Taken together, the new development standards for Subarea 3 and the land donation are likely to mean that Subarea 3 will not include all 294 permitted units, and a number of these units will be deposited into NACO's housing bank.

The end result of this rezoning will be to turn residential land into medical and office ground, while providing development standards for residential development that will yield units with less square footage than would be found on lots with a minimum of 80 feet of width as required in the C-PUD that presently applies to the property. Importantly, this rezoning provides the opportunity to create a significant amount of land for the school district to use to serve its growing needs for athletics facilities. Therefore, this rezoning provides a positive impact not only from a financial standpoint, but from a facilities standpoint as well.

We look forward to more dialogue on this application and its benefits as we move through the City's review process.

Sincerely,



Aaron L. Underhill
Attorney for The New Albany Company

EMH&T
Engineers, Surveyors, Planners, Scientists

May 13, 2024

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

Subject: Ganton C-PUD – Environmental Compliance

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the Ganton C-PUD project, located south of Johnstown Road, west of State Route 161, and north of Dublin Granville Road, in the City of New Albany, Franklin County, Ohio. This letter specifically addresses Subareas 1, 2, and 3 as shown on the May 10, 2024 Rezoning Comprehensive Plan.

Subarea 1 was recently delineated for Waters of the U.S. by the Environmental Department of EMH&T. This subarea contains the Rose Run mainstem, an intermittent tributary to Rose Run, and four (4) wetlands. This report is currently under review at the U.S. Army Corps of Engineers (USACE). Subareas 2 and 3 will be delineated in July 2024, and a second report will be sent to the USACE for review. It is anticipated that development of the various Subareas will require impacts to several streams and wetlands. Permits from the USACE and Ohio EPA will be required.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4515.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Robert F. Milligan
Director of Environmental Services
Principal

Cc: Todd Cunningham, EMH&T

SUBAREA 2
15.9 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, located in Lot 26, Quarter Township 4, Township 2, Range 16, United States Military District, being out of those tracts conveyed to Whitebarn Organics, LLC by deed of record in Instrument number 201209250143281 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the easterly terminus of the northerly right-of-way line of Theisen Drive (formerly Ganton Road) of record in Plat Book 86, Page 32, and renamed by Ordinance Number 0-15-2000, in the southwesterly line of that 3.092 acre tract conveyed to Route 62 & Walton Road LLC by deed of record in Instrument Number 201912270173755, being an angle point in the westerly line of said 19.729 acre tract;

with the arc of a curve to the left, having a central angle of 13° 14' 40", a radius of 420.00 feet, an arch length of 97.09 feet, a chord bearing of South 58° 45' 36" East and a chord distance of 98.67 feet to the northwesterly line of that 19.729 acre tract conveyed to The New Albany Company, LLC by deed of record in Instrument Number 201411260158311;

Thence North 34° 21' 50" East, a distance of 641.24 feet to a point in the southerly limited access right-of-way line of State Route 161;

Thence with the southerly limited access right-of-way of said State Route 161, the following courses and distances:

South 59° 54' 58" East, a distance of 48.83 feet to a point;

South 66° 40' 43" East, a distance of 380.30 feet to a point;

South 58° 56' 24" East, a distance of 250.42 feet to a point;

South 45° 55' 12" East, a distance of 361.29 feet to a point;

South 41° 53' 42" East, a distance of 350.57 feet to a point; and

South 39° 11' 51" East, a distance of 51.60 feet to the TRUE POINT OF BEGINNING;

Thence with said southerly limited access right-of-way line, the northerly line of said Whitebarn Organics, LLC tract, the following courses and distances:

South 39° 11' 51" East, a distance of 448.42 feet to a point;

South 35° 46' 42" East, a distance of 300.33 feet to a point;

South 37° 07' 21" East, a distance of 507.78 feet to a point;

South 44° 34' 24" East, a distance of 313.88 feet to a point; and

South 55° 24' 30" East, a distance of 417.65 feet to a point in the northerly right-of-way line of Dublin-Granville Road;

Thence South 38° 05' 50" West, with said northerly right-of-way line, a southeasterly line of said Whitebarn Organics, LLC tract, a distance of 72.06 feet to a point;

Thence North 88° 30' 40" West, with said northerly right-of-way line, a southerly line of said Whitebarn Organics, LLC tract, a distance of 343.24 feet to a point on the arc of a curve;

Thence across said Whitebarn Organics, LLC tract, the following courses and distances:

with the arc of a curve to the right, having a central angle of 19° 51' 13", a radius of 619.00 feet, an arc length of 214.49 feet, a chord bearing of North 48° 48' 15" West and chord distance of 213.42 feet to a point of tangency;

North 38° 52' 38" West, a distance of 378.01 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 22° 47' 53", a radius of 1000.00 feet, an arc length of 397.90 feet, a chord bearing of North 50° 16' 35" West and chord distance of 395.28 feet to a point of tangency;

North 61° 40' 32" West, a distance of 34.87 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 29° 34' 35", a radius of 700.00 feet, an arc length of 361.34 feet, a chord bearing of North 76° 27' 49" West and chord distance of 357.34 feet to a point of reverse curvature;

with the arc of a curve to the right, having a central angle of 25° 43' 16", a radius of 892.00 feet, an arc length of 400.43 feet, a chord bearing of North 78° 23' 28" West and chord distance of 397.08 feet to a point;

North 39° 36' 07" East, a distance of 826.71 feet to the TRUE POINT OF BEGINNING, containing 15.9 acres, more or less.

EVANS, MECHWART, HAMBLELTON & TILTON, INC.

HLK: td
15_9 ac 20240006-VS-ZONE-01

SUBAREA 1
27.2 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, located in Lots 25 and 26, Quarter Township 4, Township 2, Range 16, United States Military District, being out of those tracts conveyed to Whitebarn Organics, LLC by deed of record in Instrument number 201209250143281 and the remainder of that 19.729 acre tract conveyed to The New Albany Company by deed of record in Instrument Number 201411260158311 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

BEGINNING at the easterly terminus of the northerly right-of-way line of Theisen Drive (formerly Ganton Road) of record in Plat Book 86, Page 32, and renamed by Ordinance Number 0-15-2000, in the southwesterly line of that 3.092 acre tract conveyed to Route 62 & Walton Road LLC by deed of record in Instrument Number 201912270173755, being an angle point in the westerly line of said 19.729 acre tract;

Thence with the line common to said 19.729 acre and 3.092 acre tracts, with the arc of a curve to the left, having a central angle of 13° 14' 40", a radius of 420.00 feet, an arc length of 97.09 feet, a chord bearing of South 58° 45' 36" East and chord distance of 96.87 feet to a point;

Thence North 34° 21' 50" East, partially with said common line and partially across said 19.729 acre tract, a distance of 641.24 feet to a point in the southerly limited access right-of-way line of State Route 161;

Thence with said southerly limited access right-of-way line, the northerly line of said Whitebarn Organics, LLC tract, the following courses and distances:

South 59° 54' 58" East, a distance of 48.83 feet to a point;

South 66° 40' 43" East, a distance of 380.30 feet to a point;

South 58° 56' 24" East, a distance of 250.42 feet to a point;

South 45° 55' 12" East, a distance of 361.29 feet to a point;

South 41° 53' 42" East, a distance of 350.57 feet to a point; and

South 39° 11' 51" East, a distance of 51.60 feet to a point;

Thence across said Whitebarn Organics, LLC tract and the remainder of said 19.729 acre tract, the following courses and distances:

South 39° 36' 07" West, a distance of 826.71 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 28° 30' 29", a radius of 892.00 feet, an arc length of 443.82 feet, a chord bearing of North 51° 16' 36" West and chord distance of 439.26 feet to a point of reverse curvature;

with the arc of a curve to the left, having a central angle of 13° 47' 28", a radius of 1761.00 feet, an arc length of 423.87 feet, a chord bearing of North 43° 55' 05" West and chord distance of 422.85 feet to a point of tangency;

North 50° 48' 49" West, a distance of 257.30 feet to a point of curvature; and

with the arc of a curve to the right, having a central angle of 07° 31' 27", a radius of 1805.00 feet, an arc length of 237.04 feet, a chord bearing of North 47° 03' 05" West and chord distance of 236.87 feet to a point of tangency;

Thence North 43° 13' 18" West, a distance of 4.27 feet to a point in the line common to said 19.729 acre tract and that 2.3 acre tract conveyed to Board of Trustees of Plain Township, Franklin County, Ohio by deed of record in Instrument Number 200706080100446;

Thence North 48° 22' 06" East, with a line common to said 19.729 acre and 2.3 acre tracts, a distance of 13.35 feet to a point;

Thence North 86° 20' 46" West, with a line common to said 19.729 acre and 2.3 acre tracts, a distance of 2.81 feet to a point of curvature, being the easterly corner of that 2.414 acre tract conveyed to Township Trustees of Plain Township, Ohio by deed of record in Official Record 32141C14;

Thence with the line common to said 19.729 acre and 2.414 acre tracts, with the arc of a curve to the right, having a central angle of 11° 36' 41", a radius of 479.99 feet, an arc length of 97.27 feet, a chord bearing of North 57° 56' 36" West and chord distance of 97.11 feet to a point at the easterly terminus of the southerly right-of-way line of said Theisen Drive;

Thence North 37° 51' 43" East, with the easterly terminus of said Theisen Drive, a westerly line of said 19.729 acre tract, a distance of 60.00 feet to the POINT OF BEGINNING, containing 27.2 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

HLK
27_2 ac 20240006-VS-ZONE-01

SUBAREA 3
65.0 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, located in Lots 25 and 26, Quarter Township 4, Township 2, Range 16, United States Military District, being out of those tracts conveyed to Whitebarn Organics, LLC by deed of record in Instrument number 201209250143281 and the remainder of that 19.729 acre tract conveyed to The New Albany Company by deed of record in Instrument Number 201411260158311 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at the easterly terminus of the northerly right-of-way line of Theisen Drive (formerly Ganton Road) of record in Plat Book 86, Page 32, and renamed by Ordinance Number 0-15-2000, in the southwesterly line of that 3.092 acre tract conveyed to Route 62 & Walton Road LLC by deed of record in Instrument Number 201912270173755, being an angle point in the westerly line of said 19.729 acre tract;

Thence South 37° 51' 43" West, with the easterly terminus of said Theisen Drive, a westerly line of said 19.729 acre tract, a distance of 60.00 feet to a point in the northeasterly line of that 2.414 acre tract conveyed to Township Trustees of Plain Township, Ohio by deed of record in Official Record 32141C14;

Thence with the line common to said 19.729 acre and 2.414 acre tracts, with the arc of a curve to the right, having a central angle of 11° 36' 41", a radius of 479.99 feet, an arc length of 97.27 feet, a chord bearing of South 57° 56' 36" East and chord distance of 97.11 feet to a point in the northerly line of that 2.3 acre tract conveyed to Board of Trustees of Plain Township, Franklin County, Ohio by deed of record in Instrument Number 200706080100446;

Thence South 86° 20' 46" East, with a line common to said 19.729 acre and 2.3 acre tracts, a distance of 2.81 feet to a point;

Thence South 48° 22' 06" West, with a line common to said 19.729 acre and 2.3 acre tracts, a distance of 13.35 feet to the TRUE POINT OF BEGINNING;

Thence across said 19.729 acre tract and said Whitebarn Organics, LLC tract, the following courses and distances:

South 43° 13' 18" East, a distance of 4.27 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 07° 31' 27", a radius of 1805.00 feet, an arc length of 237.04 feet, a chord bearing of South 47° 03' 05" East and chord distance of 236.87 feet to a point of tangency;

South 50° 48' 49" East, a distance of 257.30 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 13° 47' 28", a radius of 1761.00 feet, an arc length of 423.87 feet, a chord bearing of South 43° 55' 05" East and chord distance of 422.85 feet to a point of reverse curvature;

with the arc of a curve to the left, having a central angle of 54° 13' 45", a radius of 892.00 feet, an arc length of 844.26 feet, a chord bearing of South 64° 08' 14" East and chord distance of 813.10 feet to a point of reverse curvature;

with the arc of a curve to the right, having a central angle of 29° 34' 35", a radius of 700.00 feet, an arc length of 361.34 feet, a chord bearing of South 76° 27' 49" East and chord distance of 357.34 feet to a point of tangency;

South 61° 40' 32" East, a distance of 34.87 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 22° 47' 53", a radius of 1000.00 feet, an arc length of 397.90 feet, a chord bearing of South 50° 16' 35" East and chord distance of 395.28 feet to a point of tangency;

South 38° 52' 38" East, a distance of 378.01 feet to a point of curvature; and

with the arc of a curve to the left, having a central angle of 19° 51' 14", a radius of 619.00 feet, an arc length of 214.49 feet, a chord bearing of South 48° 48' 15" East and chord distance of 213.42 feet to a point on the northerly right-of-way line of Dublin-Granville Road;

Thence with said northerly right-of-way line, across said Whitebarn Organics, LLC tract, the following courses and distances:

North 88° 30' 40" West, a distance of 257.13 feet to a point;

South 89° 22' 31" West, a distance of 250.65 feet to a point;

South 77° 09' 30" West, a distance of 52.34 feet to a point;

North 86° 17' 59" West, a distance of 189.98 feet to a point;

North 86° 20' 52" West, a distance of 2229.55 feet to a point; and

North 64° 35' 31" West, a distance of 31.56 feet to a point in an easterly line of said 19.729 acre tract;

Thence with the line common to said Whitebarn Organics, LLC tract and said 19.729 acre tract, the following courses and distances:

North 01° 33' 18" East, a distance of 370.60 feet to a point;

North 43° 25' 25" West, a distance of 160.35 feet to a point;

North 10° 36' 42" West, a distance of 7.40 feet to a point; and

North 06° 36' 46" West, a distance of 55.12 feet to a point at the southeasterly corner of that 14.455 acre tract conveyed to Lake (New Albany) LLC by deed of record in Instrument Number 202110250193933;

Thence with the line common to said Whitebarn Organics, LLC tract and said 14.455 acre tract, the following courses and distances:

North 03° 25' 34" East, a distance of 345.68 feet to a point;

North 27° 46' 36" East, a distance of 243.10 feet to a point;

North 47° 29' 20" East, a distance of 398.63 feet to a point; and

North 46° 46' 55" East, a distance of 178.50 feet to a point at the common corner of the remainder of said 19.729 acre tract and said 14.455 acre tract;

Thence North 85° 51' 54" West, with the line common to said reminder of said 19.729 acre tract and said 14.455 acre tract, a distance of 52.09 feet to a point at the southeasterly corner of said 2.3 acre tract;

Thence North 48° 22' 06" East, with the line common to said 19.729 acre and 2.3 acre tracts, a distance of 164.68 feet to the TRUE POINT OF BEGINNING, containing 65.0 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

GANTON C-PUD REZONING COMPREHENSIVE PLAN - EXISTING CONDITIONS

THE NEW ALBANY COMPANY

New Albany, Ohio

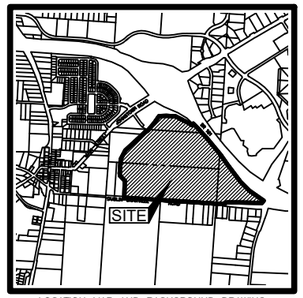
Date: May 23, 2024

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GRAPHIC SCALE
75' 0 150' 300'

LEGEND

- Storm Sewer
- Sanitary Sewer
- Water Main
- Gas Main
- Overhead Electric Line
- Streams
- 100 Year Floodplain
- Preservation Buffer
- Wetlands



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

*Wetland delineation of Subareas 2 and 3 will be completed by August 1, 2024

ID	OWNER
1	Whitebarn Organics LLC 222-000521-00 R-1
2	Whitebarn Organics LLC 222-000535-00 CPUD
3	Whitebarn Organics LLC 222-000564-00 CPUD
4	Whitebarn Organics LLC 222-000660-00 CPUD
5	Whitebarn Organics LLC 222-000542-00 R-1
6	Whitebarn Organics LLC 222-000565-00 R-1
7	Whitebarn Organics LLC 222-003113-00 R-1

ID	OWNER
8	Whitebarn Organics LLC 222-000825-00 CPUD
9	Whitebarn Organics LLC 222-000823-00 R-1
10	Whitebarn Organics LLC 222-000826-00 R-1
11	Whitebarn Organics LLC 222-000827-00 CPUD
12	Whitebarn Organics LLC 222-000828-00 CPUD
13	Whitebarn Organics LLC 222-000824-00 CPUD

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GANTON C-PUD REZONING COMPREHENSIVE PLAN - EXISTING CONDITIONS

THE NEW ALBANY COMPANY

New Albany, Ohio

Date: May 23, 2024

N

GRAPHIC SCALE
75' 0 150' 300'

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13	Whitebarn Organics LLC 222-000824-00 CPUD

LEGEND

- Storm Sewer
- Sanitary Sewer
- Water Main
- Gas Main
- Overhead Electric Line
- Streams
- 100 Year Floodplain
- Preservation Buffer
- Wetlands

*Wetland delineation of Subareas 2 and 3 will be completed by August 1, 2024

JOHNSTOWN RD
THIESEN DR
S.R. 161
DUBLIN-GRANVILLE RD
NETZMILLER RD
New Albany Company LLC 222-004730-00 C-PUD
Route 62 & Walton Road LLC 222-005109-00 C-PUD
Plain Township Trustees 222-001845-00 UC
BD Of TRS Of Plain TWP Franklin Co Ohio 222-000236-00 UC
Lake (New Albany) LLC 222-000088-00 UC
Whitebarn Organics LLC 222-000238-00 C-PUD
Whitebarn Organics LLC 222-000522-00 CF
Whitebarn Organics LLC 222-000562-00 R-1
JW & CPK & CO TR 222-000293-00 CPUD
New Albany Company LLC 222-000240-00 CPUD
New Albany Company LLC 222-004730-00 C-PUD
Rose Run
Ex Stream Preservation Permit Area I.N. 201412020150423
Ex 100' Rose Run Conservation Esmt I.N. 201512310182582
Ex Channel Esmt
Ex 20' San Esmt
Ex San Esmt (Width Varies)
Elec Esmt (Along Right Of Way) D.B. 896, P. 531
10' Telephone Esmt D.B. 15863A17
Highway Esmt D.B. 1001, P.561
Elec Esmt D.B. 897, P.89
Highway Esmt D.B. 1002, P.50
Ex Stream
Ex San Esmt (Width Varies)
12" WM
16" WM
8" San
21" San
30" San
Portion Of Lot 1

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GANTON C-PUD REZONING COMPREHENSIVE PLAN - EXISTING ZONING

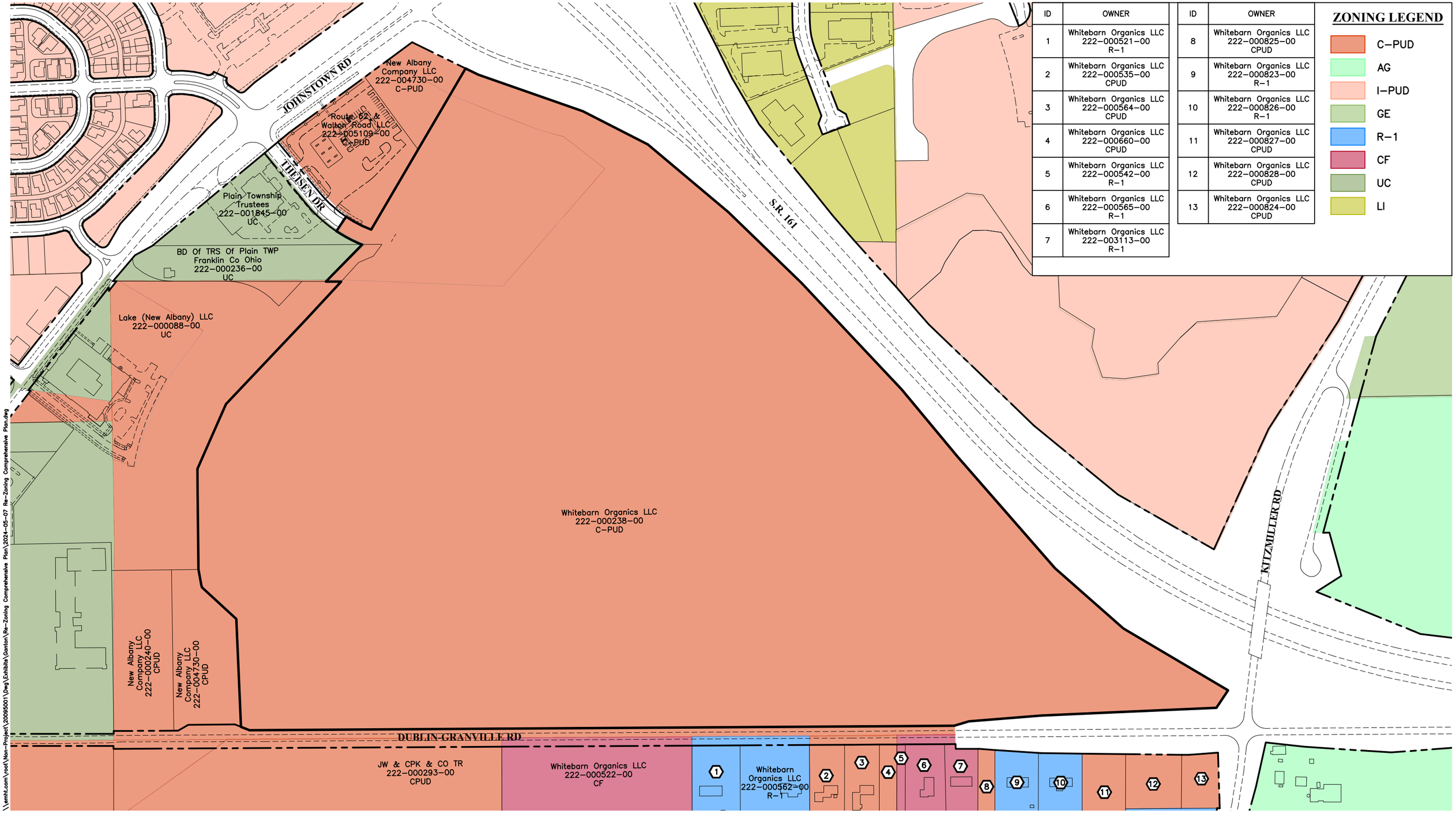
THE NEW ALBANY COMPANY

New Albany, Ohio

Date: May 23, 2024

N

GRAPHIC SCALE
75' 0 150' 300'



ID	OWNER
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13	Whitebarn Organics LLC 222-000824-00 CPUD

ZONING LEGEND

- C-PUD
- AG
- I-PUD
- GE
- R-1
- CF
- UC
- LI

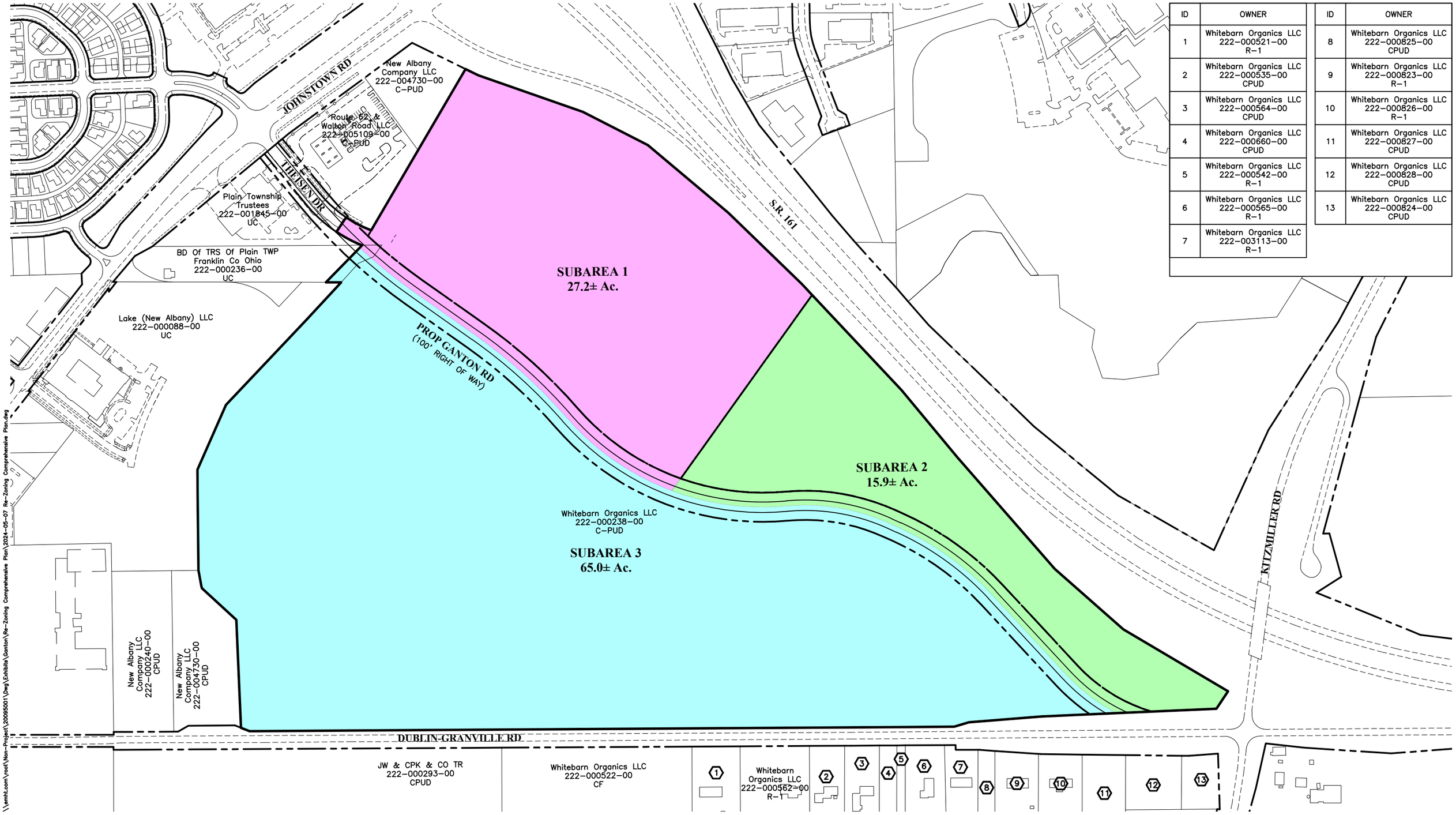
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GANTON C-PUD REZONING COMPREHENSIVE PLAN - PROPOSED C-PUD SUB-AREA PLAN

THE NEW ALBANY COMPANY

New Albany, Ohio

Date: May 23, 2024



ID	OWNER
1	Whitebarn Organics LLC 222-000521-00 R-1
2	Whitebarn Organics LLC 222-000535-00 CPUD
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13	Whitebarn Organics LLC 222-000824-00 CPUD

GANTON C-PUD ZONING DISTRICT

COMPREHENSIVE PLANNED UNIT DEVELOPMENT (C-PUD) TEXT

June 26, 2024

I. INTRODUCTION: The Ganton C-PUD Zoning District (hereinafter, the "Zoning District") consists of 108.1+/- acres of real property located to the south and southwest of and adjacent to State Route 161, to the north of and adjacent to East Dublin-Granville Road, generally to the east of Johnstown Road/U.S. Route 62, and to the west of and partially adjacent to Kitzmiller Road. For over two and one-half decades, the subject property has been zoned in the 1998 NACO PUD, containing all of Subarea 3D and a portion of Subarea 3E of that planned district. Both of those subareas allow for CF, Community Facilities District uses under the Codified Ordinances. Subarea 3D also allows for the development of up to 294 detached single-family homes on lots with a minimum of 80 feet in width, and Subarea 3E allows for uses which are permitted in the C-2, General Business (Commercial) District under the Codified Ordinances, such as (but not limited to) retail stories, banks, and restaurants.

This rezoning serves several purposes:

A. First and foremost, it limits the scope of permitted Communities Facilities uses to those relating to hospitals and health care, and provides specific development standards for those uses.

B. Second, it allows for the development and operation of medical and professional office uses.

C. Third, it provides the opportunity to cluster homes in a limited portion of this Zoning District and allows for both detached and attached units.

D. Fourth, it facilities the provision of meaningful and active green spaces, with a commitment of providing minimum of 15 acres of parkland which may include athletic fields serving the New Albany Plain Local School District and/or the public park system.

E. And finally, it facilitates the extension of Ganton Parkway through this Zoning District from its current terminus to the east and southeast so that it will connect to Thiessen Drive and U.S. Route 62. For purposes of this text, the term "Ganton Parkway" shall mean "an extension of the existing public street known as Ganton Parkway through this Zoning District so that it connects to Thiessen Drive and therefore provides a connection to U.S. Route 62, with a final location to be approved as part of a final plat." It is anticipated that the existing intersection of Kitzmiller Road and East Dublin-Granville Road will be realigned in conjunction with the

construction of Ganton Parkway as generally illustrated in plans that accompany this text and as will be more particularly set forth in an approved final plat.

The amount of acreage contained within this Zoning District, when combined with the spectrum of anticipated uses, makes the C-PUD zoning classification appropriate for this site. Rather than utilizing the Urban Center Code Overlay District under the Codified Ordinances, which would provide for the review and approval of development plans only by the City's Architectural Review Board ("ARB"), this rezoning will provide for a multi-step review process under Codified Ordinances Chapter 1159 that includes not only the ARB, but also the Planning Commission and City Council. This is appropriate given the location of the property and the mix of uses and development that are proposed..

II. GENERAL DEVELOPMENT STANDARDS, ORGANIZATION OF THE DISTRICT, AND REVIEW PROCEDURES:

A. Regulatory Framework: Unless otherwise specified in this written text, the development standards of Part Eleven of the Codified Ordinances of the City of New Albany shall apply to this subarea. Where there is a conflict between the provisions in this text and the Codified Ordinances, the provisions in this text shall govern. Basic development standards are compiled regarding permitted uses, proposed densities, site configurations, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development.

B. Subareas: This Zoning District shall consist of three subareas, specifically:

i. Subarea 1, which shall consist of 27.2+/- acres having frontage on State Route 161 to the north/northeast and on Ganton Parkway on the south/southeast.

ii. Subarea 2, which shall consist of 15.9+/- acres located to the east/southeast of and adjacent to Subarea 1 and also having frontage on both State Route 161 to the north/northeast and on Ganton Parkway to the south.

iii. Subarea 3, which shall consist of 65.0+/- acres located to the south of and adjacent to Ganton Parkway and to the north of an adjacent to East-Dublin-Granville Road.

Notwithstanding the foregoing, the design, specifications, and final location of Ganton Parkway are subject to a platting process which may not be completed prior to the time when the approval of the Comprehensive Plan becomes legally effective. The acreages and boundaries of each of the subareas shall be deemed to be modified automatically based on the final design, specifications, and location of Ganton Parkway as set forth in a final plat for Ganton Parkway which is recorded with the Office of the Recorder of Franklin County. The automatic

modifications shall result in the southern boundaries of each of Subarea 1 and Subarea 2 and the northern boundary line of Subarea 3 being the centerline of Ganton Parkway. No final development plan application shall be approved in this Zoning District until such time as the final plat for Ganton Parkway has been approved by City Council.

C. Plan Review Procedures: This text and any plans filed along with it at the rezoning stage shall be considered to be the "Comprehensive Plan" that is required to be reviewed and approved in a C-PUD as provided in Chapter 1159 of the Codified Ordinances. Subsequent preliminary development plans and final development plans shall be submitted for review and approval by relevant boards, commissions, and City Council in accordance with Chapter 1159.

III. SUBAREA 1 DEVELOPMENT STANDARDS: The following standards and requirements shall apply to development within Subarea 1.

A. Permitted Uses: Permitted uses within Subarea 1 shall include the following:

i. Hospitals, with or without emergency departments and with or without overnight patient beds.

ii. In-patient surgery centers.

iii. Ambulatory care uses. The term "ambulatory care uses" is intended to encompass a wide range of medical care and medical services and includes (but is not limited to) some combination of physician services, wellness services, treatment programs, outpatient procedures and surgeries, clinics, counseling centers, medical laboratories, rehabilitation services, diagnostic services, and related or similar services and/or uses.

iv. Office uses including, but not necessarily limited to, medical offices, administrative offices, professional offices, and office research centers.

v. Parking structures, above or below ground.

vi. In addition to any other uses deemed to be accessory to a primary permitted use in this subarea, the following accessory uses shall be permitted within a building whose primary use or primary combination of uses includes one or more of the uses described in Section III.A.i. through iv. above, provided that these accessory uses are mainly intended to serve employees, patients, and visitors of the primary use(s). One or more uses of a building shall be deemed to be "primary" if, alone or in combination, they occupy at least 70% of the total square footage of the building.

aa. Cafeterias, cafes, restaurants, and food courts.

bb. Fitness centers and health clubs

cc. Gift shops and flower shops.

dd. Sundry or convenience stores and other commercial uses which are customarily found in a hospital or medical treatment facility to support the primary use.

ee. Conference facilities with no hotel or residential components.

ff. Pharmacies.

gg. Day care.

hh. Other uses which are customary along with, supportive of, and/or complimentary to a primary use

B. Setbacks; Lot Coverage:

i. State Route 161: There shall be a minimum pavement and building setback of 100 feet from the right-of-way of State Route 161, provided, however, that service and loading areas may be located within 25 feet of the right-of-way if they meet the screening requirements of this text.

ii. Ganton Parkway: There shall be a minimum building and pavement setback of 25 feet from the right-of-way of Ganton Parkway.

iii. Other Public Streets: There shall be a minimum pavement and building setback of 25 feet from all public street rights-of-way other than State Route 161 or Ganton Parkway.

iv. Other Perimeter Boundaries: There shall be a minimum pavement and building setback of 0 feet from any perimeter boundary line of Subarea 1 which does not abut a public street right-of-way.

v. Private Access Drives: There shall be a minimum building and pavement setback of 0 feet from the edges of any private roads within Subarea 1.

vi. Rose Run Creek: The minimum pavement and building setback from the centerline of Rose Run Creek shall be coterminous with a conservation easement which applies to the creek and areas around it, as it exists and as it may be modified in the future. A "Stream Corridor Protection Zone" shall apply within this setback. Within the Stream Corridor Protection Zone, no improvements shall be permitted other than

landscaping and/or an asphalt leisure path that connects to the City's regional path system.

vii. Internal Parcel Lines: There shall be no minimum pavement setback and a minimum building setback of 0 feet from any parcel line which is interior to Subarea 1.

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

ix. Lot Coverage: There shall be a maximum lot coverage of 90% in Subarea 1.

C. Vehicular Access: Vehicular access to and from Subarea 1 shall occur using Theisen Drive and Ganton Parkway, once constructed. Ganton Parkway shall have a right-of-way width of 100 feet with a design and specifications as approved in a final plat to be prepared, reviewed, and approved by the City in accordance with its Codified Ordinances. Each property owner shall grant easements to the City which are adjacent to the aforementioned right-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements and/or utilities., if the minimum right-of-way is not enough to accommodate such improvements.

D. Architectural Standards: The following architectural requirements shall apply to Subarea 1.

i. Building Designs - Intent and Character: The primary permitted uses that are permitted in this subarea are typically developed and operated by users that have an established presence in the industry and a particular branding image. Oftentimes, the design vision for buildings with these types of uses will require similarities for the end user from facility-to-facility in order for patients and other visitors to identify the branding of the use and the user. Moreover, the services and operations within these facilities drive the buildings' footprints, and cause the need for an "inside-out" design process. In addition, it is commonplace for the buildings which are associated with these uses will be constructed in phases.

Buildings shall be designed to meet the City's standards in terms of quality of materials and design. However, when reviewing building architecture that is proposed as part of a final development plan, the Planning Commission shall take into account the unique branding needs of the user and the impact that the interior functioning of the uses within the building will have on its exterior appearance.

ii. Design Requirements:

aa. DGRs: Section 6 of the City's Design Guidelines and Requirements, applicable to commercial development outside of the Village Center, shall apply to this subarea.

bb. Building Height: There shall be a maximum building height of 75 feet. Architectural elements such as parapets, cupolas, mechanical equipment, screening, and similar features may exceed the maximum building height.

cc. Level of Façade Finish: Buildings shall be required to employ a comparable use of materials on all elevations. All elevations of a building shall receive similar treatment in terms of style, materials, and design so that no elevation is of a lesser visual character than any other.

dd. Quality: Architectural design for all portions of a building or structure that are visible from a public street right-of-way located along the perimeter of this subarea or adjacent property shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.

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

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

gg. Primary Building Entrances: Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

hh. Screening of Building Elements: Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and trash containers and dumpsters shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site.

ii. Roofs: All roof types shall be permitted (including, without limitation, flat roofs), provided that each roof design shall be compatible with the

style and design of the building.

iii. Materials:

aa. Exterior wall finishes: Permitted primary building materials shall include brick, brick veneer, architectural precast concrete, metal, and/or glass (except that reflective or mirrored glass shall be prohibited). Cementitious products such as Hardi Plank or its equivalent, brick, stone, metal, EIFS and composite material (except vinyl) may be used as secondary, exterior wall finish materials where appropriate. Exterior wall finish materials must be used to complete massing elements. The application of brick veneer to a single building façade shall be prohibited. Alternative building materials may be used subject to Architectural Review District approval (Chapter 1157).

bb. Prohibited Materials: Prefabricated metal buildings and untreated masonry block structures are prohibited.

cc. Loading Docks: Loading docks are not required to have the same degree of finish as a main entry.

iv. Service, Loading, and Mechanical Screening:

aa. Service and Loading Areas: Service and loading areas shall be screened in accordance with the Codified Ordinances.

bb. Mechanical Equipment: The following standards shall be required and shall be scaled according to the size of the individual tenant. These features may be scaled to a group of smaller side-by-side tenants when architecturally appropriate:

I. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character, but is not required to be the same material as the building's facade. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment. These requirements do not apply to solar panels.

II. Complete screening shall be required of all ground-mounted mechanical and other equipment at ground level by walls, fencing, or landscaping that is consistent and harmonious with the materials on and character of the nearest primary building. These requirements do not apply to solar panels.

E. Parking and Loading:

i. Parking: The off-street parking requirements of Codified ordinances Chapter 1167 do not apply within this subarea. The amount of parking to be provided to serve uses and developments in this subarea shall be reviewed by the Architectural Review Board and the Planning Commission as part of each final development plan. When determining the appropriate amount of parking to be provided, reviewing bodies shall take into account the anticipated parking needs of the particular applicant and uses, the number of anticipated employees and visitors for such uses, and the projected timing of employment shifts and visits by patients (if applicable) and others. Shared parking arrangements may be utilized where appropriate to provide for adequate parking within the Zoning District, provided that where such arrangements are approved they shall be subject to a recorded private parking agreement between owners of affected parcels that shall be reasonably reviewed and approved by City staff before it is recorded with the Office of the Recorder of Franklin County, Ohio. The required number of parking spaces in this subarea shall be in accordance with the shared parking plan which is approved in a final development plan.

ii. Loading: Loading spaces shall be provided in accordance with the Codified Ordinances unless otherwise approved as part of a final development plan.

F. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to Subarea 1:

i. Tree Preservation During Construction: 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.

ii. Tree Preservation Zones: Existing trees and vegetation located within the required minimum pavement setback from State Route 161 or within other areas which are generally designated on a preliminary development plan as being within a "Preservation Zone" shall be preserved except as provided in this subsection. Final boundaries of Preservation Zones shall be reviewed and approved as part of a final development plan. At the Comprehensive Plan review stage, one such Preservation Zone has been identified and includes the treed area in the northernmost portion of Subarea 1 between the right-of-way of U.S. Route 62 on the west and the Rose Run Creek on the east. Understory weeds, brush, and plants may be removed from these areas in order to provide a cleaner appearance. Trees which are dead or diseased, pose a potential danger to persons or property, or which are an invasive species may be removed from these areas. No trees shall be removed from wetlands areas (as more particularly specified in

an approved final development plan) unless they are a danger to persons or property and are permitted to be removed in accordance with relevant state and federal permits.

iii. Fencing: A four-board white horse fence exists and shall remain generally running parallel to State Route 161 and parallel to U.S. Route 62 along the perimeters of this subarea.

iv. Ganton Parkway: The landscaping treatment along Ganton Parkway shall be consistent across the Zoning District, and shall be designed through cooperative efforts between the property owner(s) and the City as the design of Ganton Parkway is finalized as part of a final plat.

v. Landscaping Plans: A landscaping plan shall be provided for review and approval of each development site within this subarea as part of a final development plan.

vi. Stormwater Basins: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins. The foregoing requirement is not intended to require such simultaneous installation of screening, buffering, and other aesthetic enhancements throughout the entirety of the Zoning District, but is to be limited only to such improvements in the general vicinity thereof.

vii. Parking Areas: Within this subarea there shall be no less than one (1) tree planted for every ten (10) parking spaces located in a surface parking lot. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas shall be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings. The requirements of this paragraph shall not apply to parking structures.

viii. Minimum On-Site Tree Sizes: Unless otherwise approved by the city landscape architect, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for deciduous 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.

G. Lighting:

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

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

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

iv. Landscape uplighting from a concealed source shall not be permitted.

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

vi. All other lighting on the site shall be in accordance with the Codified Ordinances

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

H. Signage:

i. Intent. Signage needs for the types of uses which are permitted in Subarea 1 are unique and require flexibility, not in an effort to deviate from the community standard but instead to properly and adequately identify uses, users and tenants, and to promote efficient wayfinding. A master signage plan for Subarea 1 shall be filed for review and approval as part of the first final development plan for proposed development in this subarea. In the event of a conflict between this text and/or an approved master signage plan and the relevant provision of the Codified Ordinances, this text and/or the approved master signage plan shall govern. Where any signage standard is not addressed in this text and/or an approved master signage plan, the relevant provisions of the Codified Ordinances shall govern. All signs described in this section shall be designed so that they are appropriate in the context of the building on which they are located in terms of scale and design. Signs shall not block portions of architectural detailing, windows,

entries or doorways. Regulations for signs in this subarea will be determined as part of the master sign plan, not the Village Center sub-district regulations found in C.O. 1169. After a master sign plan is adopted by the ARB and PC as part of a final development plan, permits for individual signs are subject to the review and approval of city staff if the proposed signs are in conformance with the approved master plan. All other new signage must be reviewed and approved only by the ARB via a certificate of appropriateness application.

ii. Types. The following types of signs shall be permitted in Subarea 1:

aa. Building Identification Signs. One "Building Identification Sign" shall be permitted on each façade of a building that is oriented toward State Route 161 or Ganton Parkway. The maximum permitted dimensions and heights for these signs shall be determined as part of an approved final development plan but shall be appropriately sized in relating to the architectural design of the building and shall be adequate to identify the building from off-site.

bb. Ancillary Wall Signs. Ancillary wall signs ("Ancillary Wall Signs") shall be permitted in addition to Building Identification Signs in order to identify particular uses within the building, to provide addresses for such uses, and to promote efficient wayfinding into buildings. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations. It is the intent that once they are established, the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

cc. Window Signs. Window signs shall be permitted only as allowed under relevant provisions of the Codified Ordinances.

dd. Primary Entry Monument Signs. "Primary Entry Monument Signs" shall be permitted to be located at each entry point into this Zoning District from Ganton Parkway. These signs may be so-called "off-premise" signs, provided that they identify uses or users within Subarea 1. The final locations and dimensions of these signs shall be provided by the applicant in a final development plan.

ee. Secondary Entry Monument Signs. "Secondary Monument Signs" shall be permitted to be located within Subarea 1. These signs are intended to provide a means to identify uses and users to employees and visitors. Each Secondary Monument Sign shall be located on the parcel that the use or user

which it identifies is located. The final locations and dimensions of these signs shall be provided by the applicant in a final development plan.

ff. Directional Signs. "Directional Signs" shall be permitted internally within Subarea 1 for purposes of directing vehicular and pedestrian traffic within the property to uses and users contained therein. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations, and it is the intent that once they are established the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

gg. Regulated Signage. In addition to the signage permitted above, certain permitted or accessory uses such as hospitals may be required to install and maintain certain types of signage with mandated specifications pursuant to federal and/or state laws and regulations. Such signage shall be permitted in accordance with such laws and regulations. They shall be reviewed and approved as part of a final development plan but relevant authorities' review shall be limited in scope in that they may not impose conditions of approval which are contrary to federal and/or state laws and regulations.

iii. Colors. Signs may include graphics with an unlimited number of colors, if consistent with the logos or branding of the user(s) which they identify.

H. Utilities: All new utilities shall be installed underground.

IV. SUBAREA 2 DEVELOPMENT STANDARDS: The following standards and requirements shall apply to development within Subarea 2.

A. Permitted and Conditional Uses: Permitted uses within Subarea 2 shall include those uses which are permitted in the Office Campus District (OCD) of the Codified Ordinances, Section 1143.02, as they exist on the date when this text becomes legally effective, but excluding data centers. Conditional uses within Subarea 2 shall include those uses which are conditional in the Office Campus District (OCD) of the Codified Ordinances, Section 1143.02, as they exist on the date when this text becomes legally effective, but excluding drive-through facilities and motels, and provided that conditional uses must be reviewed and approved in accordance with Codified Ordinances Chapter 1115.

B. Setbacks; Lot Coverage:

i. State Route 161: There shall be a minimum pavement and building setback of 100 feet from the right-of-way of State Route 161, provided, however, that service and loading areas may be located within 25 feet of the right-of-way if they meet the screening requirements of this text.

ii. Ganton Parkway: There shall be a minimum building and pavement setback of 25 feet from the right-of-way of Ganton Parkway.

iii. Other Public Streets: There shall be a minimum pavement and building setback of 25 feet from all public street rights-of-way other than State Route 161, Ganton Parkway, or U.S. Route 62.

iv. Other Perimeter Boundaries: There shall be a minimum pavement and building setback of 0 feet from any perimeter boundary line of Subarea 2 which does not abut a public street right-of-way.

v. Private Access Drives: There shall be no minimum building and pavement setback from the edges of any private drives within Subarea 2.

vi. Internal Parcel Lines: There shall be no minimum building pavement setback from any parcel line which is interior to Subarea 2.

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

viii. Lot Coverage: There shall be a maximum lot coverage of 90% in Subarea 2.

C. Vehicular Access: Vehicular access to and from Subarea 2 shall occur using Ganton Parkway, once constructed. Ganton Parkway shall have a right-of-way width of 100 feet and a design and specifications as approved in a final plat to be prepared, reviewed, and approved by the City in accordance with its Codified Ordinances. Vehicular access directly to and from Kitzmiller Road shall be prohibited.

D. Architectural Standards: Unless otherwise provided, the architectural requirements of the City's Design Guidelines and requirements and the City's Codified Ordinances shall apply to buildings in Subarea 2.

i. DGRs: Section 6 of the City's Design Guidelines and Requirements, applicable to commercial development outside of the Village Center, shall apply to this subarea.

ii. Building Height: There shall be a maximum building height of 45 feet in this subarea. Architectural elements such as parapets, cupolas, mechanical equipment, screening, and similar features may exceed the maximum building height.

iii. Building Orientation: Primary front building facades shall not back onto public open space, parks or reserve areas.

iv. Loading Docks: Loading docks are not required to have the same degree of finish as a main entry.

v. Service, Loading, and Mechanical Screening:

aa. Service and Loading Areas: Service and loading areas shall be screened in accordance with the Codified Ordinances.

bb. Mechanical Equipment: Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character, but is not required to be the same material as the building's facade. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment. Complete screening shall be required of all ground-mounted mechanical and other equipment at ground level by walls, fencing, or landscaping that is consistent and harmonious with the materials on and character of the nearest primary building. These requirements do not apply to solar panels.

E. Parking and Loading: The off-street parking requirements of Codified Ordinances Chapter 1167 do not apply within this subarea. The amount of parking to be provided to serve uses and developments in this subarea shall be reviewed by the Architectural Review Board and the Planning Commission as part of each final development plan. When determining the appropriate amount of parking to be provided, reviewing bodies shall take into account the anticipated parking needs of the particular applicant and uses, the number of anticipated employees and visitors for such uses, and the projected timing of employment shifts and visits by patients (if applicable) and others. Shared parking arrangements may be utilized where appropriate to provide for adequate parking within the Zoning District, provided that where such arrangements are approved they shall be subject to a recorded private parking agreement between owners of affected parcels that shall be reasonably reviewed and approved by City staff before it is recorded with the Office of the Recorder of Franklin County, Ohio. The required number of

parking spaces in this subarea shall be in accordance with the shared parking plan which is approved in a final development plan.

F. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to Subarea 2:

i. Tree Preservation During Construction: 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.

ii. Tree Preservation Zones: Existing trees and vegetation located within the required minimum pavement setback from State Route 161 or within other areas which are generally designated on a preliminary development plan as being within a "Preservation Zone" shall be preserved except as provided in this subsection. Final boundaries of Preservation Zones shall be reviewed and approved as part of a final development plan. At the Comprehensive Plan review stage, one such Preservation Zone has been identified and includes the treed area in the easternmost portion of Subarea 2 between the right-of-way of Kitzmiller Road on the east, the right-of-way of State Route 161 on the north, and the right-of-way of Ganton Parkway on the south (as the latter right-of-way is approved as part of a final development plan). Understory weeds, brush, and plants may be removed from these areas in order to provide a cleaner appearance. Trees which are dead or diseased, pose a potential danger to persons or property, or which are an invasive species may be removed from these areas. No trees shall be removed from wetlands areas (as more particularly specified in an approved final development plan) unless they are a danger to persons or property and are permitted to be removed in accordance with relevant state and federal permits. Trees may be removed from the Preservation Zone in the easternmost portion of this subarea may be removed as necessary to install utilities or to provide for the construction of Ganton Parkway.

iii. Fencing: A four-board white horse fence exists and shall remain generally running parallel to State Route 161 and parallel to Kitzmiller Road along the perimeters of this subarea.

iv. Ganton Parkway: The landscaping treatment along Ganton Parkway shall be consistent across the Zoning District, and shall be designed through cooperative efforts between the property owner(s) and the City as the design of Ganton Parkway is finalized s part of a final plat.

v. Landscaping Plans: A landscaping plan shall be provided for review and approval of each development site within this subarea as part of a final development plan.

vi. Stormwater Basins: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins. The foregoing requirement is not intended to require such simultaneous installation of screening, buffering, and other aesthetic enhancements throughout the entirety of the Zoning District, but is to be limited only to such improvements in the general vicinity thereof.

vii. Parking Areas: Within this subarea there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings.

viii. Minimum On-Site Tree Sizes: Unless otherwise approved by the city landscape architect, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for deciduous 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.

G. Lighting:

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

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

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

iv. Landscape uplighting from a concealed source shall not be permitted.

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

vii. All other lighting on the site shall be in accordance with the Codified Ordinances

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

H. Signage:

i. Intent. Given the likelihood that the uses in Subarea 2 will be related and/or integrated to serve those which will operate in Subarea 1, the signage needs for uses in Subarea 2 may be unique and require flexibility, not in an effort to deviate from the community standard but instead to properly and adequately identify uses, users and tenants, and to promote efficient wayfinding. A master signage plan for Subarea 2 shall be filed for review and approval as part of the first final development plan for proposed development in this subarea. In the event of a conflict between this text and/or an approved master signage plan and the relevant provision of the Codified Ordinances, this text and/or the approved master signage plan shall govern. Where any signage standard is not addressed in this text and/or an approved master signage plan, the relevant provisions of the Codified Ordinances shall govern. All signs described in this section shall be designed so that they are appropriate in the context of the building on which they are located in terms of scale and design. Signs shall not block portions of architectural detailing, windows, entries or doorways. Regulations for signs in this subarea will be determined as part of the master sign plan, not the Village Center sub-district regulations found in C.O. 1169. After a master sign plan is adopted by the ARB and PC as part of a final development, permits for individual signs are subject to the review and approval of city staff if the proposed signs are in conformance with the approved master plan. All other new signage must be reviewed and approved only by the ARB via a certificate of appropriateness application.

ii. Types. The following types of signs shall be permitted in Subarea 1:

aa. Building Identification Signs. One "Building Identification Sign" shall be permitted on each façade of a building that is oriented toward State Route 161 or Ganton Parkway. The maximum permitted dimensions and heights for these signs shall be determined as part of an approved final development plan but shall be appropriately sized in relating to the architectural design of the building and shall be adequate to identify the building from off-site.

bb. Ancillary Wall Signs. Ancillary wall signs ("Ancillary Wall Signs") shall be permitted in addition to Building Identification Signs in order to identify particular uses within the building, to provide addresses for such uses, and to promote efficient wayfinding into buildings. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations. It is the intent that once they are established, the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

cc. Window Signs. Window signs shall be permitted only as allowed under relevant provisions of the Codified Ordinances.

dd. Primary Entry Monument Signs. "Primary Entry Monument Signs" shall be permitted to be located at each entry point into this Zoning District from Ganton Parkway. These signs may be so-called "off-premise" signs, provided that they identify uses or users within Subarea 1. The final locations and dimensions of these signs shall be provided by the applicant in a final development plan.

ee. Secondary Entry Monument Signs. "Secondary Monument Signs" shall be permitted to be located within Subarea 1. These signs are intended to provide a means to identify uses and users to employees and visitors. Each Secondary Monument Sign shall be located on the parcel that the use or user which it identifies is located. The final locations and dimensions of these signs shall be provided by the applicant in a final development plan.

ff. Directional Signs. "Directional Signs" shall be permitted internally within Subarea 1 for purposes of directing vehicular and pedestrian traffic within the property to uses and users contained therein. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations, and it is the intent that once they are established the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

gg. Regulated Signage. In addition to the signage permitted above, certain permitted or accessory uses such as hospitals may be required to install

and maintain certain types of signage with mandated specifications pursuant to federal and/or state laws and regulations. Such signage shall be permitted in accordance with such laws and regulations. They shall be reviewed and approved as part of a final development plan but relevant authorities' review shall be limited in scope in that they may not impose conditions of approval which are contrary to federal and/or state laws and regulations.

iii. Colors. Signs may include graphics with an unlimited number of colors, if consistent with the logos or branding of the user(s) which they identify.

I. Utilities: All new utilities shall be installed underground.

V. SUBAREA 3 DEVELOPMENT STANDARDS: The following standards and requirements shall apply to development within Subarea 3.

A. Permitted Uses: The following shall be permitted uses in Subarea 3:

i. Those uses which are permitted in the Village Residential (VR) subdistrict of the Urban Center Code.

ii. Those uses which are permitted in the Core Residential (CR) subdistrict of the Urban Center Code.

iii. Those uses which are permitted in the Parkland and Preservation (PK) subdistrict of the Urban Center Code.

iv. Private community facilities serving residents within Subarea 3, which may include uses such as (but not limited to) fitness rooms, indoor and outdoor gathering spaces, swimming pools, and other recreational or social amenities.

v. Publicly or privately owned recreational areas, parkland, and open space (including, without limitation, athletic fields) and associated parking areas.

vi. Civic uses.

vii. Post offices and other government facilities.

B. Conditional Uses: Up to two (2) residential model homes are permitted to be located in Subarea 3, and shall be reviewed in accordance with Codified Ordinances Chapter 1115, provided that each such home also shall be reviewed and evaluated based on the criteria set forth in Codified Ordinances Section 1133.04(d).

C. Development Standards and Requirements – Generally: Section II (Building Form), Section III (Urban Design Standards), and Section V (Street & Network Standards) of the

City's Urban Center Code shall serve as the baseline set of development and architectural standards and requirements for Subarea 3. To the extent that that a standard or requirement of those sections conflicts with one that is set forth in this text, then the standard or requirement in this text shall govern.

D. Density and Setback Requirements:

i. Number of Units: A maximum of 294 residential units shall be permitted in Subarea 3, which is the same number of units which are permitted in Subarea 3D of the 1998 NACO PUD prior to the approval of this zoning text. Any permitted but undeveloped units in Subarea 3 may be deposited into the so-called NACO "housing bank" that originally was created under the 1998 NACO PUD for transfer and development in other locations within the City. The deposit of units into the housing bank shall be requested and approved as part of one or more final development plan applications.

ii. Setbacks. The following setback requirements shall apply to this subarea:

aa. East Dublin-Granville Road There shall be a minimum pavement and building setback of 140 feet from the right-of-way of East Dublin-Granville Road.

bb. Ganton Parkway. There shall be a minimum building and pavement setback of 25 feet from the right-of-way of Ganton Parkway for improvements relating to non-residential uses. Homes shall not have direct vehicular access from a driveway connecting to that street.

cc. Building Orientation. Primary building facades shall not back onto public open space, parks or reserve areas.

E. Rose Run Creek: Land shall be dedicated to the City extending for a distance of 100 feet as measured from the western boundary line of Subarea 3 between Ganton Parkway on the north and East Dublin-Granville Road on the south. There shall be a minimum pavement and building setback of 10 feet from the edge of this dedicated land area.

F. Vehicular Access: Vehicular access to and from Subarea 3 shall occur using Ganton Parkway, once constructed. Access to this subarea shall be permitted via public street connections between Ganton Parkway and East-Dublin-Granville Road. Ganton Parkway shall have a right-of-way width of 100 feet and a design and specifications as approved in one or more final plats to be prepared, reviewed, and approved by the City in accordance with its Codified Ordinances, provided, however, that Ganton Parkway shall not be subject to the standards and requirements of Section V of the Urban Center Code.

G. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to Subarea 3:

i. Tree Preservation During Construction: 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.

ii. Fencing: A four-board white horse fence exists and shall remain generally running parallel to East Dublin-Granville Road along the perimeter of this subarea.

iii. Ganton Parkway: The landscaping treatment along Ganton Parkway shall be consistent across the Zoning District, and shall be designed through cooperative efforts between the property owner(s) and the City as the design of Ganton Parkway is finalized as part of a final plat.

iv. Landscaping Plans: A landscaping plan shall be provided for review and approval of each development site within this subarea as part of a final development plan.

v. Stormwater Basins: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins. The foregoing requirement is not intended to require such simultaneous installation of screening, buffering, and other aesthetic enhancements throughout the entirety of the Zoning District, but is to be limited only to such improvements in the general vicinity thereof.

vi. Parking Areas: Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity of plant material and size of parking lot landscape islands closest to buildings.

vii. Minimum On-Site Tree Sizes: Unless otherwise approved by the city landscape architect, minimum tree size at installation shall be no less than two and one

half (2 ½) inches in caliper for deciduous 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.

viii. Landscape Screening: The landscape screening requirements of C.O. 1171.05(c) do not apply within this subarea.

G. Lighting:

i. Each home shall have a light mounted near the front entry door. A light post may also be provided in the front yard of each residential lot.

ii. All parking lot and private driveway lighting for non-residential uses 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.

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

iii. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed eighteen (18) feet in height.

iv. Landscape uplighting from a concealed source shall not be permitted.

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

vii. All other lighting on the site shall be in accordance with the Codified Ordinances

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

H. Signage: Permitted sign types and regulations within Subarea 3 shall be based on the land use category for each site, not the Village Center sign code sub-districts. All other new signage must be reviewed and approved only by the ARB via a certificate of appropriateness application.

I. Utilities: All new utilities shall be installed underground.

J. Mailboxes: Currently applicable postal regulations do not permit individual mailboxes to be located on or to the front of a home, and instead require centralized banks of grouped mailboxes to serve new developments. Details of grouped mailbox locations and

designs shall be provided for review and approval as part of a final development plan for each residential development.

VI. PARKLAND AND OPEN SPACE: The intent of this Zoning District is to provide an equivalent amount of green space within the subject property as is contemplated in the Urban Center Code's Regulating Plan while providing flexibility in terms of locations for these features. To this end, the total amount of green space within dedicated parkland, the dedicated green space along the western boundary of Subarea 3, undeveloped setback areas, and within privately owned open spaces shall be a combined minimum of 38.0 acres. Those green spaces which are to be parkland and those which are to be open space will be determined as approved in one or more final development plan applications. Parks and open space dedication shall be reviewed and a recommendation made by the Architectural Review Board and shall reviewed and approved by Planning Commission as part of a final development plan application. The parkland and open space design and evaluation standards of the Urban Center Code shall apply within this zoning district.

VII. GENERAL MATTERS:

A. Appeals:

i. Taking of Appeals: Appeals to the Board of Zoning Appeals concerning interpretation or administration of the text or the underlying zoning ordinance by the Zoning Officer or any other administrative official may be taken by any person aggrieved, including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty days after the date of the decision by filing a notice of appeal specifying the grounds thereof with the officer from whom the appeal is taken and the Board of Zoning Appeals.

ii. Imminent Peril: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Officer certifies to the Board of Zoning Appeals, after notice of appeal shall have been filed with him, that by reason of facts stated in the application a stay would, in his opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed other than by a restraining order which may, on due cause shown, be granted by the Board of Zoning Appeals, after notice to the Zoning Officer or by judicial proceedings.

B. Waivers:

i. Deviations from development standards in this text or in the Codified Ordinances, as part of a final development plan application, are subject to the waiver process as described in city code. The consideration of a waiver request shall be deemed to constitute an administrative proceeding, The Planning Commission shall be the decision-making body as to the approval, approval with conditions, or disapproval of each waiver application in accordance with the requirements of this text that are

associated with a final development plan. In considering a request for a waiver, the Planning Commission shall conduct a public meeting in conjunction with the application.

ii. Deviations from development standards in this text or in the Codified Ordinances, as part of a certificate of appropriateness application, are subject to the waiver process as described in city code. The consideration of a waiver request shall be deemed to constitute an administrative proceeding, The Architectural Review Board shall be the decision-making body as to the approval, approval with conditions, or disapproval of each waiver application in accordance with the requirements of this text that are associated with a certificate of appropriateness application. In considering a request for a waiver, the Architectural Review Board shall conduct a public meeting in conjunction with the application.