New Albany Architectural Review Board Meeting Agenda
Monday, November 10, 2025 - 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: October 13, 2025

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-54-2025 NAPLS Elementary School COA
Certificate of Appropriateness to allow a new elementary school for New Albany-Plain Local Schools at 5101 Swickard Woods Boulevard (PID: 222-002970 and 222-00356).
Applicant: Victoria Newell, Schorr Architects LLC

VII. Other business

1. Master Sign Plan Update

VIII. Poll members for comment

IX. Adjourn

New Albany Architectural Review Board
Meeting Minutes, Monday, October 13, 2025 DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, October 13, 2025 in the New Albany Village Hall. Acting Chair Brown called the meeting to order at 7:04 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

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

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

Staff members present: Planner I Blackburn, Planning Manager Christian, Planner I Henderson, Administrative Services Director Joly, Police Chief Jones, Planner II Saumenig, Planner I Sauter, and Deputy Clerk Madriguera.

III. Action on minutes: September 8, 2025

Acting Chair Brown asked if there were any corrections to the September 8, 2025 meeting minutes.

Hearing none, Board Member Strahler moved to approve the September 8, 2025 meeting minutes. Board Member Moore seconded the motion.

Upon roll call: Mr. Strahler yes, Ms. Moore yes, Mr. Brown yes, Mr. Davie yes, Mr. Maletz yes. Having five yes votes the motion passed and the September 8, 2025 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Planning Manager Christian answered none from staff.

Acting Chair Brown administered the oath to all present who planned to address the board.

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

Acting Chair Brown asked if there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first case and asked to hear from staff.

VI. Cases:

Planning Manager Christian provided an introduction and overview of the first three applications

ARB-66-2025 Police Station Building Addition COA
Certificate of Appropriateness to allow a building addition at the New Albany police station located at 50 W Village Hall Road. (PID: 222-003477).
Applicant: City of New Albany c/o Horne + King
Planner I Henderson delivered the staff report.

Applicant and Architect for the project, Sharon Jurawitz with Horner + King spoke in support of the application. She apologized for the late changes and explained that they were made in response to recent feedback. She explained the changes to the pilasters, the window trim, and the cupola.

Acting Chair Brown opened the application up for questions from the board.

Board Member Maletz requested a graphical site plan. He confirmed that there were no changes to the existing separate garages. He stated that he agreed that the pilaster addition was a positive change. He asked for the rationale for the addition of the cupolas. He further noted the usage of Hardie board, and that brick was only used for the water table.

Architect Jurawitz responded that the cupolas were added at the suggestion of the New Albany Company. She continued that the brick common to New Albany buildings is not made anymore and is difficult to match.

Board Member Maletz understood the struggle to acquire a good match to the New Albany brick. He continued that when he looked at the floor plan for the addition, he did not see an entry. Because of the way the driveway is configured, a drop off is implied on the west side but there does not appear to be an entry. As a visitor, to pick up ARB meeting packets, he has learned to enter through the front. He remarked that if an entrance is not planned for the addition, a walkway to the front door should be provided.

Architect Jurawitz responded that programmatically the police did not want an entrance on the west side. The police did not want visitors to come to that side of the building.

Board Member Davie asked what will stop someone who has parked in the larger lot from cutting through the police department's back lot.

Director Joly remarked that parking added that this had been a main topic of discussion for the past six months. There will be signage to indicate appropriate public parking. Rather than putting up a gate, the intent was to make it apparent where to park. She further remarked that people use the police department parking lot for various reasons including buy-sell-trade exchanges and shared parenting exchanges.

Board Member Moore asked whether the parallel parking on Village Hall Road will remain accessible.

Director Joly answered that she did not forsee a change to the parking on Village Hall Road.

Board Member Maletz asked for clarification of the path from the parking lot to the entrance.

Board Member Strahler noted the amount of restricted parking in the lot and then asked about the parking for access to Rose Run Park.

Director Joly acknowledged that this is not ideal. She explained that the police department has three shifts throughout the day and the decision was made to dedicate spots for city staff use.

Acting Chair Brown questioned the logic of accenting the addition as opposed to accenting the building. He acknowledged the time and effort that went into the design.

Board Member Maletz stated that the addition was very different from the existing structure. It is a loud addition to a very quiet building. This addition speaks the same language as the McCoy Center for Performing Arts, but entrance is limited to the front door. He did not find anything wrong with it when measured against the criteria but he was scratching his head about the design decisions.

Acting Chair Brown remarked that this addition is not a museum it is a police station. It should look the same as the existing building. All brick should be used. Nonetheless he did not find it objectionable pursuant to the criteria.

Board Member Maletz asked whether there is an openness to modification. He did not want to interfere with construction timelines but it would be nice to quiet the contrast between the brick and Hardie board. He also strongly questioned whether the cupolas belonged.

Board Member Davie agreed and strongly suggested removing the cupolas, noting that it would play down the roof scape

Planning Manager Christian responded that construction timelines are important to the city. Hardie board has been used successfully in other areas of the Village Center. He further stated that the city would agree to removal of the cupolas as a condition, subject to staff approval. Or, the roof could return to the board for review, or the application could be tabled.

Acting Chair Brown surveyed the board and the consensus was that usage of the Hardie board was sufficient, and that the cupolas should be removed and the rooflines be reworked to match the existing building.

Architect Jurawitz agreed to the condition.

Board Member Strahler moved for approval of ARB-66-2025 on the condition that the cupolas be removed and the rooflines be reworked to match the existing building, subject to staff approval. Acting Chair Brown seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Brown yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes. Having five yes votes the motion passed and ARB-66-2025 was approved subject to the condition that the cupolas be removed and the rooflines be reworked to match the existing building, subject to staff approval.

ARB-81-2025 Rose Run Phase II Building Typology COA
Certificate of Appropriateness to add the Parks and Preservation building typology to the Urban Center Code for Rose Run II, generally located at 37 Dublin Granville Rd. (PID: 222-000021).
Applicant: City of New Albany

Planner I Blackburn delivered the staff report for ARB-81-2025 and ARB-76-2025 in a single presentation.

Director of Administrative Services Joly said she was available to answer any questions.

Acting Chair Brown asked her to discuss the materials being used.

The Architect for the project added that he was most concerned about the feel of the building. They wanted the building to have a transparent element.

Acting Chair Brown commented that he thinks it is beautiful and the park is nice.

Director Joly agreed and said this will be a beautiful addition to the community and continuation of Taylor Farm Park.

Board Member Maletz agreed that it would be beautiful addition to the community. He observed that review of approval of this project would shift the board to a more form-based review. The detailing is a significant departure from Georgian style architecture.

Planning Manager Christian responded that the typology is specific to this site. This typology will not have application to other areas of the city. Director Joly and the consultants have done a great job of identifying why this site is so unique. Approval of this application does not set a precedent applicable for future applications.

Board Member Maletz thanked Planning Manager Christian and there was discussion of whether a food vender would be allowed in that space.

Director Joly thought it was a great idea but wanted to avoid a situation where there was provision for a vendor but no vendor there.

Board Member Maletz noted the former BP corner and remarked that being a little quieter was the right play here.

Acting Chair Brown asked for further questions. Hearing none he moved for approval of ARB-81-2025. Board Member Moore seconded the motion.

Upon roll call: Mr. Brown yes, Ms. Moore yes, Mr. Davie yes, Mr. Strahler yes, Mr. Maletz yes. having five yes votes the motion passed and ARB-81-2025 was approved.

ARB-76-2025 Rose Run Phase II Pavilion COA
Certificate of Appropriateness to allow a pavilion to be built as part of the Rose Run Phase II improvements, generally located at 37 Dublin Granville Rd. (PID: 222-000021).
Applicant: City of New Albany

Acting Chair Brown moved for approval of ARB-76-2025. Board Member Davie seconded the motion.

Upon roll call: Mr. Brown yes, Mr. Davie yes, Ms. Moore yes, Mr. Strahler yes, Mr. Maletz yes. having five yes votes the motion passed and ARB-76-2025 was approved.

ZC-78-2025 6600 New Albany-Condit Road I-PUD Rezoning COA
Certificate of Appropriateness to allow a zoning change from the Rural Residential sub-district of the Urban Center Code to Infill-Planned Unit Development (I-PUD) at 6600 New Albany-Condit Road (PID: 222-000640).
Applicant: Rob Riddle c/o Aaron Underhill, Esq., Underhill & Hodge LLC

Board Member Davie recused himself from consideration of this application and left the dais.

Planning Manager Christian delivered the staff report.

Board Member Maletz clarified that the board could take action on this case in Board Member Davie's recusal.

Planning Manager Christian responded yes, the board could take action. He explained that the board maintained a quorum and a majority of the quorum was what was needed to pass the motion.

Board Member Maletz agreed that this rezoning made sense but wanted to be sure they were not approving something that was not resolved. He further remarked that there is no typology for reusing an existing commercial structure.

Planning Manager Christian agreed and said the details would be provided at the time of a final development plan application.

Acting Chair Brown similarly observed that it made sense to make this change but wondered how close to the Village Center would the city permit rezoning to occur.

Board Member Moore confirmed that this was just temporary.

Applicant and Attorney for Rob Riddle, Aaron Underhill spoke in support of the application. The board's role historically was to apply existing rules to the Village Center. This application, being an I-PUD was new to this board, the I-PUD text would apply. Riddle Real Estate would like to relocate their offices to the house; the south central side would probably be a title company or low intensity commercial use. There would not be a medical use. He noted the construction of a sound wall. The long-term goal is to redevelop the site and get rid of the home and the accessory structure, and to build a traditional office building. Here, the board is being asked to approve the re-purposing of the existing structures. A request for a certificate of appropriateness for the final development plan will come back to the board and also to the Planning Commission. The PUD was chosen due to the amount of waivers that would be needed.

Board Member Strahler stated that what he was struggling with was the surrounding residential. The board had recently rejected a garage and now they were being presented with a three-story building with parking, he was not sure he could support the rezoning.

Acting Chair Brown –asked staff if they had insight into what would be happening in this area.

Planning Manager Christian responded that long-term it would be commercial and not residential. He further stated that the residents would be provided the opportunity to comment.

Mr. Riddle added that he has spoken with adjacent property owners.

Board Member Maletz remarked for this pocket to be successful, some kind of comprehensive master plan should be shared. He would ask regarding the partial redevelopment using the existing structure in final development that one direction or the other should be committed to – not a mixture of both – either residential or commercial. He acknowledged that it is not practical to tear down the existing structure today.

Applicant and Architect for the project Davie, stated that the idea was to bring in the residential feel into a commercial use, similar to the buildings on High Street.

Board Member Strahler clarified the scope of the motion, that it was an advisory recommendation to the Planning Commission and that the failure of a motion at this stage was not fatal to the application.

Board Member Maletz also clarified that it was just the rezoning that was being considered and asked staff whether there was any consideration of the inevitability of the future applications.

Planning Manager Christian said yes, he would share this discussion with senior staff. He further noted there is a Windsor to Hamlet project under consideration.

Mr. Riddle added that he recognized the lack of comfort and he stated that his intention was to improve the structure over a number of years. He questioned whether residential was the best use of the surrounding property.

Board Member Strahler confirmed that this board's recommendation was advisory.

Board Member Maletz moved to approve ZC-78-2025, subject to the condition in the staff report, subject to staff approval. Acting Chair Brown seconded the motion.

Upon roll call: Mr. Maletz yes, Mr. Brown yes, Ms. Moore yes, Mr. Strahler no. The motion passed with three votes in favor and one vote against approval of the zoning.

Board Member Strahler explained that he voted no because he did not want to approve rezoning without a more comprehensive plan.

Mr. Underhill thanked the board and assured them that more detail would be provided on final development.

VII. Other business
Master Sign Plan Update

Blake Kuhn of Wesley & Roberts delivered the Master Sign Plan Update.

Board Member Maletz needed to excuse himself, but commented that he thought the plan was very much on point.

Board Member Davie asked whether the meeting was still considered an open meeting if the board was viewing materials in the conference room.

Planning Manager Christian answered yes, the meeting was still open to the public. Despite the fact that the materials in the conference room were not visible on the stream, the public could come to Village Hall and view the materials in person. Furthermore this was an item of Other business and there would not be a vote taken on the plan.

VIII. Adjourn
Having no further business and having completed their agenda, Board Member moved to adjourn the October 13, 2025 meeting of the New Albany Architectural Review Board. Board Member Davie seconded the motion.

Upon roll call: Ms. Moore yes, Mr. Davie yes, Mr. Brown yes, Mr. Strahler yes. Having four yes votes, the motion passed and the October 13, 2025 meeting was adjourned.

Appendix
ARB-66-2025
- **Staff Report**
- **Record of Action**

ARB-81-2025
- **Staff Report**
- **Record of Action**

ARB-76-2025
- **Staff Report**
- **Record of Action**

ZC-78-2025
- **Staff Report**
- **Record of Action**

New Albany Architectural Review Board Meeting Agenda
Monday, October 13, 2025 - 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: September 8, 2025

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-66-2025 Police Station Building Addition COA
Certificate of Appropriateness to allow a building addition at the New Albany police station located at 50 W Village Hall Road. (PID: 222-003477).
Applicant: City of New Albany c/o Horne + King

ARB-81-2025 Rose Run Phase II Building Typology COA
Certificate of Appropriateness to add the Parks and Preservation building typology to the Urban Center Code for Rose Run II, generally located at 37 Dublin Granville Rd. (PID: 222-000021).
Applicant: City of New Albany

ARB-76-2025 Rose Run Phase II Pavilion COA
Certificate of Appropriateness to allow a pavilion to be built as part of the Rose Run Phase II improvements, generally located at 37 Dublin Granville Rd. (PID: 222-000021).
Applicant: City of New Albany

ZC-78-2025 6600 New Albany-Condit Road I-PUD Rezoning COA
Certificate of Appropriateness to allow a zoning change from the Rural Residential sub-district of the Urban Center Code to Infill-Planned Unit Development (I-PUD) at 6600 New Albany-Condit Road (PID: 222-000640).
Applicant: Rob Riddle c/o Aaron Underhill, Esq., Underhill & Hodge LLC

VII. Other business

1. Master Sign Plan Update

VIII. Poll members for comment

IX. Adjourn

Architectural Review Board Staff Report
October 13, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
NEW ALBANY POLICE STATION BUILDING ADDITION

LOCATION:	50 W Village Hall Road (PID: 222-003477)
APPLICANT:	City of New Albany c/o Horne and King
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center District within the Village Core and Traditional Commercial Building Typology
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-66-2025

Review based on: Application materials received on September 10 and September 30, 2025.

Staff report prepared by Jay Henderson, Planner I.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed 5,750 sq. ft. building addition to the New Albany police station, located at 50 W Village Hall Road. The additions are being developed in association with the improvements of Rose Run II. The objectives for these improvements include additional offices, conference rooms, relocation of the storm shelter, and removal of the defense tactics area. In addition to the police station improvements, the overall site includes the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, and the provision of additional public parking. The master plan for this civic block is included in the meeting packet for your reference.

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. The proposed police station addition classifies as a major environmental change; therefore, ARB review and approval is required. All other proposed improvements as part of the Rose Run II project that are mentioned above are classified as minor changes, which do not require ARB review.

The site is located within the Urban Center Code Village Core sub-districts and the 1998 NACO C-PUD Subarea 4B: NE Market Street zoning district. Per Codified Ordinance 1158.03(c), properties within the Architectural Review Overlay District that are zoned PUD before Chapter 1158 of the city code was adopted in 2011 are permitted to either develop under the requirements of the underlying PUD zoning or the Urban Center Code. The applicant has elected to develop under the Urban Center Code; therefore, the requirements of the Urban Center Code, the New Albany Design Guidelines and Requirements, and the city code apply to this site.

There is related certificate of appropriateness on October 13, 2025, meeting agenda to add a pavilion and new building typology to the Urban Center Code for the Rose Run II site. This application is evaluated under separate staff reports (ARB-76-2025 & ARB-81-2025). The report for this application evaluates the

police station additions based on the Urban Center code for the Traditional Commercial building typology.

II. SITE DESCRIPTION & USE

The development site is located at 50 W Village Hall Road. It consists of two accessory structures (garages) and the police station building, in addition to surface parking on the north and west sides of the property. The ARB reviewed and approved a COA for demolition of the police station garages during their meeting on January 9, 2023 (ARB-148-2022). However, as shown on the site plan, these garages will remain on site with the additions.

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.*
    - The applicant proposes to construct additions to the New Albany Police Station. The additions will include offices, a conference room, and a storm shelter.
    - Section 8 of the New Albany Design Guidelines and Requirements (DGRs) provides the requirements for all civic and institutional buildings in New Albany. Section 8 (III)(2) states that 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, while less ornate and smaller-scaled styles are appropriate for buildings such as police and fire stations.
        - The city architect reviewed the proposal and is supportive of the overall design. Composite siding (Hardie material) is used on the walls of the addition above the brick base. Even though painted siding isn't found on the existing building, it is historically considered a complementary exterior material to brick when used on a secondary form, according to the city architect. The use of siding on the addition, in this case, preserves the architectural integrity of the existing building. If the brick were to clad the entirety of the new work, it would compete with the existing main form, throwing off the overall composition.
    - DGR Section 8(III)(3) states that 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 existing building fronts onto Village Hall Road, where the main entrance is oriented. There are no proposed changes to the existing entrances of the building; therefore, this requirement is met.
    - DGR Section 8(III)(4) states that 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 city architect reviewed the proposal and stated that historically, when new work is added to an existing substantially scaled building, it benefits the

architecture to preserve the integrity of the primary building mass. The proposed design achieves this DGR requirement by hierarchically treating the addition as a dependency/second in nature with its shape and proportions.

- The applicant identifies the following exterior materials on the proposed plans:
  - Composite siding (painted)
  - Brick water table (match existing)
  - Face brick (match existing)
  - Asphalt roof shingles
  - Window trim (painted)
  - Fypon crown (match existing)
  - Engaged column (painted)

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

- The Urban Center Code standards for this building typology require all street and side yards, where present, to be landscaped with trees, shrubs, grass, ground cover, and other plant materials. All landscape requirements for this project will be installed as part of the overall Rose Run II improvement project. More information will be provided with future submittals as part of the permit review process. During this process, city staff will ensure that all landscaping requirements found in city code section 1171 and the Urban Center Code are met.

Lighting

- A detailed lighting plan was not submitted for review and shall be provided for staff review during the permitting process.

Parking and Circulation

- As proposed, the building is accessed via two existing curb cuts, one along Village Hall Road and one on South High Street.
- As part of the development of Rose Run II, parking between Village Hall and the police station will be revamped as shown in the image below. This will provide sufficient parking for the entire block on which it is located. This includes the development of the Veterans Memorial, as well as potential future office, retail, or restaurant uses along the corridor. The Engage New Albany strategic plan recommends consideration of providing more regional parking solutions within the Village Center. As per the city's demand model, for the Rose Run II improvements, 160 spaces are needed, and a total of 171 are provided.



- There will be no changes to the existing sidewalk surrounding the police station. With the improvements associated with Rose Run II, connections will be provided into Village Hall and the police station, with the existing pedestrian infrastructure along Village Hall Road and South High Street.
- Per Urban Center Code Section 5.30.3, one bicycle parking space is required to be provided on site based on the number of off-street parking spaces. To meet this requirement, 6 bicycle parking spaces will be provided throughout the site with 5 bike racks per location.

Streetscape

- As proposed, there are no modifications to the existing, established streetscape for both South High Street and Village Hall Road.

Signage

- No signage was submitted for review. All new signage will be subject to ARB review and approval when submitted in the future.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The site is currently occupied by the police station building. The city architect states that the proposed additions complement the existing building and preserve the architectural integrity.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - The proposed additions are new construction and are appropriately designed.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - The city architect states that the shape, proportion, and breakdown of architectural elements are appropriate for the proposed architectural style and complement the existing building.

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

The proposed building additions are evaluated using the table below against the development standards for the Traditional Commercial building typology of the Urban Center Code:

	Minimum	**Maximum**	**Proposed**
Lot Area	no min	no max	3.44 ac [meets code]
Lot Width – S. High Street Lot Width - Village Hall Road	no min no min	200’ 200’	310’ [meets code]* 634’ [meets code]*
Lot Coverage	no min	100%	16.8% [meets code]
Street Yard/Front Yard	0’	20’	10’ [meets code]
Side Yard	0’	20’	8’ [meets code]
Rear Yard	15’	no max	175’ [meets code]
Building Width – S. High Street Building Width – Village Hall Road	80% 80%	100% 100%	29.1% [meets code]* 45.1% [meets code]*
Stories	2	3	2 [meets code]
Building Height	no min	55’	39.5’ [meets code]

*Existing non-conforming dimensions.

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements, Urban Center Code, and city codified ordinances. The proposed building is appropriately scaled and positioned on the site, and the additions have been designed to be sensitive to the existing building.

The overall proposal of the police station additions fits the existing building architecturally and maintains the quality of architecture throughout the Village Center. With the overall Rose Run II improvements, the expanded public parking will provide needed parking for the Village Center as a whole, as recommended in the Engage New Albany Strategic Plan. The New Abany Design Guidelines and Requirements explain that when additions are added to existing buildings, similar design elements shall be used. However, when reviewing best practices, the city architect states that it is appropriate to distinguish between the existing architecture versus the new building additions to sustain the integrity, massing, and scale of the existing building, which is accomplished with this proposal. Additionally, the proposed building utilizes high-quality building materials, accomplishing important goals of the New Albany Design Guidelines and Requirements. The Engage New Albany Strategic Plan, Design Guidelines and Requirements, and many other city planning documents state the importance of the preservation and enhancement of natural resources in the community. The civic improvements create additional public parking for the block in addition to the Rose Run II improvements, which contribute to the overall preservation and enhancement of the Rose Run stream corridor and will be important amenities for the entire community.

V. ACTION

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

Move to approve application ARB-66-2025.

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

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

Dear Horne & King Architects c/o Sharon Jurawitz,

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

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

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

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

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, October 14, 2025

The New Albany Architectural Review Board took the following action on 10/13/2025 .

Certificate of Appropriateness

Location: 50 VILLAGE HALL RD
Applicant: Horne & King Architects c/o Sharon Jurawitz,

Application: PLARB20250066
Request: Certificate of Appropriateness to allow a building addition at the New Albany police station located at 50 W Village Hall Road. (PID: 222-003477).
Motion: To approve

Commission Vote: Motion Approved with Conditions, 5-0

Result: Certificate of Appropriateness, PLARB20250066 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. The two cupolas on the addition be removed and the roof line to be reworked to match the existing building. Subject to staff approval.

Staff Certification:

Jay Henderson

Jay Henderson
Planner

Architectural Review Board Staff Report
October 13, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
REQUEST FOR ADDITIONAL BUILDING TYPOLOGY
"PARKS & PRESERVATION"

LOCATION:	37 Dublin Granville Road (PID: 222-000021)
APPLICANT:	City of New Albany
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code, within the Historic Center sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-81-2025

Review based on: Application materials received on September 11, 2025.

Staff report prepared by Kylie Blackburn, Planner I.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is a request to add the "Parks & Preservation" building typology to the Urban Center Code for the Rose Run II site located at 37 Dublin Granville Road. The Parks and Preservation building typology is already contemplated in the Urban Center Code but not permitted within the Historic Center sub-district. Permitting this building typology will allow a public pavilion to be developed on the site as part of the larger Rose Run II improvements planned in the immediate area. These improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, and the provision of additional public parking. The master plan for this civic block is included in the meeting packet for your reference.

This staff report is an evaluation of the proposed building typology standards only. The evaluation of the pavilion, using these standards and the city Design Guidelines and Requirements, is under a separate staff report ARB-76-2025 which is scheduled to be heard by the ARB during their October 13th meeting.

Per Urban Center Code (UCC) Section 2.2, additional building typologies that are not represented in the code can be considered by the ARB as a certificate of appropriateness application as outlined in C.O. 1140.03. UCC Sections 2.2.2 and 2.2.3 state that for a new typology to be considered, the applicant must prepare a plot plan, description of the proposed typology, graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies is to be project-specific and shall not be used for other development applications.

II. SITE DESCRIPTION & USE

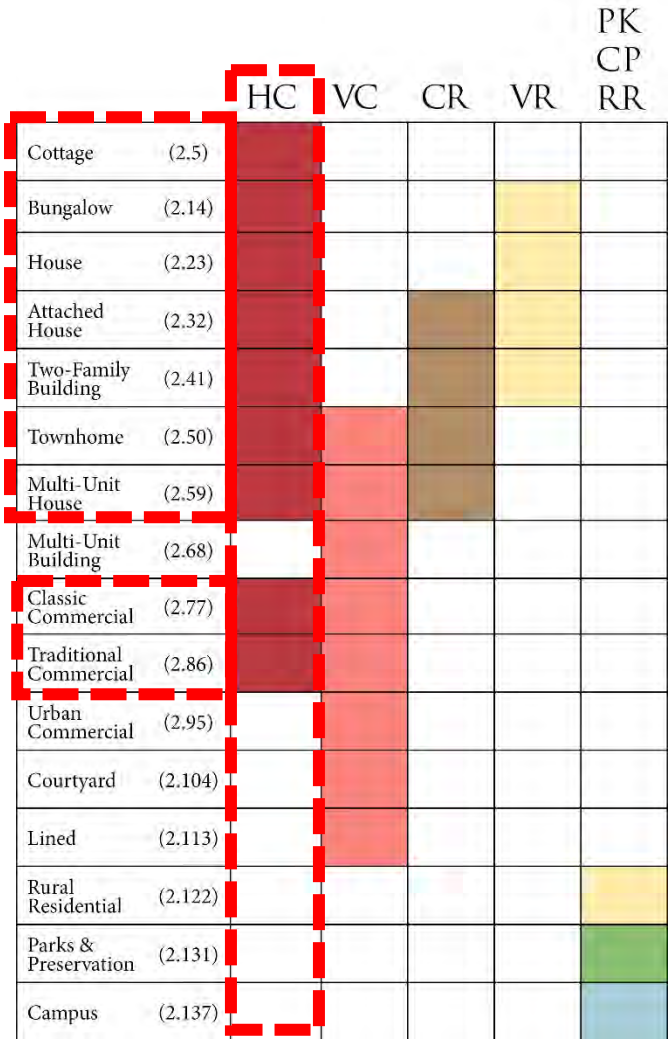
The pavilion will be generally located at 37 Dublin Granville Road in the Village Center. It will act as an entrance into the future Rose Run II Park. Behind the park and pavilion will be a shared parking lot with Village Hall and the police station. The site was previously a BP gas station, which is no longer in use and has since been relocated to a new location on US-62. The ARB approved certificate of

appropriateness applications to demolish the existing structures on these sites during their meeting on December 9, 2024 (ARB-89-2024).

III. EVALUATION

Per C.O. 1140.03(b), in considering the request for an additional building typology, the ARB shall only grant the request if the applicant demonstrates that the proposed typology:

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*
   - The site is located within the Historic Center (HC) sub-district. The Historic Center sub-districtpermits the following building typologies to be constructed.



   - As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below:

Standard	**Minimum**	**Maximum**
Lot Area	no min	no max
Lot Width	no min	no max

Lot Coverage	no min	no max
Street Yard	20’	no max
Side Yard	20’	no max
Rear Yard	20’	no max
Building Width	no min	no max
Stories	no min	no max
Height	no min	45’

Parks & Preservation Description
A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support functions.

Parking Standards
1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface parking shall meet the parks and preservation building typology yard standards.
3. Bicycle parking required. Refer to existing Section 5.30 for bicycle parking standards.

Building Frontage Standards
1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

Landscape Standards
1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met

- The proposed pavilion design, building massing, and scale standards are appropriate and compatible with the building typologies allowed within the Historic Center sub-district. The graphic exhibits, character images, and site plan included with the submission demonstrate a pavilion that blends in with the parkland it is surrounded by. This pavilion provides a welcoming entry way into Rose Run II, at the intersection of Main Street and Dublin Granville Road.

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*
   - The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site. The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the sub-district.
   - The City Architect states that the proposed design strategy is correct, which is to provide a more natural design to fit in with the proposed park rather than designing a building to be the center of attention.

3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
   - The site is located within the Village Center future land use district and Village Center Focus Area, identified in the Engage New Albany Strategic Plan. The plan states that efforts to encourage seamless connectivity between Market Square and the historic Village Center are needed. Rose Run bisects the Village Center and can be used to accomplish this goal. The

original Rose Run improvements successfully linked Market Square to the school campus and set the foundation for a more cohesive Village Center by creating a park around this natural feature, opening a pedestrian connection that links these two places. Rose Run II will build on that success by extending the park and pedestrian facilities on this site, creating a physical link between Market Square and the historic Village Center, further supporting the plan's vision for a more connected and walkable Village Center.

- The proposed building typology meets the development goals for park and preservation within the Village Center. Positioned at a prominent intersection along Dublin Granville Road and Main Street, the pavilion serves as both a visual pull into the park and a welcoming entry point into the heart of the Village Center. Its placement and design preserve the natural character of the surrounding area while also inviting people into the park space. This approach reinforces the Village Center identity as a place that balances thoughtful development with environmental sensitivity. The pavilion placement is intended to preserve the character of the immediate area while also creating a defined entrance into the park.
- The city architect notes that the proposed architecture is complementary to the overall park design. The pavilion will house restrooms, storage for maintenance, and a gathering point for those visiting the park. The structure has been designed to blend in with the park and use similar colors and materials that were used within Rose Run Phase I and will be used in the rest of Rose Run II.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*
   - Section 1 of the New Albany Design Guidelines and Requirements (DGRs) provide the following guiding principles for design:
     - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important for design, materials, and details.
     - Development in New Albany will be pedestrian friendly. New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
     - New Albany development will utilize authentic and high-quality building materials.
     - The design of buildings in New Albany will be designed to include landscaping and public open space to enhance the quality and character of the built environment.
     - Development in New Albany will recognize the importance of long-term stewardship of the community's natural and historic resources and natural areas; woodlands and wetlands should be respected and preserved as a contributing element to development in New Albany.
   - The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the building utilizes four-sided architecture and high-quality building materials.
   - The proposed pavilion is being developed in tandem with the planned Rose Run II improvements, the police station, and the parking lot expansion for Village Hall. The proposed site plan will be pedestrian-friendly via walkways provided on site, those existing along Dublin Granville Road and the proposed connections into adjacent parking lot, Village Hall, and the police station improvements. Creating parks and other public spaces around the Rose Run corridor preserves and enhances the integrity of this natural feature but also allows the community to interact with it in a way that they are not able to currently.
   - The applicant states that the design of the building meets the goals of the New Albany Design Guidelines and Requirements. The building form will utilize metal as a primary building material. The facades of the pavilion will be designed so as not to stand out in the park,

incorporating architectural features that blend in with the rest of the park area. The city architect reviewed the proposal and is supportive of the design standards.

IV. SUMMARY

The proposed building typology is consistent with the goals of New Albany's strategic planning documents and policies, as well as the Design Guidelines and Requirements. The proposed building design and development standards are also consistent with those permitted by existing building typologies allowed in the Historic Center sub-district today.

While the primary purpose is to construct a pavilion, these standards ensure that it is built to preserve the character of the Village Center, as recommended in the Engage New Albany Strategic Plan, while also providing a connection between Market Square and the historic Village Center and entry into Rose Run Park. Additionally, the proposed building will utilize high-quality building materials on all four sides of the structure, thereby accomplishing the important goals of the New Albany Design Guidelines and Requirements. The Engage New Albany Strategic Plan, Design Guidelines and Requirements, and many other city planning documents state the importance of the preservation and enhancement of natural resources in the community. The pavilion, along with the rest of the Rose Run II improvements, will preserve and enhance the areas along the Rose Run corridor, providing an opportunity for the community to interact with nature within the Village Center while encouraging shared parking with Village Hall and the police station.

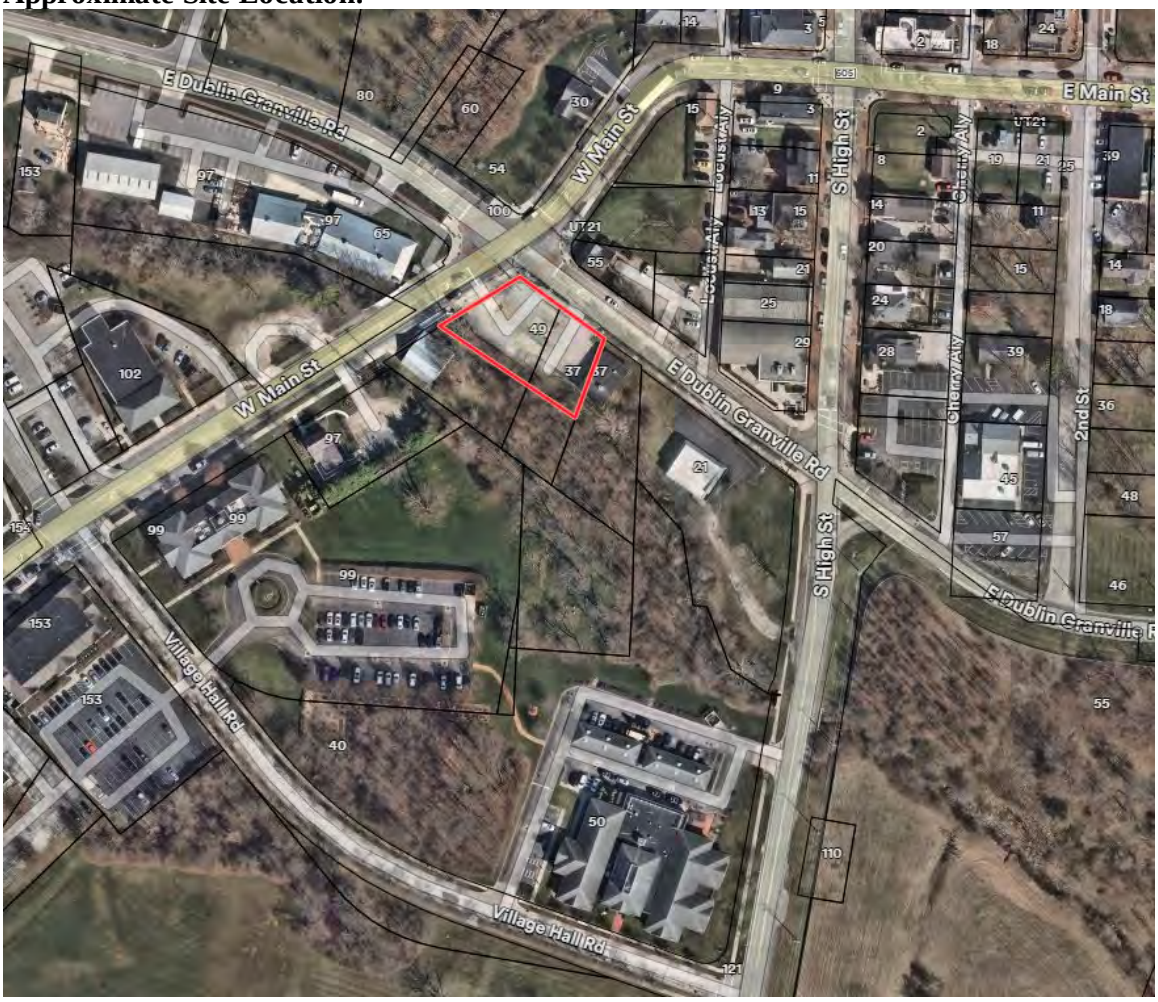
V. ACTION

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

Suggested Motion for ARB-81-2025:

Move to approve Certificate of Appropriateness application ARB-81-2025 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

Lot Coverage	no min	no max
Street Yard	20’	no max
Side Yard	20’	no max
Rear Yard	20’	no max
Building Width	no min	no max
Stories	no min	no max
Height	no min	45’

Parks & Preservation Description

A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support functions.

Parking Standards

1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface parking shall meet the parks and preservation building typology yard standards.
3. Bicycle parking required. Refer to existing Section 5.30 for bicycle parking standards.

Building Frontage Standards

1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

Landscape Standards

1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met

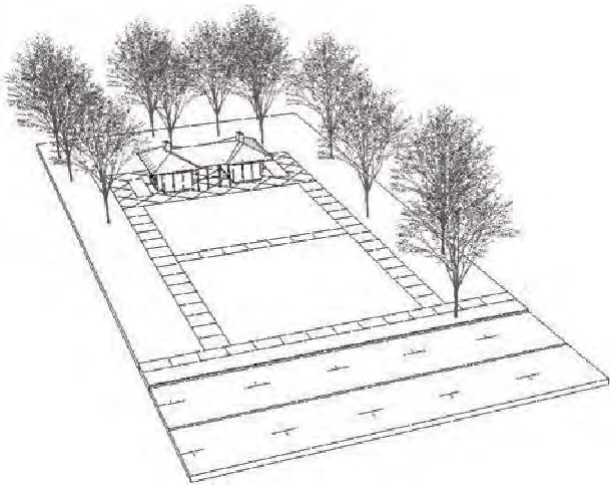
The proposed design, building massing and scale standards are appropriate and compatible with the building typologies allowed within the Historic Center sub-district. The graphic exhibits, character images, and site plan included with the submission demonstrate a pavilion that is attempting to blend in with the parkland it is surrounded by. This pavilion provides a welcoming entry way into Rose Run II along Dublin Granville Road. The proposed development standards are consistent with other permitted building typologies within the Village Core sub-district

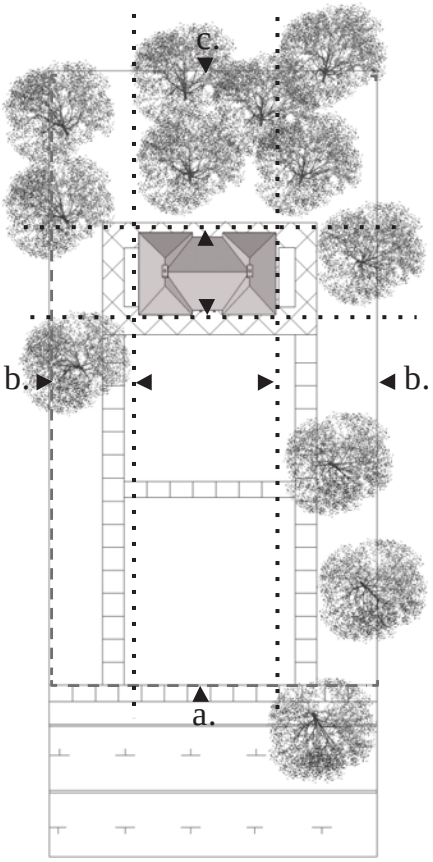
PARKS & PRESERVATION

Parks & Preservation Description

A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support function.

Typical Lot Configuration





Benchmark Examples







Lot and Building Standards

The following lot and building standards shall be utilized for parks and preservation buildings:

	Min.	*Max.*
Lot Area:	no min	no max
Lot Width:	no min	no max
Lot Coverage:	no min	no max
Street Yard (a):	20’	no max
Side Yard (b):	20’	no max
Rear Yard (c):	20’	no max
Bldg. Width:	no min	no max
Stories:	no min	no max
Height (d):	no min	45’

Parking Standards

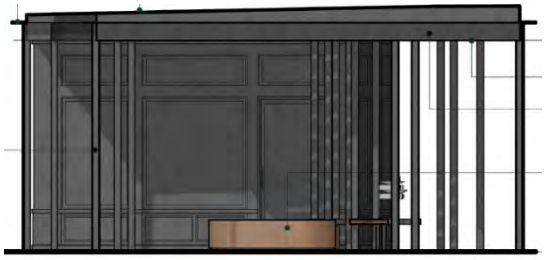
1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface Parking shall meet the park and preservation building typology yard standards.
3. Bicycle parking required. Refer to Section 5.30 for bicycle parking standards.

Building Frontage Standards

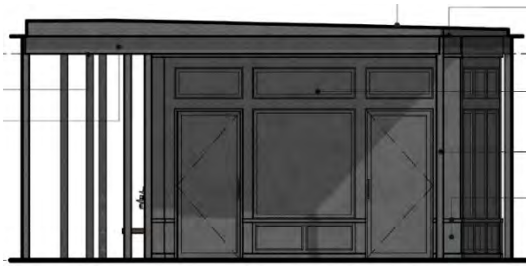
1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

Landscape Standards

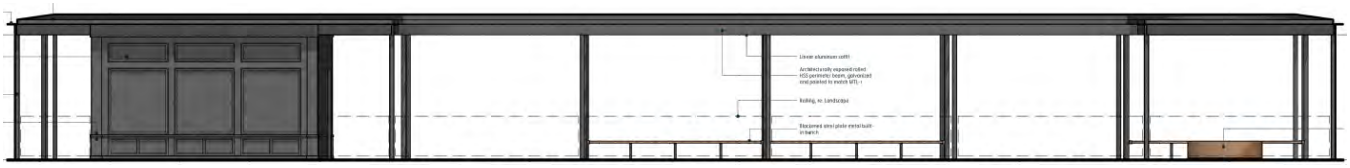
1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met.



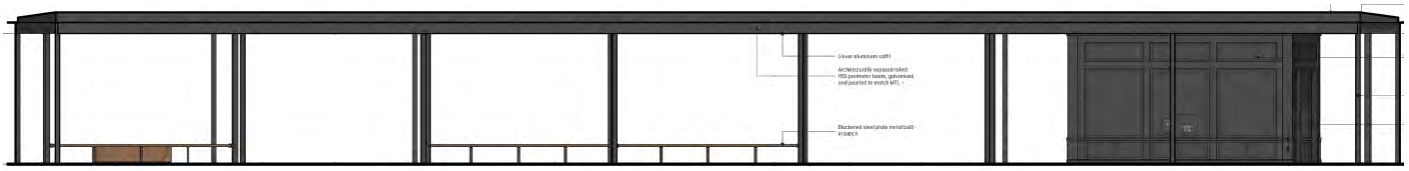
East Elevation



West Elevation



South Elevation



North Elevation

NEW ALBANY

Community Development Department

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

Dear CITY OF NEW ALBANY OHIO,

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, October 13, 2025

The New Albany Architectural Review Board took the following action on 10/13/2025 .

Certificate of Appropriateness

Location: 37 GRANVILLE RD
Applicant: CITY OF NEW ALBANY OHIO,

Application: PLARB20250081
Request: Certificate of Appropriateness to add the Parks and Preservation building typology to the Urban Center Code for Rose Run II, generally located at 37 Dublin Granville Rd. (PID: 222-000021).
Motion: To Approve

Commission Vote: Motion Approved, 5-0

Result: Certificate of Appropriateness, PLARB20250081 was Approved, by a vote of 5-0.

Recorded in the Official Journal this October 13, 2025

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn

Kylie Blackburn
Planner I

Architectural Review Board Staff Report
October 13, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
REQUEST FOR ADDITIONAL BUILDING TYPOLOGY
"PARKS & PRESERVATION"

LOCATION:	37 Dublin Granville Road (PID: 222-000021)
APPLICANT:	City of New Albany
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code, within the Historic Center sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-81-2025

Review based on: Application materials received on September 11, 2025.

Staff report prepared by Kylie Blackburn, Planner I.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is a request to add the "Parks & Preservation" building typology to the Urban Center Code for the Rose Run II site located at 37 Dublin Granville Road. The Parks and Preservation building typology is already contemplated in the Urban Center Code but not permitted within the Historic Center sub-district. Permitting this building typology will allow a public pavilion to be developed on the site as part of the larger Rose Run II improvements planned in the immediate area. These improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, and the provision of additional public parking. The master plan for this civic block is included in the meeting packet for your reference.

This staff report is an evaluation of the proposed building typology standards only. The evaluation of the pavilion, using these standards and the city Design Guidelines and Requirements, is under a separate staff report ARB-76-2025 which is scheduled to be heard by the ARB during their October 13th meeting.

Per Urban Center Code (UCC) Section 2.2, additional building typologies that are not represented in the code can be considered by the ARB as a certificate of appropriateness application as outlined in C.O. 1140.03. UCC Sections 2.2.2 and 2.2.3 state that for a new typology to be considered, the applicant must prepare a plot plan, description of the proposed typology, graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies is to be project-specific and shall not be used for other development applications.

II. SITE DESCRIPTION & USE

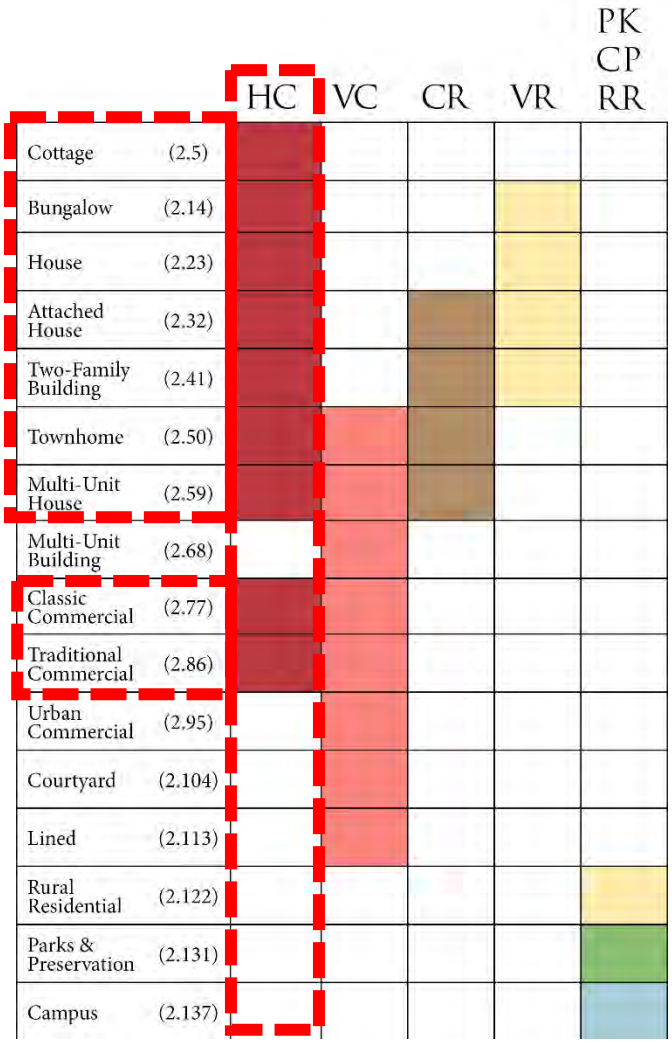
The pavilion will be generally located at 37 Dublin Granville Road in the Village Center. It will act as an entrance into the future Rose Run II Park. Behind the park and pavilion will be a shared parking lot with Village Hall and the police station. The site was previously a BP gas station, which is no longer in use and has since been relocated to a new location on US-62. The ARB approved certificate of

appropriateness applications to demolish the existing structures on these sites during their meeting on December 9, 2024 (ARB-89-2024).

III. EVALUATION

Per C.O. 1140.03(b), in considering the request for an additional building typology, the ARB shall only grant the request if the applicant demonstrates that the proposed typology:

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*
   - The site is located within the Historic Center (HC) sub-district. The Historic Center sub-districtpermits the following building typologies to be constructed.



   - As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below:

Standard	**Minimum**	**Maximum**
Lot Area	no min	no max
Lot Width	no min	no max

Lot Coverage	no min	no max
Street Yard	20’	no max
Side Yard	20’	no max
Rear Yard	20’	no max
Building Width	no min	no max
Stories	no min	no max
Height	no min	45’

Parks & Preservation Description
A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support functions.

Parking Standards
1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface parking shall meet the parks and preservation building typology yard standards.
3. Bicycle parking required. Refer to existing Section 5.30 for bicycle parking standards.

Building Frontage Standards
1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

Landscape Standards
1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met

- The proposed pavilion design, building massing, and scale standards are appropriate and compatible with the building typologies allowed within the Historic Center sub-district. The graphic exhibits, character images, and site plan included with the submission demonstrate a pavilion that blends in with the parkland it is surrounded by. This pavilion provides a welcoming entry way into Rose Run II, at the intersection of Main Street and Dublin Granville Road.

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*
   - The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site. The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the sub-district.
   - The City Architect states that the proposed design strategy is correct, which is to provide a more natural design to fit in with the proposed park rather than designing a building to be the center of attention.

3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
   - The site is located within the Village Center future land use district and Village Center Focus Area, identified in the Engage New Albany Strategic Plan. The plan states that efforts to encourage seamless connectivity between Market Square and the historic Village Center are needed. Rose Run bisects the Village Center and can be used to accomplish this goal. The

original Rose Run improvements successfully linked Market Square to the school campus and set the foundation for a more cohesive Village Center by creating a park around this natural feature, opening a pedestrian connection that links these two places. Rose Run II will build on that success by extending the park and pedestrian facilities on this site, creating a physical link between Market Square and the historic Village Center, further supporting the plan's vision for a more connected and walkable Village Center.

- The proposed building typology meets the development goals for park and preservation within the Village Center. Positioned at a prominent intersection along Dublin Granville Road and Main Street, the pavilion serves as both a visual pull into the park and a welcoming entry point into the heart of the Village Center. Its placement and design preserve the natural character of the surrounding area while also inviting people into the park space. This approach reinforces the Village Center identity as a place that balances thoughtful development with environmental sensitivity. The pavilion placement is intended to preserve the character of the immediate area while also creating a defined entrance into the park.
- The city architect notes that the proposed architecture is complementary to the overall park design. The pavilion will house restrooms, storage for maintenance, and a gathering point for those visiting the park. The structure has been designed to blend in with the park and use similar colors and materials that were used within Rose Run Phase I and will be used in the rest of Rose Run II.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*
   - Section 1 of the New Albany Design Guidelines and Requirements (DGRs) provide the following guiding principles for design:
     - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important for design, materials, and details.
     - Development in New Albany will be pedestrian friendly. New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
     - New Albany development will utilize authentic and high-quality building materials.
     - The design of buildings in New Albany will be designed to include landscaping and public open space to enhance the quality and character of the built environment.
     - Development in New Albany will recognize the importance of long-term stewardship of the community's natural and historic resources and natural areas; woodlands and wetlands should be respected and preserved as a contributing element to development in New Albany.
   - The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the building utilizes four-sided architecture and high-quality building materials.
   - The proposed pavilion is being developed in tandem with the planned Rose Run II improvements, the police station, and the parking lot expansion for Village Hall. The proposed site plan will be pedestrian-friendly via walkways provided on site, those existing along Dublin Granville Road and the proposed connections into adjacent parking lot, Village Hall, and the police station improvements. Creating parks and other public spaces around the Rose Run corridor preserves and enhances the integrity of this natural feature but also allows the community to interact with it in a way that they are not able to currently.
   - The applicant states that the design of the building meets the goals of the New Albany Design Guidelines and Requirements. The building form will utilize metal as a primary building material. The facades of the pavilion will be designed so as not to stand out in the park,

incorporating architectural features that blend in with the rest of the park area. The city architect reviewed the proposal and is supportive of the design standards.

IV. SUMMARY

The proposed building typology is consistent with the goals of New Albany's strategic planning documents and policies, as well as the Design Guidelines and Requirements. The proposed building design and development standards are also consistent with those permitted by existing building typologies allowed in the Historic Center sub-district today.

While the primary purpose is to construct a pavilion, these standards ensure that it is built to preserve the character of the Village Center, as recommended in the Engage New Albany Strategic Plan, while also providing a connection between Market Square and the historic Village Center and entry into Rose Run Park. Additionally, the proposed building will utilize high-quality building materials on all four sides of the structure, thereby accomplishing the important goals of the New Albany Design Guidelines and Requirements. The Engage New Albany Strategic Plan, Design Guidelines and Requirements, and many other city planning documents state the importance of the preservation and enhancement of natural resources in the community. The pavilion, along with the rest of the Rose Run II improvements, will preserve and enhance the areas along the Rose Run corridor, providing an opportunity for the community to interact with nature within the Village Center while encouraging shared parking with Village Hall and the police station.

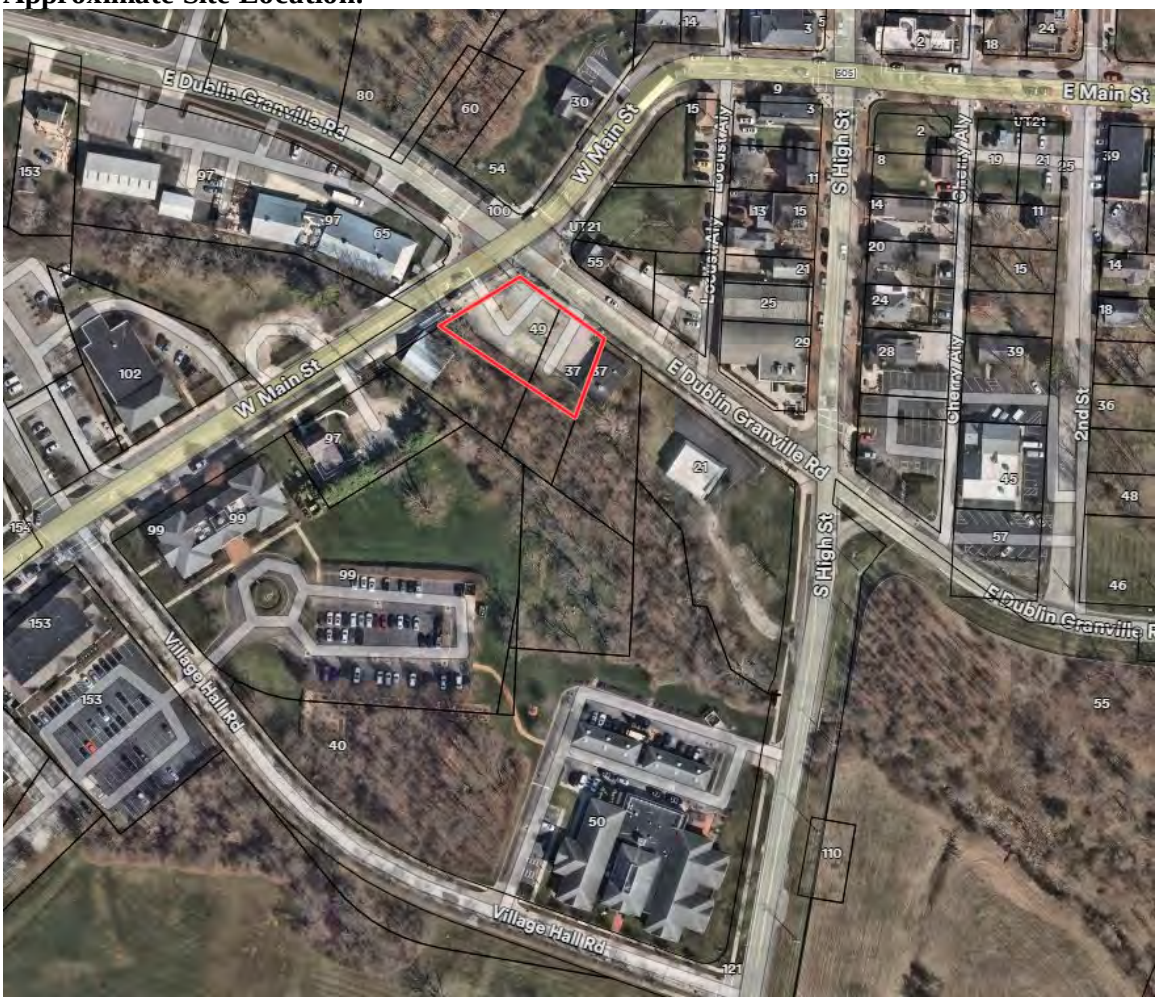
V. ACTION

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

Suggested Motion for ARB-81-2025:

Move to approve Certificate of Appropriateness application ARB-81-2025 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Planning Application

Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.

Project Information

Site Address: 37 Dublin Granville Rd, New Albany, Oh 43054

Parcel Numbers: 222-000021

Acres: 0.34 # of lots created:

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	Request for additional building typology
■ Certificate of Appropriateness	☐ Variance	for Parks & Preservation
☐ Conditional Use	☐ Vacation	
☐ Development Plan		
☐ Plat		
☐ Lot Changes		
☐ Minor Commercial Subdivision		
☐ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information	
Name	The City of New Albany
Address	99 W Main Street
City, State, Zip	New Albany, OH
Phone Number	614-939-2257
Email	ajoly@newalbanyohio.org

Property Owner Information	
Name	City of New Albany
Address	99 W Main Street
City, State, Zip	New Albany, OH
Phone Number	614-855-3913
Email	jstefanov@newalbanyohio.org

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: Adrienne Joly, Acting City Manager Date: 9/23/25

Signature of Applicant: Adrienne Joly, Acting City Manager Date: 9/23/25

SITE PLAN



LEGEND

1. Veterans Plaza
2. Founders Field
3. Ceremonial Lawn
4. Gold Star Statue
5. Hero's Walk
6. Stream Access
7. Pavilion
8. Northwest Plaza
9. Parking Lot
10. Village Hall Autocourt
11. Police Department Addition

ADDITIONAL BUILDING TYPOLOGY: PARKS & PRESERVATION

Introduction
The property that is the subject of this ARB application consists of approximately 0.34+/- acres located to the north of Village Hall Road, to the south of Dublin-Granville Road, and to the east of Main Street, at 37 Dublin Granville Road. The site is zoned as UC, Urban Center District. Under the Urban Center Code's Regulating Plan, the site is located within the Historic Center sub-district.

Plans for the site include the development of "Rose Run II" – the second phase of improvements along the Rose Run corridor. This project's overall objectives include the creation of Rose Run II, a new Veterans Memorial, and a new shared parking lot between Village Hall and the police station.

Parking Reasoning
There is a proposed shared parking lot with 171 parking spaces that is to be shared between Village Hall, the police station, and the park. Sharing 171 spaces between facilities reduces the need for separate lots and allows for maximum utilization of land resources. Rather than each facility having its own underused lot, a combined lot prevents wasteful overbuilding. These three facilities will likely have different peak hours. Village Hall is primarily busy during weekday working hours (8 AM – 5 PM), the police station operates 24/7, but staff parking needs are steady and more predictable, and parks are typically busiest during evenings and on weekends when Village Hall is closed or has low activity. This offset in demand means the same parking spots can serve different users at different times, reducing the total number of spaces needed. In addition, a shared lot encourages connectivity and accessibility between civic facilities. Residents can visit Village Hall and then walk to the park or vice versa, improving the public experience. And lastly, a single, well-designed parking area could be more attractive than multiple lots scattered across the site. It also frees up space for landscaping or public amenities within the park area.

Proposed Building Typology
The pavilion will act as an entryway into Rose Run II. It allows for a central meeting place while also housing restroom facilities and utility/maintenance in one convenient spot to limit the number of buildings on the park property. The design was well thought out to have the pavilion blend into the natural park environment behind it and not take away from the overall park experience, but rather enhance it. The materials chosen match those already existing in Rose Run I and will be consistent with the future development of Rose Run II.

The Urban Center Code and its overlay district provide for different building forms to be utilized in the Village Center. At the same time, the Code recognizes that not all building forms that are appropriate for development were contemplated. Pursuant to Codified Ordinances sections 1140.03 and 1158.05, property owners and/or applicants are permitted to request that the ARB approve additional building typologies that can be used for specific projects. This application requests approval of an additional building typology specifically for this property that will be known as "Parks & Preservation". The Parks and Preservation building typology is already contemplated in the Urban Center Code but not permitted within the Historic Center sub-district. this building typology will allow a public pavilion to be developed on the site as part of the larger Rose Run II improvements planned in the immediate area. These improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, and the provision of additional public parking.

The standards for this new building form are attached. They will be as follows:

Standard	**Minimum**	**Maximum**
Lot Area	no min	no max
Lot Width	no min	no max

Lot Coverage	no min	no max
Street Yard	20’	no max
Side Yard	20’	no max
Rear Yard	20’	no max
Building Width	no min	no max
Stories	no min	no max
Height	no min	45’

Parks & Preservation Description

A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support functions.

Parking Standards

1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface parking shall meet the parks and preservation building typology yard standards.
3. Bicycle parking required. Refer to existing Section 5.30 for bicycle parking standards.

Building Frontage Standards

1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

Landscape Standards

1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met

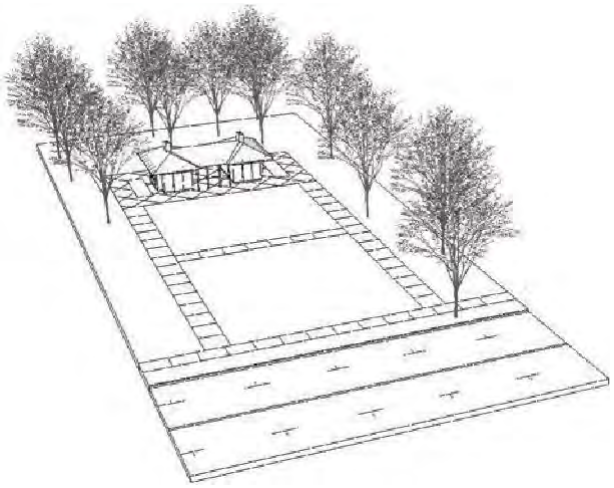
The proposed design, building massing and scale standards are appropriate and compatible with the building typologies allowed within the Historic Center sub-district. The graphic exhibits, character images, and site plan included with the submission demonstrate a pavilion that is attempting to blend in with the parkland it is surrounded by. This pavilion provides a welcoming entry way into Rose Run II along Dublin Granville Road. The proposed development standards are consistent with other permitted building typologies within the Village Core sub-district

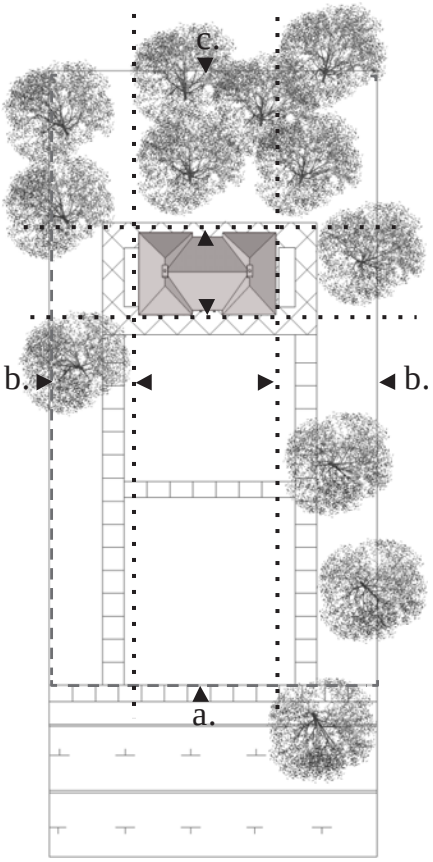
PARKS & PRESERVATION

Parks & Preservation Description

A structure used to support passive or active recreation purposes. The size and type of structure can vary depending upon the support function.

Typical Lot Configuration





Benchmark Examples







Lot and Building Standards

The following lot and building standards shall be utilized for parks and preservation buildings:

	Min.	*Max.*
Lot Area:	no min	no max
Lot Width:	no min	no max
Lot Coverage:	no min	no max
Street Yard (a):	20’	no max
Side Yard (b):	20’	no max
Rear Yard (c):	20’	no max
Bldg. Width:	no min	no max
Stories:	no min	no max
Height (d):	no min	45’

Parking Standards

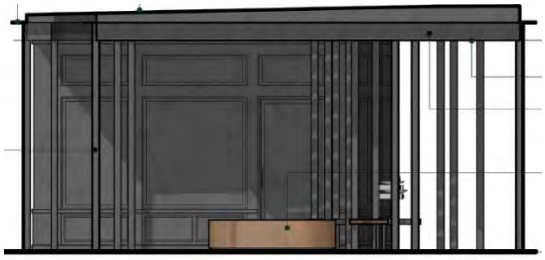
1. Parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
2. Surface Parking shall meet the park and preservation building typology yard standards.
3. Bicycle parking required. Refer to Section 5.30 for bicycle parking standards.

Building Frontage Standards

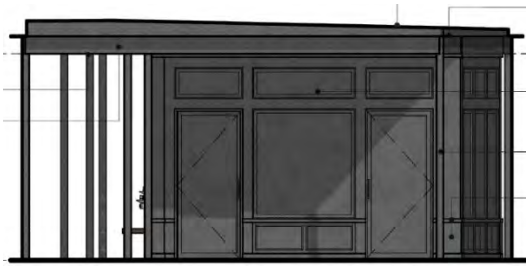
1. Buildings may incorporate a variety of architectural components for building frontages, as suited to the nature of the parks and preservation space.
2. Entrances should be accessible and clearly recognizable.

Landscape Standards

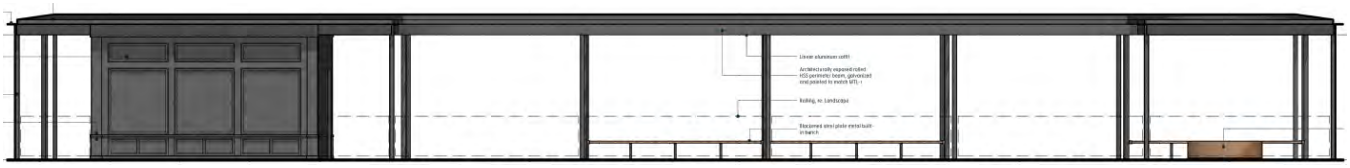
1. Unless otherwise noted, all requirements of the Codified Ordinances Chapter 1171 must be met.



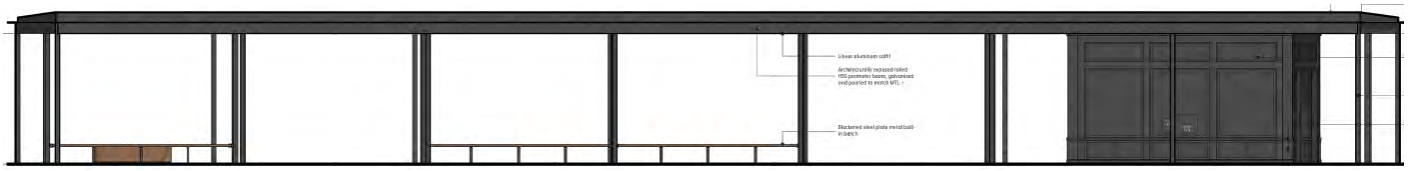
East Elevation



West Elevation



South Elevation



North Elevation

NEW ALBANY

Community Development Department

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

Dear CITY OF NEW ALBANY OHIO,

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.

Architectural Review Board Staff Report
October 13, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
6600 NEW ALBANY-CONDIT ROAD I-PUD REZONING

LOCATION:	6600 New Albany-Condit Road (PID: 222-000640)
APPLICANT:	Rob Riddle c/o Aaron Underhill, Esq., Underhill & Hodge LLC
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code to Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN:	Village Center
APPLICATION:	ZC-78-2025

Review based on application materials received September 17, 2025.

Staff report prepared by Lauren Sauter, Planner I.

I. REQUEST AND BACKGROUND

This application is a Certificate of Appropriateness for a rezoning (also "zoning amendment," "zoning change") of approximately 1.116 acres located at 6600 New Albany-Condit Road. The site is currently zoned Urban Center Code within the Rural Residential sub-district. The applicant proposes to rezone the property from the Rural Residential sub-district to an Infill-Planned Unit Development (I-PUD), thereby establishing a new zoning text.

The application includes a preliminary development plan in conjunction with the rezoning. The preliminary development plan and rezoning are intended to facilitate updates to the existing buildings and site; however, in the longer term, the applicant anticipates redevelopment of the site with a new office building. As such, this report evaluates the appropriateness of both the rezoning (including the implications of the new zoning text for future development) and the preliminary development plan. The evaluation of the preliminary development plan at this stage is general in nature and intended to assess the overall compliance with city regulations and compatibility with the site and adjacent areas; the full, more detailed and technical review will be conducted at the time of the final development plan, which requires review and approval by the Architectural Review Board and the Planning Commission.

II. SITE DESCRIPTION & USE

The subject property comprises approximately 1.116 acres of land and is located within the Village Center, where it is zoned under the Urban Center Code as part of the Rural Residential sub-district. The site currently contains a single-family residence and two accessory detached structures. The property fronts State Route 605, also known as New Albany-Condit Road.

Properties to the immediate south and west of the property are of similar low-density, single-family residential uses that are likewise designated within the Rural Residential sub-district of the Urban Center Code. To the east, the property abuts the Windsor subdivision, which is designated within the Village Residential sub-district of the Urban Center code. This neighboring development consists of single-family residential uses that are relatively higher in density. To the south, The New Albany-Plain Local Schools campus and associated athletic fields are located in proximity to the subject property.

Moreover, the site is located at the northern boundary of the Village Center district, which, along with the parcel itself, is demarcated by the east-west alignment of State Route 161. A noise wall is planned for installation in the near future along the northern boundary of the subject parcel. New Albany-Condit Road extends northward from the property, crossing over State Route 161 via an overpass to reach areas generally zoned for office uses. South of the property, New Albany-Condit Road transitions into North High Street and eventually intersects U.S. Route 62 and East Dublin-Granville Road.

III. EVALUATION

Rezoning Process and Review Criteria
Section 1.1.3 of the Urban Center Code states that modifications to sub-district boundaries can be made through the amendment process as provided in Chapter 1111 of the Codified Ordinances. The Architectural Review Board's review of this application is pursuant to C.O. Section 1157.06 and C.O. Section 1157.08(b)(1): no environmental change or zoning 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. The Board shall review the rezoning request and make a recommendation to the Planning Commission, whose review authority of the zoning amendment application is pursuant to C.O. Section 1107.02 and C.O. Chapter 1111. Upon review and approval of the proposed amendment to the zoning map, the Planning Commission is to make a recommendation to City Council, who takes final action on the rezoning.

New Albany Strategic Plan
The subject lot is located in the Village Center future land use district of the Engage New Albany Strategic Plan. The Strategic Plan identifies the active mixed-use Village Center as the type of authentic, walkable environment that office users are seeking; the plan highlights adding office space to the Village Center as an important effort, and careful integration and appropriate design of office development will expand the city's offerings.

At the location of the subject parcel, New Albany-Condit Road is identified as both a Business Park Transitional Road (extending north) and a Village Center Road (extending south). The Business Park to the north is characterized by office uses. As a transitional area into the Village Center, the proposed commercial office uses are appropriate in allowing the reuse of the site in a way that is sensitive to its surrounding context, including the office uses to the north and the architectural qualities of the immediate vicinity.

Certificate of Appropriateness Review Criteria
Per C.O. Section 1157.09: Criteria for Evaluation of Application for Certification of Design Appropriateness, modifications to the building and site should be evaluated by the Architectural Review Board and City staff according to the following criteria:

A. *The compliance of the application with the Design Guidelines and Requirements (DGRs).*
   1. The following sections of the DGRs apply to the proposed rezoning and preliminary development plan:
      - Section 1: Design Principles and American Architectural Precedent – This section of the DGRs generally governs all development in the city. It notes that buildings that existed prior to the creation of the Architectural Review Board will not necessarily be expected to follow the American architectural precedent described in the DGRs, and that greater attention should be given to the physical context of location so that the design is compatible with its neighbors.
        - According to the Franklin County Auditor's website, the existing home in the proposed zoning district was constructed in 1966; adjacent properties were built around the same time. As such, the existing structures on the site may not be fully in conformance with the DGRs,

but the modifications proposed in the preliminary development plan respect the original qualities and character of the buildings and their context with adjacent properties.

- Section 4: Existing Buildings – This section of the DGRs is intended to apply to all existing buildings *excluding* those in the Village Center; however, the existing structures appear to meet the intent of this section of the DGRs. A few applicable regulations include:
  - The key to sensitive renovation of existing buildings is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures.
  - Residential buildings can be converted to commercial uses, but they should retain the residential character and design elements.
  - Construction will observe the setback appropriate for the streetscape and the context of the existing buildings on and near the property.
- Section 3: Village Center Commercial – The proposed zoning text is supportive of commercial development that meets the intent of this section of the DGRs while still retaining the residential character of the existing buildings and respecting the site's context with adjacent properties.
  - Design elements should follow traditional commercial building design. Buildings designed as offices are encouraged to incorporate storefronts into the design, such as by use of display windows and bulkheads.

2. The renovations proposed in the preliminary development plan are generally aligned with applicable sections of the DGRs. Some standards have been modified by the I-PUD zoning text that allow the development to be more compatible with the existing buildings and respectful of the site's context with adjacent properties. Modifications to the DGRs that are included in the zoning text include standards pertaining to building height, recommended façade materials, and window specifications. The main renovations proposed by the preliminary development plan include:
   - The front porch and back deck on the main building will be renovated for improved accessibility. This promotes pedestrian movement on the site and engagement with more than just the front of the building—elements of which the DGRs are highly supportive.
   - A traditional commercial storefront (e.g. display windows, bulkheads) will be installed where the garage doors are currently located on both the main building and accessory building; the storefront is recommended by the Village Center Commercial DGRs. This supports compliance with the commercial DGRs while still retaining the residential character and original qualities of the buildings.



Image: Proposed traditional commercial storefront, which is recommended by the Village Center Commercial Design Guidelines and Regulations.

   - In accordance with the DGRs, the proposed parking is at the rear of the lot behind the main building, and the parking will always remain behind a building per the zoning regulations. The rear setback provides for this parking, as well as

for delivery truck access, trash pickup, and similar commercial services. Placing these functions at the rear helps preserve the visual character of the site from the public right-of-way and reduces potential impacts on adjacent properties by consolidating service-related activities away from the main building frontage.
    - The essential character and structure of both buildings will remain.
3. The applicant has included a concept plan to visualize potential future redevelopment of the site that complies with the proposed I-PUD zoning text. A more detailed final development plan will be brought to the Architectural Review Board in the future for its review and approval. A more in-depth analysis of the proposed development's compliance with the DGRs will be evaluated at that time.

B. *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.*
1. Landscape islands and tree screening are proposed around the parking lot. Plantings are shown in the preliminary development plan around the pedestrian walkways leading to the main building. Whether the trees in the right-of-way of State Route 161 will remain is contingent upon the construction of the noise wall.
2. New vehicular circulation is proposed within the interior of the site, and access to the lot from the right-of-way is to remain the same. The new vehicular circulation includes access to new parking spaces throughout the site, a fire apparatus turn-around area, and an entry and loading area to the accessory building. Pavement widths for vehicular movement are generally 20 to 24 feet in width except along the south side of the main building, which provides 13 feet and 3.5 inches of width.

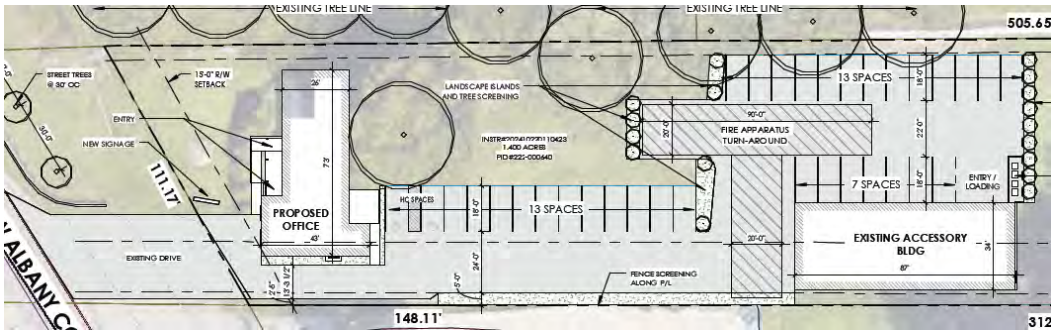


Image: Site plan as proposed in the preliminary development plan.

3. Pedestrian circulation internal to the site is facilitated by new sidewalks on the front and back of the main structure; the front includes both a ramp and stairs for access to one of the front entries.
4. See the lighting and signage sections of this staff report under parts E and F of "Proposed I-PUD Zoning Text Regulations."

C. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
1. The existing house and detached structure are proposed to remain, according to the preliminary development plan, with only accessory items being removed or renovated, including the front porch, garage door, and back patio on the main building and the garage door on the accessory building.
2. The smaller detached structure in the rear yard is proposed to be demolished.
3. The proposed zoning text allows the larger accessory structure to be removed subject to staff approval and without review by the Architectural Review Board. Demolition of the existing home will require a certificate of appropriateness to be issued by the Architectural Review Board.

D. *All buildings, structures and sites shall be recognized as products of their own time.*
   1. The proposed zoning text permits the adaptive reuse of the existing home and detached structure for commercial purposes while preserving their essential architectural character. Should new development or different modifications be proposed in the future, the zoning text includes regulations to ensure the design remains consistent with the established character of the site and structures. A more detailed final development plan will be submitted in the future, which will allow further review of this consideration by the Architectural Review Board.

E. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   1. The main characteristics of the buildings and site are already existing and will remain in place. The new garage infill follows commercial storefront design elements that are recommended by the DGRs for commercial buildings in the Village Center. The modifications nonetheless retain and are sensitive to the existing residential character of the buildings and context with adjacent rural residential sites.

F. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   1. Consideration of appropriate surface cleaning methods for masonry structures will be addressed as part of the review of the final development plan.

G. *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.*
   1. The existing house and detached structure are proposed to remain, according to the preliminary development plan, with a few alterations that are not anticipated to impair the essential form and integrity of the original structure if removed.
   2. Elements of the main building's exterior that are proposed to remain include the existing windows and shutters, brick siding, shingle roof, and rear deck. A portion of the rear elevation will be Hardie siding, and the exterior walls and shutters will be painted. The garage will be infilled with display windows, a glass door, and surrounding painted trim, paneling, and bulkheads, as shown in the preliminary development plan. The front porch will include a new front entry, low wall, and ramp.
   3. Elements of the detached structure's exterior that are proposed to remain include the wood siding and single roof. Alterations to the exterior include a new garage door, windows and painted shutters, paint on the wood siding, and windows, a glass door, and surrounding painted trim and paneling.
   4. The proposed zoning text allows new development on the site. The final development plan for the site will be reviewed and approved by the Architectural Review Board to ensure compliance with these standards.

Proposed I-PUD Zoning Text Regulations
The first two sections of the proposed I-PUD zoning text summarize its regulatory intent and general development standards. Where the zoning text is silent on regulations, the Urban Center Code will apply. The specifications set forth in the preliminary development plan are in accordance with the proposed I-PUD regulations.

A. <u>Uses, Development Standards, and Lot and Setback Commitments</u>
The subject property is proposed to be rezoned to an Infill-Planned Unit Development (I-PUD); where standards or requirements are not outlined in the I-PUD zoning text, the zoning regulations described in the Urban Center Code will apply.

1. The I-PUD zoning texts lists the following permitted uses, and states that a single use or multiple uses may be operated at one time:

Table 1: Proposed I-PUD Permitted Uses
Administrative and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers, such as, but not necessarily limited to:
Real estate sales and associated services.
Insurance agents and brokers and associated services.
Professional, legal, engineering and architectural services.
Accounting, auditing and bookkeeping services.
Brokers and dealers in securities, investments and associated services, not including banks and savings institutions.
Organizations and associations organized on a profit or non-profit basis for promotion of membership interests, including:
Business associations.
Professional membership organizations.
Civic, social and fraternal organizations.
Charitable organizations.
Storage within the existing accessory building, limited to materials and equipment associated with another permitted use in this zoning district.

   - The preceding land use standards are similar to a few uses outlined in the "Services/Business/Professional/Financial" category of the Urban Center Code, including "Administrative and business offices" and "Non-profit or for-profit membership organizations."
   - Storage within the existing accessory building will not necessarily be the only use of the building. A second user may operate on the site within this building.
   - As a transitional area into the Village Center, the proposed commercial office uses are appropriate in allowing the reuse of the site in a way that is sensitive to its surrounding context, including the office uses to the north and the architectural qualities of the immediate vicinity.

2. The zoning text establishes the following minimum setbacks (see the proposed zoning text for specific standards). The buildings and pavement specifications in the preliminary development plan are in accordance with the proposed setbacks.

Table 2: Proposed I-PUD Setbacks	
New Albany-Condit Road (front)	
Pavement setback:	15 feet.
Building setback, buildings 25 feet in height or less:	15 feet.
Building setback, buildings exceeding 25 feet in height:	30 feet.
State Route 161 (side/north)	
Pavement setback:	5 feet.
Building setback:	5 feet.
Eastern (rear) boundary line of the zoning district	
Pavement setback:	15 feet.
Building setback:	50 feet.
Southern (side/south) boundary line of the zoning district	
Pavement setback:	5 feet.
Pavement setback for the driveway that will serve the existing structures that are to remain on the property:	2.5 feet.
Building setback:	5 feet.
Building setback for any newly constructed buildings:	50 feet.

B. Access, Loading, Parking, and Other Traffic Commitments

1. Vehicular access to the zoning district and subject parcel will be provided from New Albany-Condit Road in its existing condition; per the zoning text, if a new building is later proposed for construction, a traffic access study, traffic impact study, or some variation thereof may be required (or waived) by the City Engineer as part of a final development plan.
2. A minimum of 33 vehicular parking spaces will be provided to serve the main building and detached accessory building. Additionally, one loading space will be provided on the north side of the accessory building. For any new development, vehicular parking and loading will remain behind the existing home and will be provided per C.O. Section 1167 unless otherwise approved as part of a final development plan.
3. The Strategic Plan has identified the proximal portion of State Route 605 as an area of importance for future pedestrian and vehicular connectivity to the Village Center, and the city is in the preliminary stages of a roadway connectivity plan to guide future roadway and pedestrian improvements. At present, a pedestrian path exists along only a portion of the subject parcel, starting and extending north of the existing vehicular access point. However, right-of-way and topographical constraints cause the extension of the existing sidewalk to be difficult, and once this roadway and connectivity plan is complete, the property owner will pay a fee in lieu of an extension of the path at such time that the City manager or their designee deems appropriate. The fee-in-lieu amount will be approved by City Council.

C. Architectural Standards

1. Except as otherwise provided in the zoning text, new development as approved in a final development plan will be designed according to one of the following building typologies as outlined in Section 2.2 of the Urban Center Code: Classic Commercial, Traditional Commercial, Urban Commercial, Courtyard, and Lined.
2. The maximum building height is not to exceed 35 feet.

D. Buffering, Landscaping, and Screening Commitments

1. Deciduous street trees will be planted within the right-of-way along New Albany-Condit Road at an average distance of 30 feet on center. Alternatively, the developer may pay the city a fee-in-lieu that is approved by city staff.
2. A new fence will be installed along the southern boundary line of the property at a height not exceeding six feet, with design specifications subject to staff approval.
3. Parking lot landscaping will be provided as generally illustrated in the preliminary development plan and as set forth and approved in a future final development plan.
4. Surface parking areas, external mechanical equipment, roof-mounted equipment, service areas, and dumpsters are required to be screened to the specifications outlined in the proposed zoning text.

E. Lighting

1. Parking lot lighting is not required to serve the existing structures but is required in association with the construction of a new building on the site. When used, such lighting will include cut-off fixture types and will be downcast and controlled to prevent off-site light spillage. Light poles will not exceed 18 feet in height and will be black or New Albany green and constructed of metal.
2. Building uplighting and landscape uplighting from a concealed source is prohibited. Any permitted ground lighting will be shielded and landscaped.
3. Permanent colored lights or neon lights on the exterior of any building is prohibited.
4. All other lighting will be in accordance with the codified ordinances.

F. Graphics and Signage Commitment

1. One wall sign is permitted on the front façade of the existing main building that identifies the user of the main building. The sign will comply with the codified ordinances for a wall sign located in the Historic Core or Village Core sub-district of the Village Center.
2. One single-post sign is permitted that identifies the user of the accessory building if that user is different from the user occupying the converted home. The sign will comply with the codified ordinances for a single-post sign located in the Historic Core or Village Core of the Village Center, except that it will have a maximum sign are of 12 square feet per side. The sign will be set back at least five feet from the right-of-way and from any side property line.
3. Architectural Review Board review and approval will be required at a later date for the aforementioned signage and any future proposed signage.
4. Internally illuminated signs are prohibited. Interior window advertisements and signs painted directly on the surface of a building, wall, or fence are prohibited.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the subject preliminary development plan and provided the following comments. Staff recommends a condition of approval that these comments be addressed by the applicant, subject to staff approval (condition #1).

1. The applicant shall provide evidence that any onsite wastewater treatment or well water systems located on the parcel have been abandoned in accordance with all applicable governmental regulations.
2. The applicant shall provide a Traffic Access Study to determine if improvements in public right-of-way are required to support the project.
3. The applicant shall provide a revised plan showing the curb cut proposed for the development and thoroughly evaluate vehicle site distance.
4. The applicant shall provide more information regarding provision of gravity sewer service for the development.

V. SUMMARY

The proposed rezoning will allow office uses at 6600 New Albany-Condit Road and establish development standards that are sensitive to the site's existing character. The change is appropriate given the surrounding context and is accompanied by a preliminary development plan aimed at near-term site and building improvements, with the potential for future office redevelopment. The current evaluation is general in nature, with a more detailed review to occur at the final development plan stage.

Located at a transitional point between the New Albany Business Park and the Village Center, the site is well-suited for low-impact office uses. The proposed I-PUD zoning text includes modifications to the Village Center Commercial Design Guidelines that are appropriate given the physical context. The plan reflects principles from other sections of the DGRs, which support compatibility with surrounding development and encourage maintaining residential character when adapting existing homes for commercial use.

VI. ACTION

Should the Architectural Review Board 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-78-2025 to the New Albany Planning Commission with the following conditions:

1. That the engineer's comments be addressed by the applicant, subject to staff approval.

Approximate Site Location:



Source: NearMap

Thence with the Owners' northerly line South 86 degrees 16 minutes 11 seconds East a distance of 135.75 feet to an iron pipe set on the proposed easterly right of way line of State Route 605 said point being 73.53 feet right of proposed Station 33 plus 89.33;
Thence with said right of way line South 25 degrees 04 minutes 36 seconds East a distance of 111.17 feet to an iron pipe set on the Owners' southerly line, said point being 67.11 feet right of proposed Station 32 plus 79.10;
Thence with the Owners; southerly line North 85 degrees 47 minutes 24 seconds West (passing an iron pipe found at 93.79 feet) a distance of 119.89 feet to a point on the Owners' westerly line being 34.00 feet left of proposed Station 33 plus 43.16;
Thence with said westerly line and the existing State Route 605 centerline North 32 degrees 01 minutes 46 seconds West a distance of 118.81 feet to the Place of Beginning, containing 0.284 of an acre, more or less, inclusive of the present road which occupies 10.055 of an acre, more or less.
A gross take of 0.284 of an acre, more or less, is taken from Auditor's Parcel No. 222-640 which contained 1.40 acres, more or less.
The bears for this description were based on the Ohio State Plane Coordinate System, south zone and the North American Datum of 1927.
Owners retain the right of ingress and egress to and from any residual area.
Commonly known as: 6600 New Albany-Condit Road, New Albany, OH 43054
Parcel Number (s): 222-000640-00

DESCRIPTION VERIFIED
BRAD FOSTER, P.E., P.S.
BY: MB
DATE: Oct 21, 2024

DESCRIPTION VERIFIED
BRAD FOSTER, P.E., P.S.
fasante
10/18/2024 7:53:30 AM
*Submitted via Digital Format

AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to 605 Neighborhood Office I-PUD Zoning District, being first duly sworn, do hereby state and depose the following:

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

That said list is based solely on the records of the Office of the Auditor of Franklin County, Ohio, as provided on 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 16th day of September, 2025, 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: _____

APPLICANTS:

PROPERTY OWNERS:

RIDDLE ROBERT
7435 BEVELHYMER RD
NEW ALBANY OH 43054

ATTORNEY:

AARON UNDERHILL
UNDERHILL AND HODGE LLC
8000 WALTON PKWY, SUITE 120
NEW ALBANY, OH 43054

SURROUNDING PROPERTY OWNERS:

GRAY STEVE
6601 NEW ALBANY CONDIT RD
NEW ALBANY OH 43054

URDANETA HENDER G
8005 BUTTERWORTH GREEN DR
NEW ALBANY OH 43054

JEFFERS DANIEL R
6588 NEW ALBANY CONDIT RD
NEW ALBANY OH 43054

DAVENPORT MARK
6576 NEW ALBANY CONDIT RD
NEW ALBANY OH 43054

WINDSOR HOMEOWNERS ASSOCIATION INC
5550 BLAZER PKWY STE 175
DUBLIN OH 43017

SY AISSATOU OULEYE
6627 NEW ALBANY CONDIT RD
NEW ALBANY OH 43054

ECKL DAVID T
7931 SCARBOROUGH HALL DR
NEW ALBANY OH 43054

HOWE JENNIFER L
496 MILFORD AVE
NEW ALBANY OH 43054

THFM LLC
6627 NEW ALBANY CONDIT RD
NEW ALBANY OH 43054

SAMSON GEORGE D
7939 SCARBOROUGH HALL DR
NEW ALBANY OH 43054

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

September 16, 2025

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

RE: School Impact of Zoning of 1.116+/- Acres Located at 6600 New Albany-Condit Road New Albany, Ohio

Dear Chris:

The applicant, Rob Riddle, owns 1.116+/- acres of real property (the "Property") located to the south of and adjacent to State Route 161 and to the east of and adjacent to New Albany-Condit Road. This letter accompanies an application to rezone the Property from the UCC, Urban Center Code subdistrict Rural Residential classification to an Infill Planned Unit Development, I-PUD designation. The site is located in the New Albany Plain Local School District and currently contains a home being used for residential purposes as well as two accessory structures.

The proposed zoning seeks to implement standards and requirements for the Property to allow the existing home to be converted to a neighborhood office use, with plans to operate a real estate office there. The larger of the two existing accessory structures also will be repurposed from storage space to professional office use as well. In the longer term, the zoning will allow for the possible redevelopment of the Property with a more traditional neighborhood office building and related improvements.

The current zoning of the Property allows for residential uses with a minimum lot area of 20,000 square feet, which could yield two homes since the real estate consists of 1.116 acres. The rezoning will allow for the existing home to be remodeled for office uses and will eliminate the possibility of residential occupancy. Also, it will eliminate the possibility of a second home being constructed on the Property as permitted under the current zoning. The conversion of use rights from residential to office will provide an obvious benefit to the school district by eliminating any occupancy by students that would bring costs to the district to educate.

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

Sincerely,

Aaron L. Underhill
Attorney for the Applicant

605 NEIGHBORHOOD OFFICE DISTRICT

INFILL PLANNED DEVELOPMENT (I-PUD)

DEVELOPMENT STANDARDS TEXT

October 3, 2025

I. Summary: The property which is the subject of this text consists of 1.116+/- acres known as Franklin County Auditor parcel number 222-000640. It is located to the east of and adjacent to New Albany-Condit Road and to the south of and adjacent to State Route 161. An existing home consisting of approximately 1,516 square feet of gross floor area is located within the western portion of the site, and an accessory structure containing approximately 3,000 square feet of gross floor area is located within the eastern portion of the property. A second accessory structure is located between them and will be removed from the site following approval of this rezoning. The home is currently being leased as a residence and the accessory structure is being used for storage. A paved access drive and unpaved parking areas also exist on the site. This application is to facilitate updates of the home (including, without limitation, the conversion of the garage in the home to occupiable office space) and the accessory structure in order to allow them to be used as professional office space and related uses and to provide for paving and striping of parking areas. Anticipated initial uses of the property following this rezoning are office spaces for realtors and a title company. In the longer term, the applicant desires to allow for the redevelopment of the site with a new office building. The short and long term modifications to the site are intended to bring it in closer alignment with the goals of the Urban Center Code's design standards and the existing and planned future character of the Village Center.

The property is presently zoned under the Urban Center Code's Rural Residential subdistrict. The permitted uses in that sub-district include residential located within a "large detached structure", parkland and open space, and the following non-residential uses located within a "campus" setting: convalescent/congregate care centers, general and special hospital and clinics, day care centers, government facilities, educational facilities, and religious uses. Given the property's adjacency to the State Route 161 expressway and the planned construction of a sound barrier wall within the highway's right-of-way running parallel to the property's northern boundary line, the site is not attractive for development of a new large detached home. Given the small amount of acreage on the property, it would not amount to significant open space nor does it lend itself to development of a "campus-like" setting.

Office uses are much more appropriate and practical along the edge of the highway. In the immediate future, the repurposing of the home will enhance aesthetics and provide a modest economic development opportunity for the City. As plans for the sound barrier advance and once it is eventually constructed, the property then can be evaluated as to its availability for the development of a more robust office building. This rezoning seeks to position the property for both scenarios. A preliminary development plan for the immediate use of and updates to the subject property has been filed along with this text. A conceptual and non-binding site plan also accompanies the application to demonstrate one possible option for the complete redevelopment of the property at some point in the future, to provide some context.

II. Development Standards - Generally: Unless otherwise specified in the submitted drawings or in this written text, the standards and requirements of the City's Urban Center Code shall apply to this zoning district. In the event of a conflict between this text or the submitted drawings and a specific provision of the provision of the Codified Ordinances, this text and/or the drawings shall govern.

III. Uses:

A. Permitted uses in this zoning district shall include the following. A single use or multiple permitted uses may be operated at any time.

1. Administrative and business offices not carrying on retail trade with the public and having no stock of goods maintained for sale to customers such as (but not necessarily limited to):

a. Real estate sales and associated services.

b. Insurance agents and brokers and associated services.

c. Professional, legal, engineering and architectural services.

d. Accounting, auditing and other bookkeeping services.

e. Brokers and dealers in securities, investments and associated services, not including commercial banks and savings institutions.

2. Organizations and associations organized on a profit or non-profit basis for promotion of membership interests, including:

a. Business associations.

b. Professional membership organizations.

c. Civic, social and fraternal organizations.

d. Charitable organizations.

3. Storage within the existing accessory building on the property, limited to materials and equipment associated with another permitted use in this zoning district.

IV. Lot and Setback Commitments:

A. Minimum Parcel Size and Frontage: A lot or parcel within this zoning district shall be a minimum of 1.0 acre in size and shall have a minimum of 100 feet of frontage on a public street.

B. New Albany-Condit Road: There shall be a minimum pavement and building setback of 15 feet as measured from the right-of-way of New Albany-Condit Road, provided, however, that if a new building is constructed in the zoning district which exceeds 25 feet in height it shall be subject to a minimum building setback of 30 feet.

C. State Route 161: There shall be a minimum pavement and building setback of 5 feet from the right-of-way of State Route 161.

D. Other Perimeter Boundaries: There shall be a minimum pavement setback of 15 feet and a minimum building setback of 50 feet from the eastern (rear) boundary line of the zoning district. There shall be a minimum pavement and building setback of 5 feet from the southern (side) boundary line of the zoning district, except that if a new building is constructed, it shall have a minimum building setback of 50 feet from that boundary line. Pavement for the driveway that will serve the existing structures that are to remain on the property initially may encroach into the southern boundary lien setback up to 2.5 feet.

E. Lot Coverage: There shall be a maximum lot coverage of 80%.

V. Access, Loading, Parking and Other Traffic Commitments

A. Parking and Loading: A minimum of 33 vehicular parking spaces shall be provided to serve the existing structures on the west and east sides of the property that will remain. All parking spaces shall be located to the rear of a line running along the rear of the existing home structure and extending north and south to the side perimeter boundary lines of the zoning district. One loading space shall be provided along the northern portion of the existing accessory building that is to remain. Vehicular parking and loading for a new building shall be provided per Section 1167 of the Codified Ordinances unless otherwise approved as part of a final development plan.

B. Vehicular Access: Vehicular access to the zoning district shall be provided from one full movement access point on New Albany-Condit Road in its existing location. Should a new building be proposed for construction, then a traffic access study, traffic impact study, or some variation thereof may be required by the City Engineer to be provided as part of a final development plan application that includes the proposed new building, unless otherwise waived by the City Engineer.

C. Pedestrian Access: An existing pedestrian path exists along a portion of this zoning district which is located to the north of the existing vehicular access point. The extension of this path southward is inhibited by existing grade. The City has identified this section of State Route 605 as an important pedestrian and vehicular connection that establishes a gateway into the Village Center. Due to the existing right-of-way and topographical constraints along this roadway, the City is in the process of starting a roadway and connectivity plan that will guide future roadway and pedestrian improvements along State Route 605. Once this roadway and connectivity plan is complete, the property owner shall pay a fee in lieu of the construction of an

extension of the path at such time as the City Manager or their designee deems it to be appropriate. The fee in lieu amount shall be approved by City Council.

D. Rights-of-Way: No additional right-of-way shall be required to be dedicated along New Albany-Condit Road or State Route 161.

E. Loading and Service Areas: Loading and service areas shall be fully screened from off-site view of property adjacent to the zoning district to the south and east by the use of buildings, walls, fences, and/or landscaping.

VI. Architectural Standards:

A. Application of Urban Center Code: Except as otherwise set forth in this text, for any new buildings to be constructed in this zoning district, architecture and building forms shall be reviewed using the standards provided in the Urban Center Code. New buildings shall be designed using one of the following building typologies under the Urban Center Code, provided that additional typologies may be utilized if approved in accordance with Urban Center Code Section 2.2: Classic Commercial, Traditional Commercial, Urban Commercial, Courtyard, and Lined. Notwithstanding the foregoing, the remodeling and updates of existing buildings that are to remain on the property shall be completed generally in accordance with the images and drawings which accompany the preliminary development plan application, and more specifically in accordance with the images, drawings, and specifications in an approved final development plan.

B. Height: Maximum building height (as measured per the Codified Ordinances) shall not exceed 35 feet. Existing buildings are permitted to be one story in height, and newly constructed buildings shall be 1.5 to 3 stories in height.

C. Pavement: Driveways and parking areas shall be asphalt, brick, stone, or simulated stone.

D. Materials: Building façade materials shall be wood, brick, or Hardie board.

E. Windows: The existing buildings may retain their existing windows and shutters.

VII. Buffering, Landscaping, and Screening Commitments

A. Street Trees: Deciduous street trees shall be planted within the right-of-way along New Albany-Condit Road. Trees shall be spaced at an average distance of 30 feet on center. Street trees shall not obstruct site distance or signage, subject to staff approval. As an alternative to installing the street trees, the developer may pay the City a fee in lieu that is equal to the amount of trees required to be planted. This fee in lieu shall be approved by City staff.

B. New Fencing: A new fence shall be installed along the southern boundary line of the property. The fence shall not exceed 6 feet in height and shall have a design and specifications as approved in a final development plan application.

C. Screening of Parking: Any surface parking areas adjacent to New Albany-Condit Road or the south or east boundary lines of the zoning district shall be screened from the right-of-way or from adjacent property with a minimum of a 3.5-foot-tall continuous planting hedge, fence, or wall or any combination of the foregoing. Height shall be measured from the adjacent parking area. No such screening shall be required where existing trees instead provide adequate screening.

D. Minimum Tree Sizes.

Tree	Perimeter Minimum Tree Size	Parking Lot Minimum Tree Size
Ornamental Tree	2" Caliper	2" Caliper
Deciduous Shade Trees	2 ½" Caliper	2 ½" Caliper
Evergreen Trees	6' – 8' tall	4' tall

E. Interior Landscaping. Parking lot landscaping shall be provided as generally illustrated in the preliminary development plan and as more particularly set forth in an approved final development plan. Should the redevelopment of the site occur such that a new office building is constructed, the applicant shall present a revised plan for parking lot landscaping as part of a final development plan.

F. Mechanical Equipment: Any external mechanical equipment shall be screened at ground level from all adjacent public streets and from properties which are outside of but adjacent to this zoning district with materials that are similar to or the same as used on the majority of the relevant building or with fencing and/or landscaping. Complete screening of all roof-mounted equipment from perimeter property boundary lines and adjacent properties shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.

G. Service Areas and Dumpsters: All service areas (including, without limitation, loading docks) and dumpsters shall be fully screened from all public roads and from adjacent properties located outside of this zoning district at ground level with walls, fencing, or landscaping. Existing trees may be used to provide this screening where appropriate. Walls shall be of the same materials used on the building walls and shall be complemented with landscaping. Exterior storage of materials, supplies, equipment, or products is prohibited.

VIII. Lighting:

A. Street Lighting: No new street lighting shall be required along the perimeter rights-of-way adjacent to this zoning district.

B. Parking Lots and Driveways: Parking lot lighting shall not be required to serve the existing structures which will remain on the property. Parking lot lighting shall be required in association with the construction of a new building on the site. When installed, such lighting shall include cut-off type fixtures and shall be down cast so as not to have off-site light spillage. Lighting along private drives internal to this zoning district (if any) shall be presented for review and approval as part of a final development plan. Light poles within this zoning district shall be black or New Albany green and constructed of metal. Parking lot lighting shall not exceed 18 feet in height. Parking lot lighting shall be from a controlled source in order to eliminate light spillage beyond the boundaries of the site.

C. Ground-Mounted Lighting: Landscape uplighting from a concealed source shall not be permitted. Any ground lighting that is permitted shall be shielded and landscaped.

D. Prohibited Lighting: No permanent colored lights or neon lights shall be used on the exterior of any building.

E. Consistent Appearance: Exterior lighting fixtures shall be similar in appearance on each structure. Uplighting of buildings is prohibited.

F. Other Requirements: All other lighting on the site shall be in accordance with the City's Codified Ordinances.

IX. Graphics and Signage Commitment

A. Locations: A wall sign shall be permitted on the front façade of the home that is being converted to office use and shall identify the user within that structure. This sign shall comply with the requirements of the Codified Ordinances for wall signage on a structure located in the Historic Core or the Village Core of the Village Center. In addition, a single post sign shall be permitted to identify the user of the accessory building that is to remain on the site if that user is different from the user occupying the converted home. It shall comply with the requirements in the Codified Ordinances for this type of sign if it were located in the Historic Core or the Village Core of the Village Center, except that it shall have a maximum sign area of 12 square feet per side. The post sign shall be set back at least 5 feet from the right-of-way of New Albany-Condit Road and at least 5 feet from any side property line of the zoning district. For any new building, permitted sign types and specifications shall be based on the building typology that is constructed pursuant to the Urban Center Code.

B. Specifications: Permitted sizes, designs, colors, shapes, and other specifications for ground and building signs shall be in accordance with the Codified Ordinances.

C. Illumination: Internally illuminated wall-mounted and ground-mounted signage shall be prohibited.

D. Prohibited Signs: No signs shall be painted directly on the surface of the building, wall or fence. Temporary or permanent interior window advertisements are prohibited.

X. **General Matters**:

B. Review Procedures:

1. Rezoning: The rezoning procedures of Codified Ordinances Chapters 1111, 1157, and 1159 shall apply to this zoning district.

2. Final Development Plans: The initial final development plan application for this zoning district and a final development plan for any redevelopment of the zoning district shall be reviewed by the City's Architectural Review Board (ARB) prior to being presented for review by the Planning Commission (PC). For purposes of this subsection, a "redevelopment" of the zoning district shall be deemed to any proposal which provides for the complete demolition of the structure which is being converted from a home to office use and the replacement of the same with at least one new structure. The ARB shall provide a recommendation of approval, approval with conditions, or disapproval of a final development plan application to the Planning Commission using the same review criteria for a final development plan application as is required to be applied by the Planning Commission pursuant to relevant provisions of the Codified Ordinances. The Planning Commission shall be the decision-making body as to the approval, approval with conditions, or disapproval of each final development plan application in accordance with the requirements of the Codified Ordinances.

3. Other Modifications: Site modifications proposed outside of an initial final development plan application for this zoning district or a final development plan for any redevelopment of the zoning district shall be subject to certificate of appropriateness review under Codified Ordinances Section 1157.07.

4. Demolition: At the time of approval of the preliminary development plan, there are three existing structures on the site. A certificate of appropriateness to allow for the demolition of accessory structures may be reviewed and approved by city staff and shall not require Architectural Review Board approval. Demolition of the existing home that is being converted to office use requires a certificate of appropriateness to be issued by the Architectural Review Board who shall review the application in accordance with the standards found in Codified Ordinances Section 1157.10.

B. Appeals:

1. 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.

2. 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.

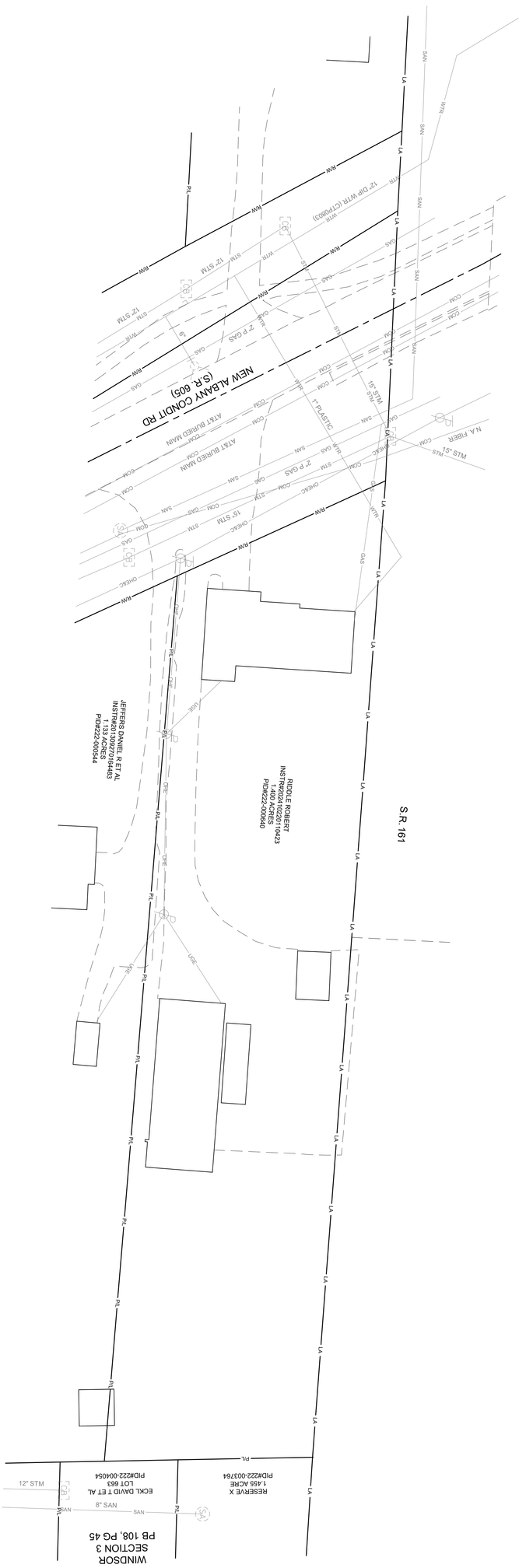
C. Waivers:

1. 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.

2. 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.

[D:\Project\2025\250029\Drawing\xBase.dwg - August 26, 2025 @ 6:44pm - © 2025

C.W. Design Group
CIVIL ENGINEERING & LAND SURVEYING
PHONE: 614-846-9279
972 Linfield Drive
Worthington, Ohio 43085



Ohio Utilities Protection Service
Call 811 before you dig

1 / 1	6600 NEW ALBANY CONDIT RD NEW ALBANY, OH 43054	SITE EXHIBIT	0 15 30 60 1" = 30' U.S. SURVEY FEET N

6600 NEW ALBANY CONDIT RD

NEW ALBANY, OH, 43054

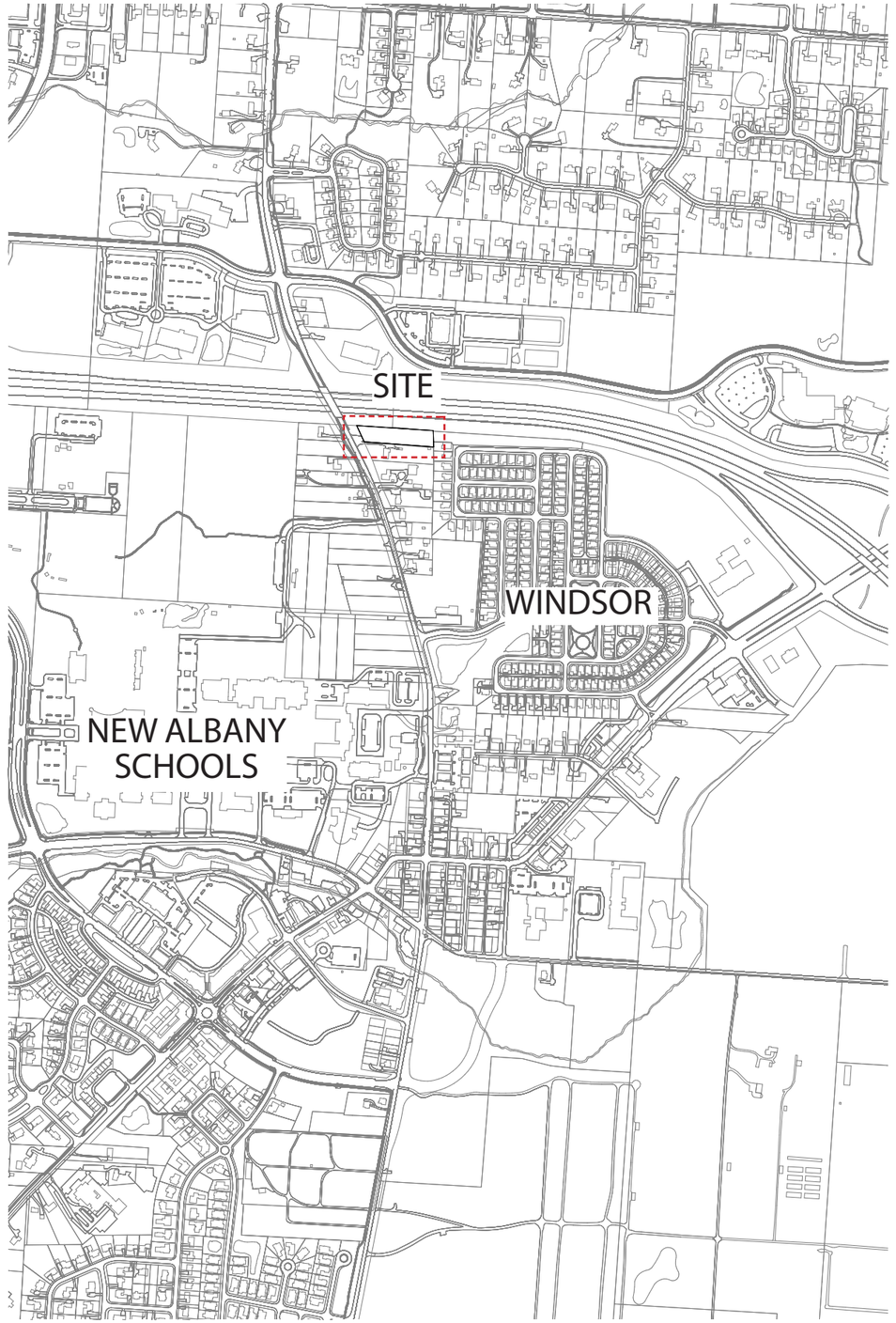
EXISTING




EXISTING

LOCATION MAP



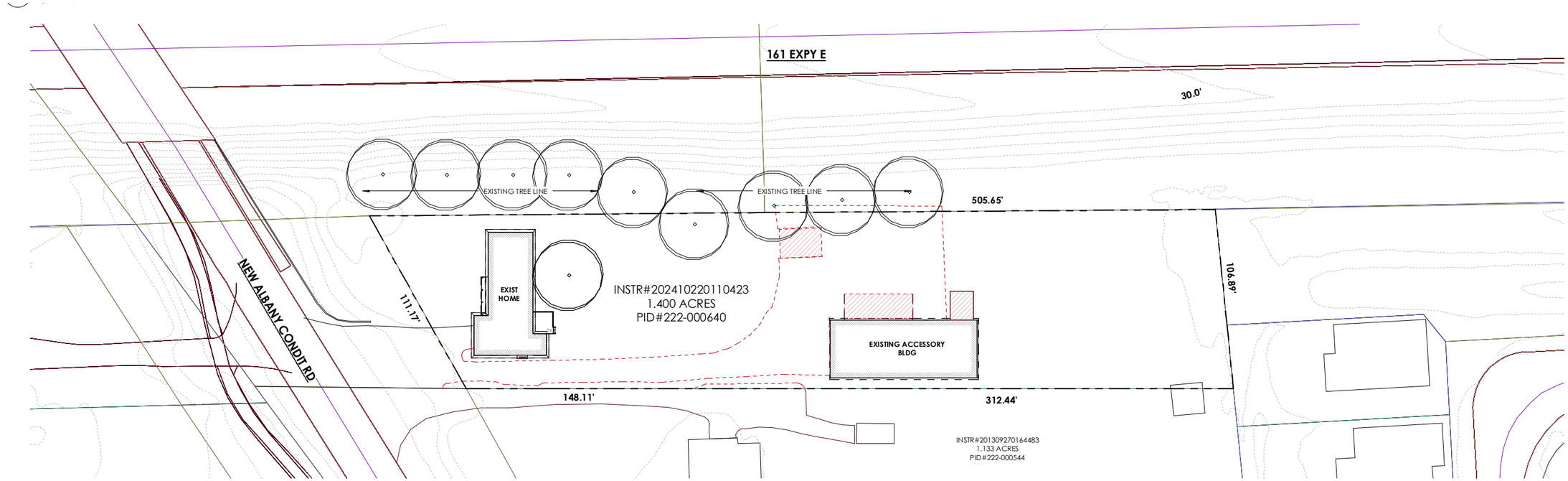


NEW OFFICE BLDG

6600 NEW ALBANY CONDIT RD, NEW ALBANY OH 43054

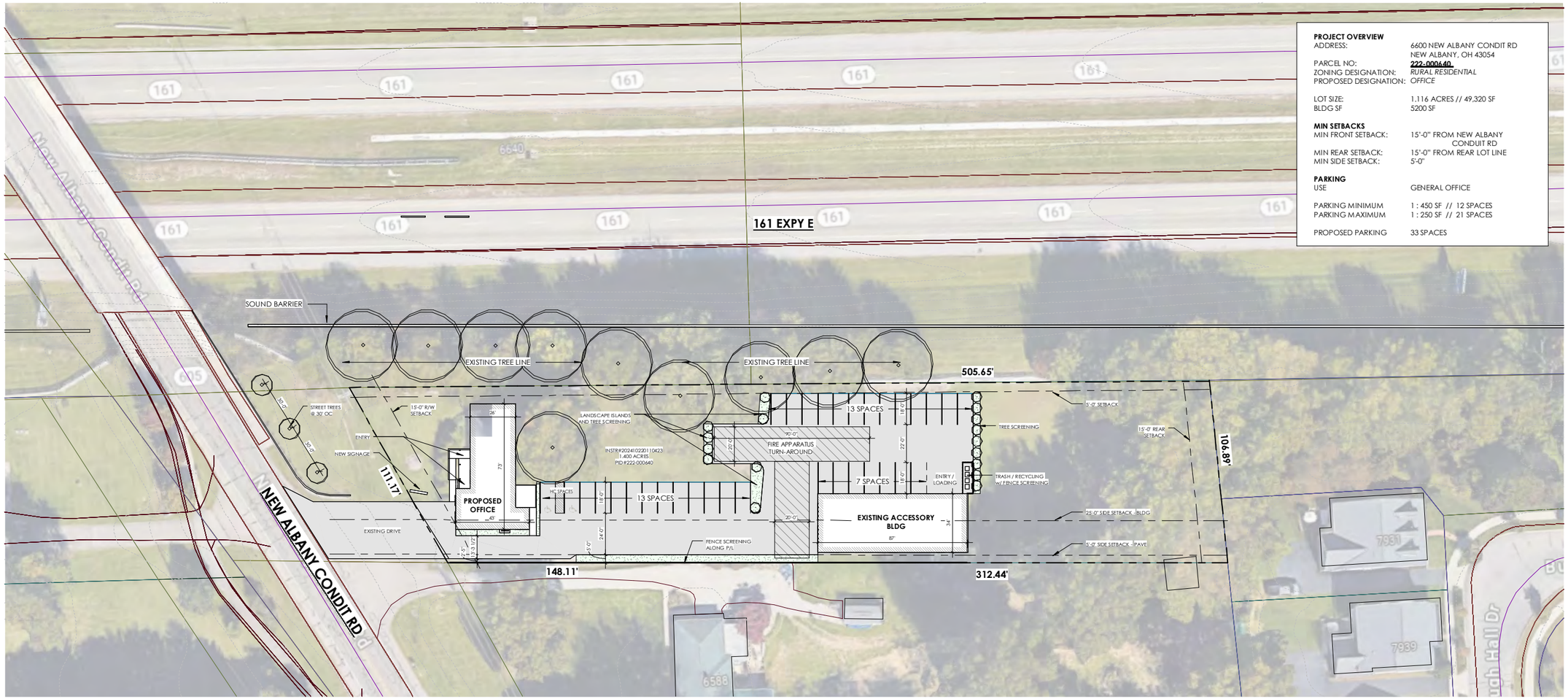
AD STUDIO

EXISTING SITE PLAN



1 SITE PLAN EXISTING
1/32" = 1'-0"

PROPOSED SITE PLAN



2 SITE PLAN PROPOSED
1/32" = 1'-0"

EXISTING

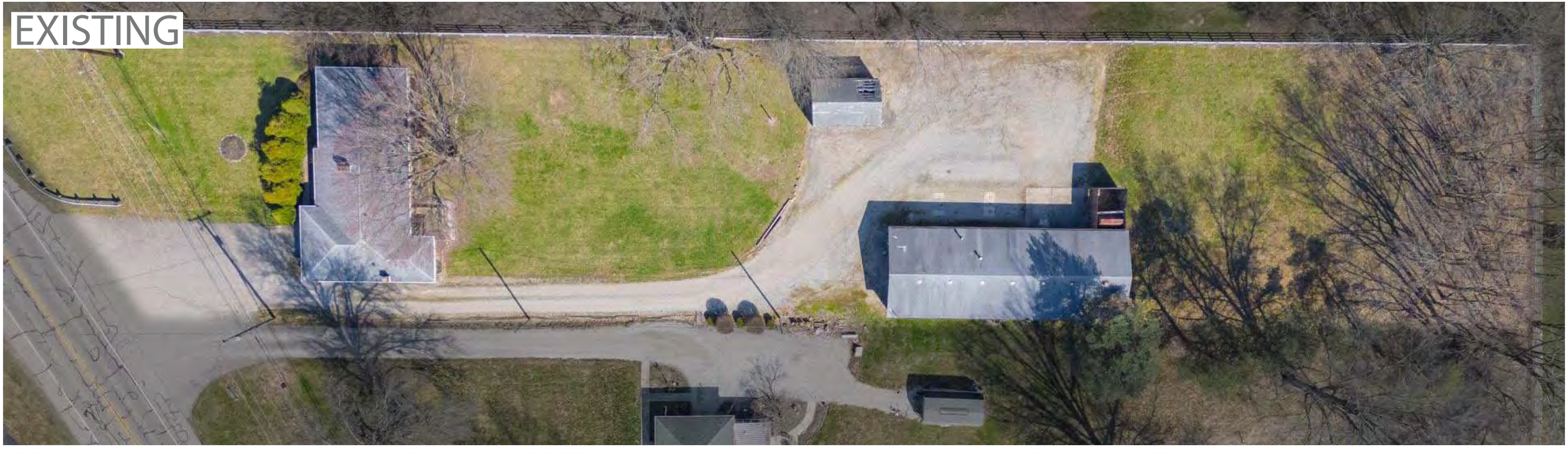








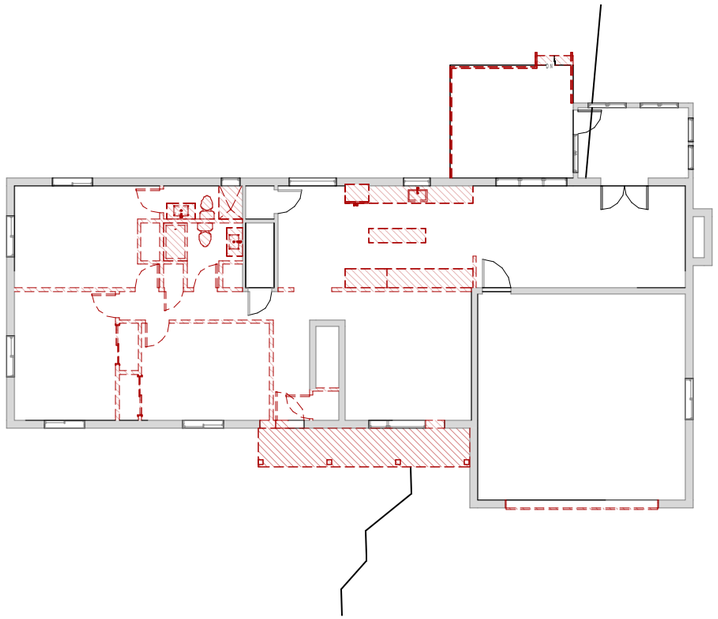
EXISTING



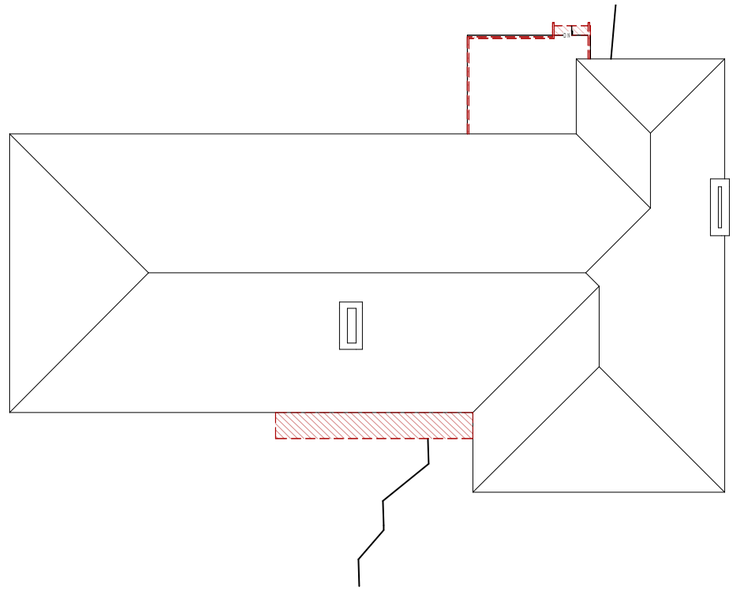




EXISTING

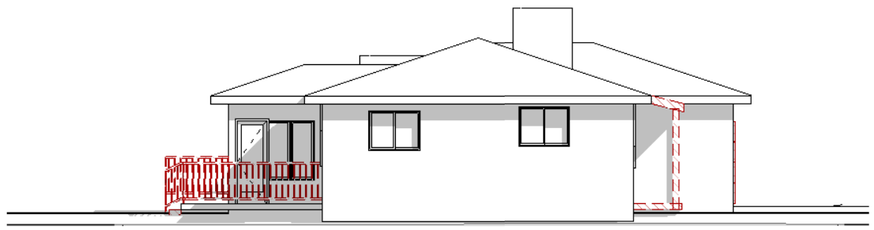


1 FIRST FLOOR EXISTING
1/8" = 1'-0"



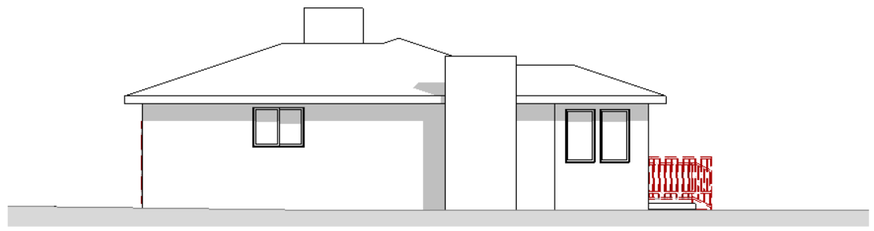
2 ROOF PLAN EXISTING
1/8" = 1'-0"

EXISTING



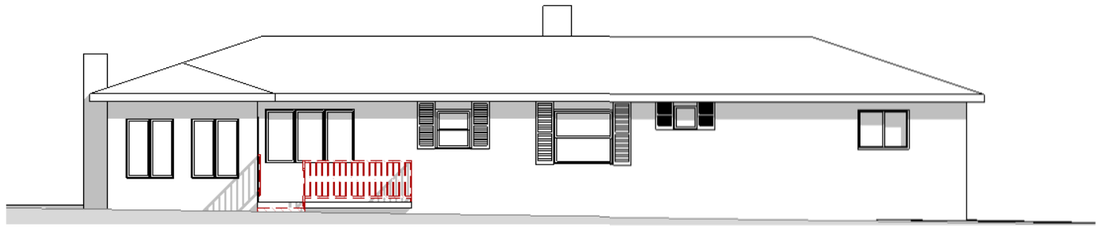
EX (LEFT) SIDE ELEVATION

1/8" = 1'-0"



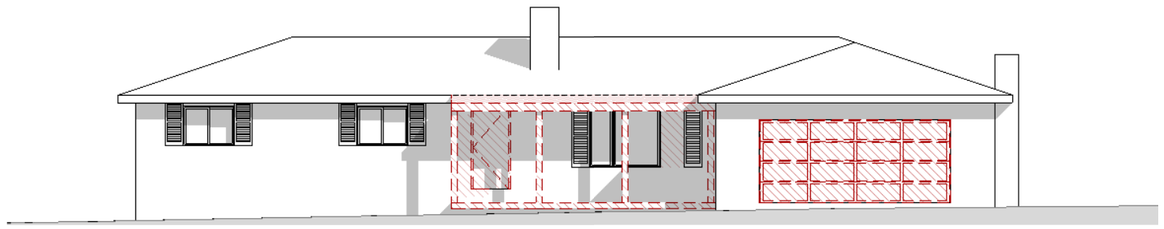
EX (RIGHT) SIDE ELEVATION

1/8" = 1'-0"



EX REAR ELEVATION

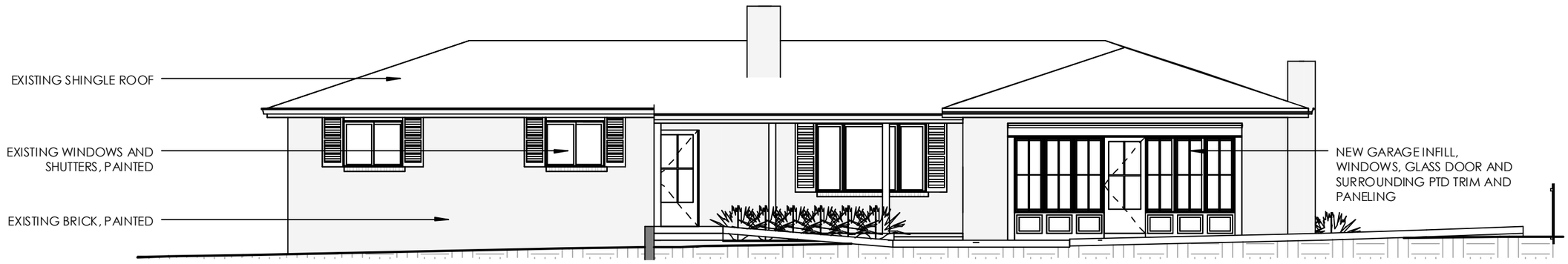
1/8" = 1'-0"



EX FRONT ELEVATION

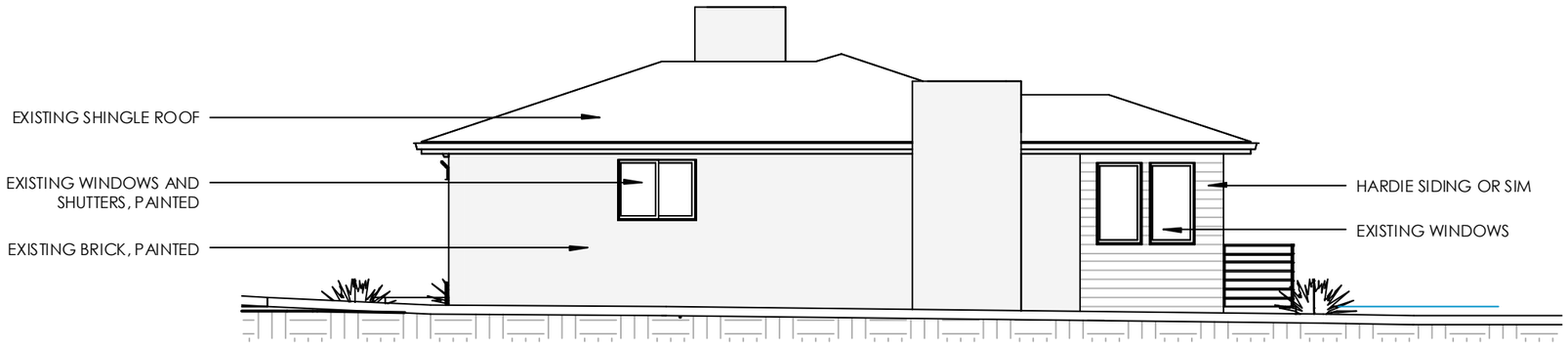
1/8" = 1'-0"

PROPOSED



FRONT ELEVATION

1/8" = 1'-0"



SIDE (RIGHT) ELEVATION

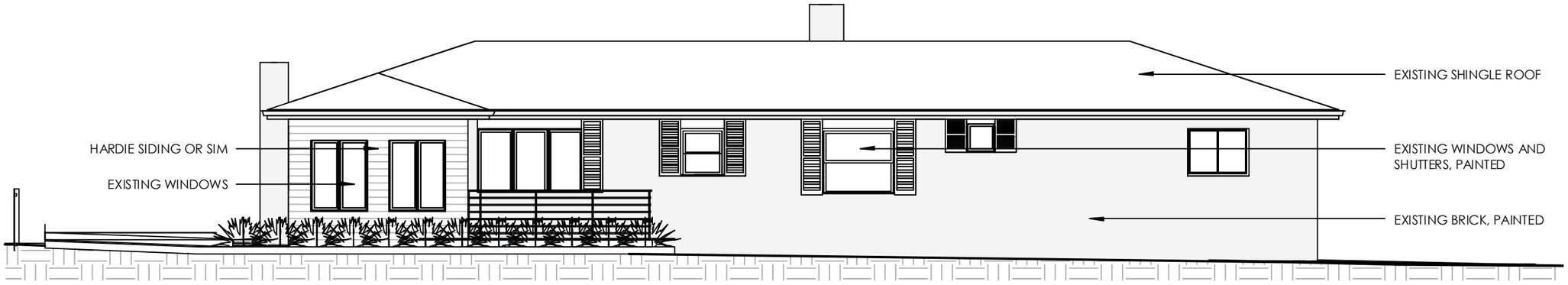
1/8" = 1'-0"

PROPOSED



SIDE (LEFT) ELEVATION

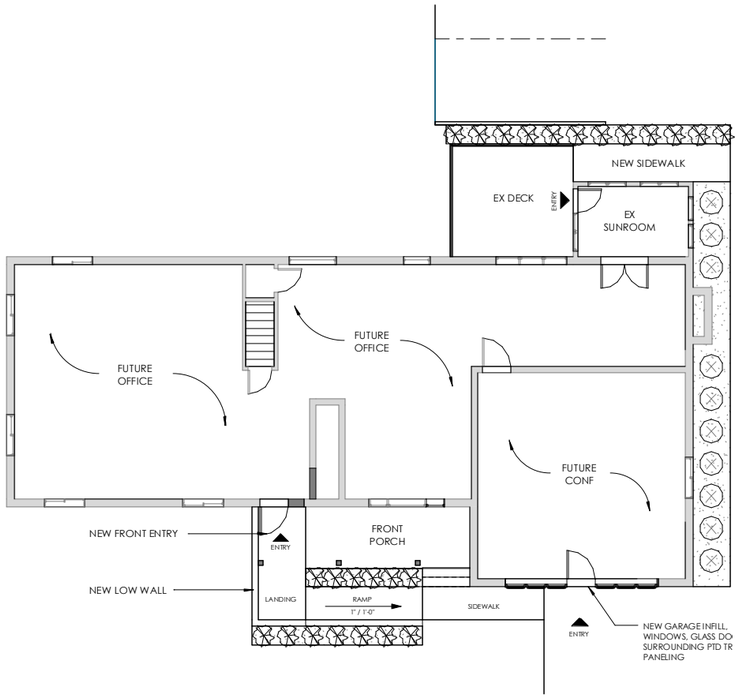
1/8" = 1'-0"



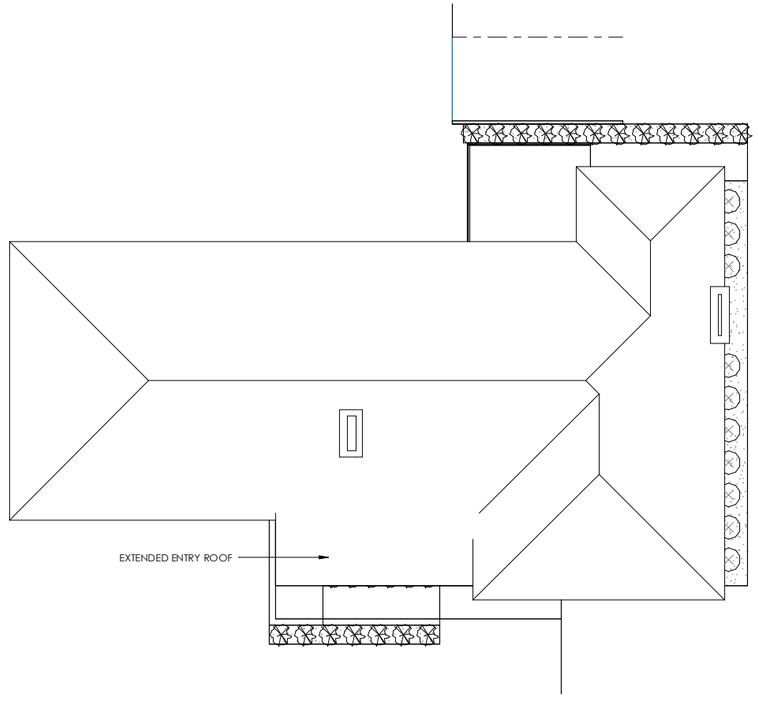
REAR ELEVATION

1/8" = 1'-0"

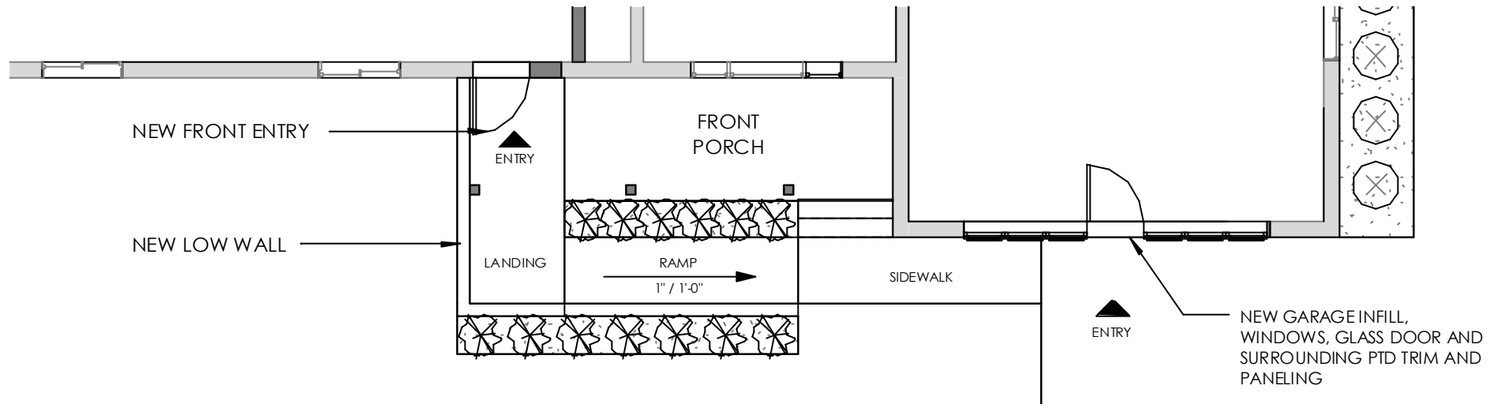
PROPOSED



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



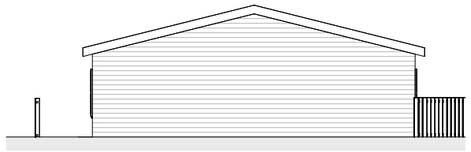
2 ROOF PLAN PROPOSED
1/8" = 1'-0"



PROPOSED



6 ACC BLDG ELEV 1
1/8" = 1'-0"



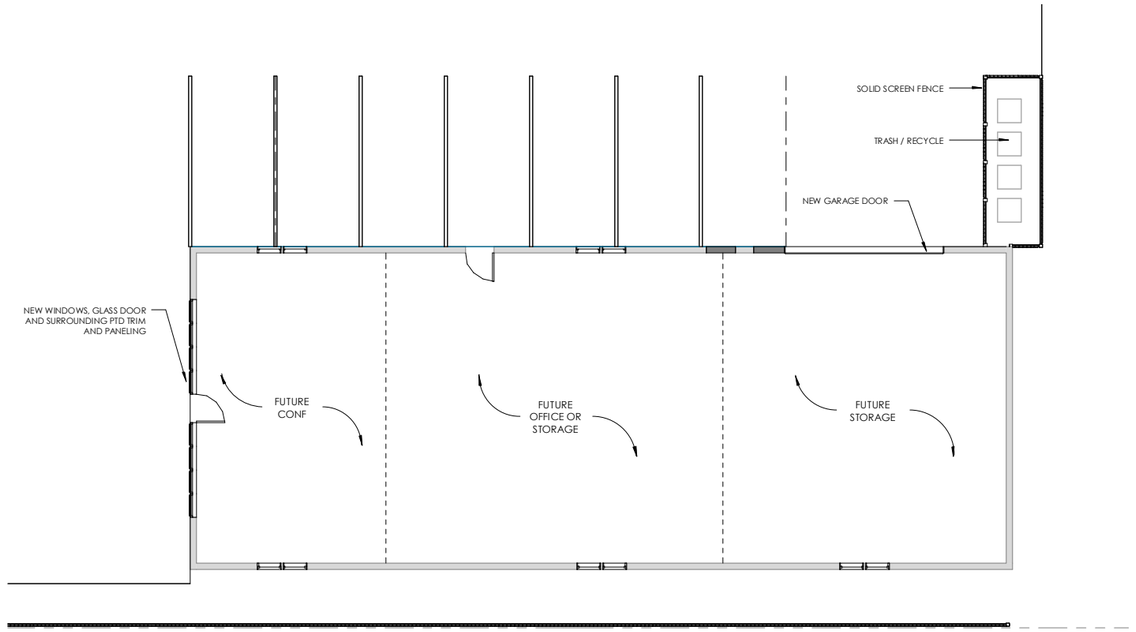
5 ACC BLDG ELEV 4
1/8" = 1'-0"



4 ACC BLDG ELEV 2
1/8" = 1'-0"

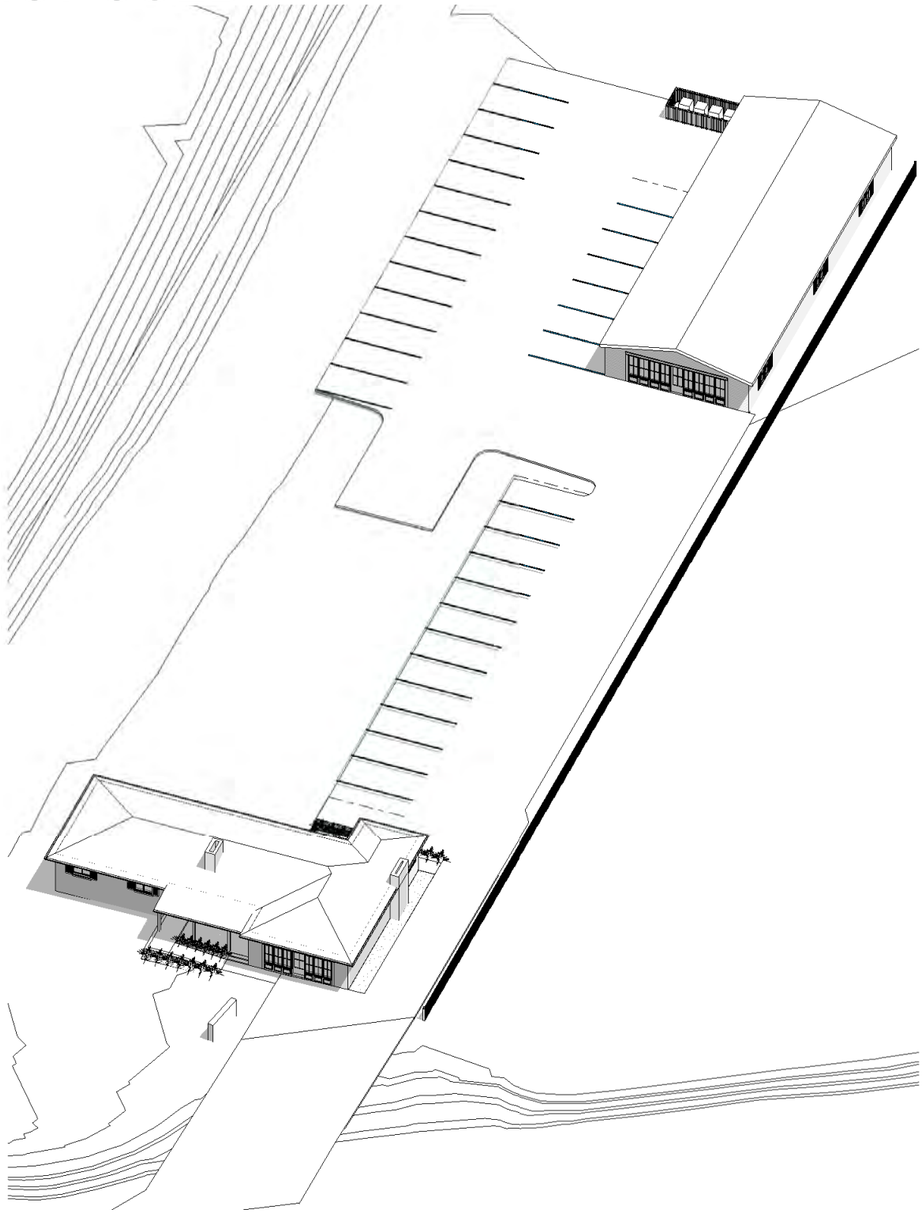


3 ACC BLDG ELEV 3
1/8" = 1'-0"



1 ACCESSORY BLDG PLAN
1/8" = 1'-0"

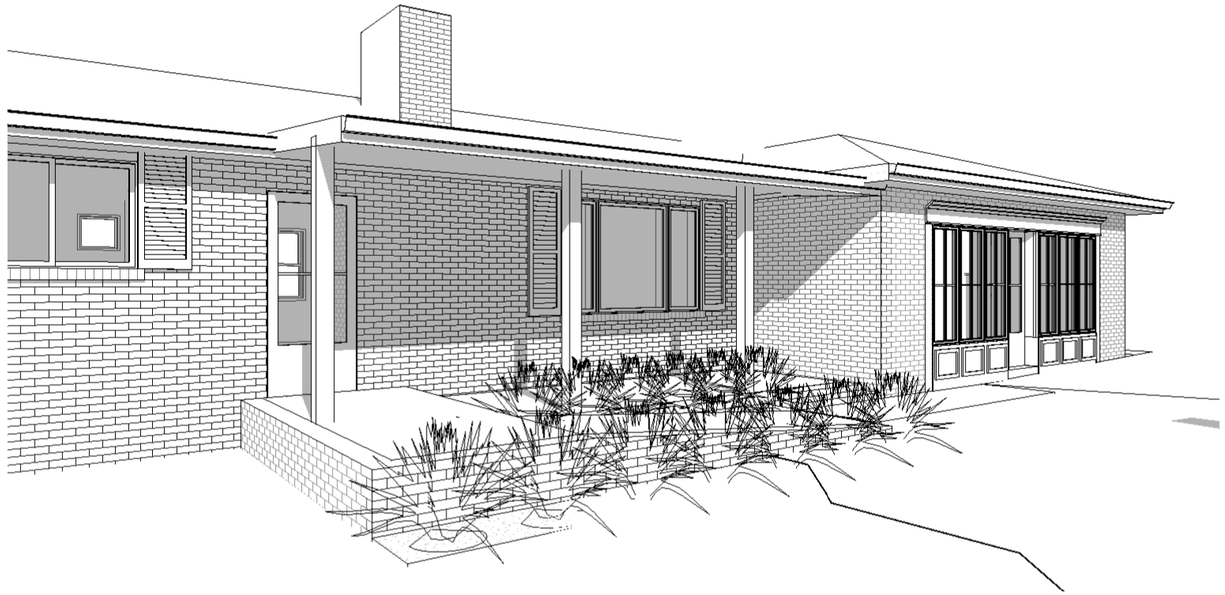
PROPOSED



2 ROOF AXON

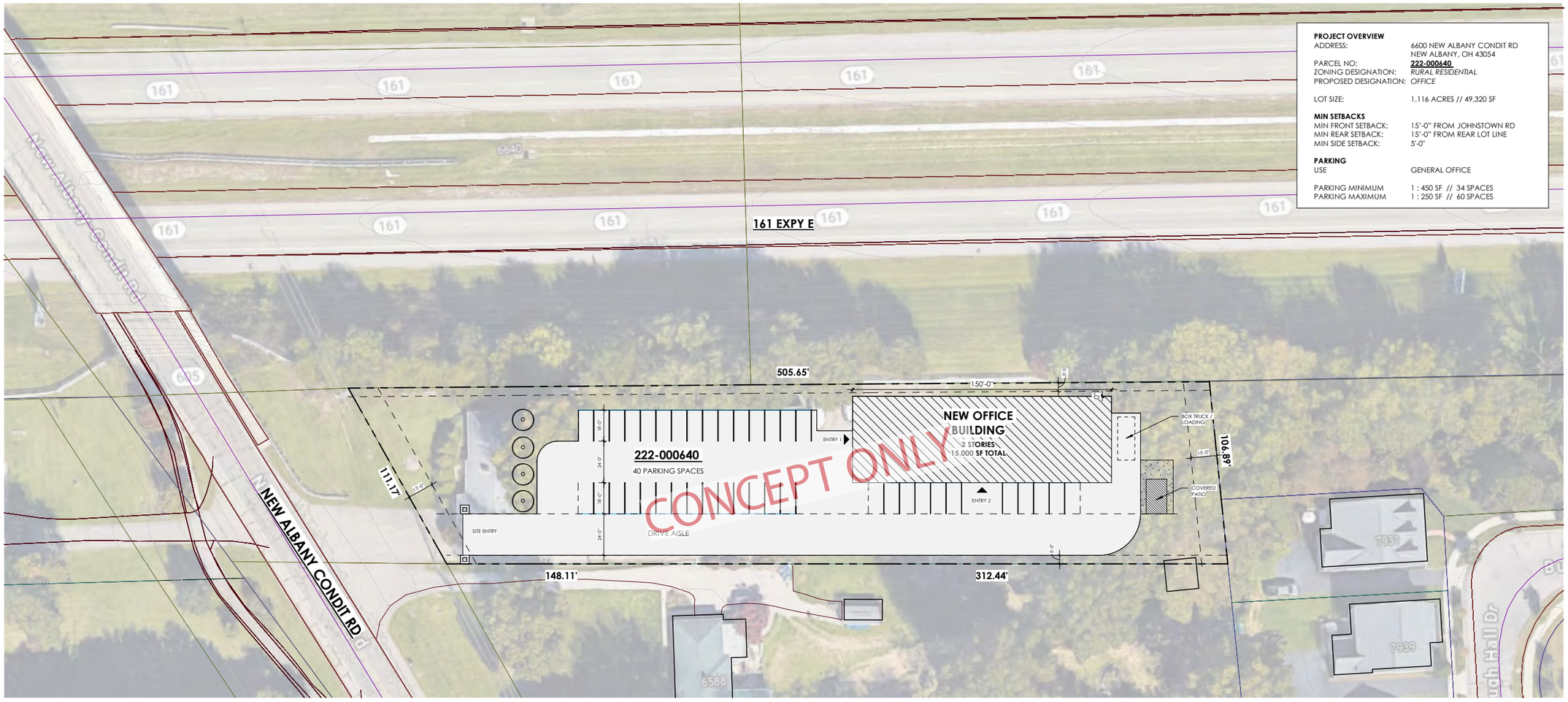


1 PERSPECTIVE 1



4 PERSPECTIVE 2

CONCEPT PLAN



2 SITE PLAN PROPOSED
1/32" = 1'-0"

NEW ALBANY

Community Development Department

Decision and Record of Action

Monday, October 13, 2025

The New Albany Architectural Review Board took the following action on 10/13/2025 .

Certificate of Appropriateness

Location: 37 GRANVILLE RD
Applicant: CITY OF NEW ALBANY OHIO,

Application: PLARB20250081
Request: Certificate of Appropriateness to add the Parks and Preservation building typology to the Urban Center Code for Rose Run II, generally located at 37 Dublin Granville Rd. (PID: 222-000021).
Motion: To Approve

Commission Vote: Motion Approved, 5-0

Result: Certificate of Appropriateness, PLARB20250081 was Approved, by a vote of 5-0.

Recorded in the Official Journal this October 13, 2025

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn

Kylie Blackburn
Planner I

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
November 10, 2025

NEW ALBANY-PLAIN LOCAL SCHOOLS ELEMENTARY SCHOOL
CERTIFICATE OF APPROPRIATENESS

LOCATION:	Generally located north of Fodor Road and east and south of Swickard Woods Boulevard, on the New Albany Plain Local Schools campus (PIDs: 222-002970 and 222-000356).
APPLICANT:	Schorr Architects LLC c/o Victoria Newell
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center District within Campus sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-54-2025

Review based on: Application materials received on October 10, 2025, and October 24, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed elementary school located at 5105 Swickard Woods Boulevard, which will serve grades Kindergarten through Second Grade. The facility includes 63 classrooms and associated support spaces. The site is located within the Urban Center Code (UCC) zoning district and is subject to the UCC requirements, the New Albany Design Guidelines and Requirements, and city code regulations.

UPDATE:
The application was previously approved by the Architectural Review Board on September 8, 2025; however, it is returning for review and approval of the architectural design elements. The ARB conditioned the approved certification of appropriateness that the final design would come back before the board for consideration. The updated architectural elevations are included in the application packet.

The comments provided by the ARB are outlined below, followed by the applicant's responses.

1. **Cupola** – The detailing of the cupola is inconsistent with architectural precedent and lacks appropriate traditional Georgian hierarchy. The mid-rail banding course is overly heavy, and the upper fascia is inconsistently detailed.
    - Response: The design of the Cupola has been modified. It is the applicant's understanding that a more pronounced overhang is preferred.

2. **Divided Lites** – The window lite patterns are inconsistent. The proportions of the lite cuts should remain uniform regardless of window dimensions.
    - Response: This was addressed and modifications were made to the divided light size, proportions, and pattern in the current documents submitted.

3. **Window Detailing** – The jack arches above the windows are too short and should be increased to at least six courses to align with window proportions. A rowlock sill is recommended on all windows. Keystones are inconsistent in size and placement and do not conform to standard jack arch detailing.

- Response: The jack arch details were corrected, the first-floor jack arches were raised to five brick courses, the upper floor jack arches were raised to four brick courses. Six course brick arches do not fit without raising the height of the building or reducing the cornice line. Six course jack arches are not provided on any of the existing NAPLS school facilities and is not in character to the overall campus of NAPLS. The BIM software has limitations on how the jack arch and keystone can appear in the model. This element is better viewed in an enlarged detail. Included is an enlarged detail elevation of this condition to better illustrate the intent. Rowlocks were added at windowsills.

4. **Corners** – Quoins are recommended on exterior corners, at minimum at the front entry.
    - Response: Quoining has been added as requested by ARB. The addition of this detail was also supported by NACO. We do not believe it is appropriate to eliminate the quoins as recommended by the City Architect, but we have redesigned the feature to address his concern.

5. **Pediment** – The main entry pediment should not be stucco; brick or siding is more appropriate. The sunburst lite is also misaligned within the pediment and should be properly detailed with exterior trim.
    - Response: The pediment cladding material is horizontal metal panel siding and was not intended to be stucco, as clarified during the hearing. The model has been revised to more clearly depict the material.

6. **Intermediate Banding Course** – The current solder course should be replaced with a stacked rowlock banding course, three courses high.
    - Response: It was agreed at the ARB hearing to revise the Solider course band to a 3-course projected running bond. This is a quite common Georgian detail. The comment regarding a rowlock revision was provided post the hearing. This detail has not been handled consistently on the NAPLS school facilities. The primary school has a soldier course, the middle school has a single rowlock, there is no banding at the High School or the Early Learning Center. The Intermediate school has no banding and intermediate stone detailing. We are utilizing modular brick and prefer keeping the three-course projected running bond band to maintain coursing (3-bricks / 8”). A stacking three-course rowlock band will place the brickwork out of coursing. The applicant will provide the detail as the board believes it is best, but if the stacking (3) course rowlock is preferred we recommend adjusting the proposed detailing at the water table to keep the brick on coursing.

7. **Base Banding Course** – The base detailing is inconsistent with traditional Georgian precedent. The current double banding course should be replaced with a proper water table base to provide appropriate visual grounding for the structure.
    - Response: The applicant advised at the hearing they would not accommodate a fully projected water table at the base of the structure. This request is cost prohibited for NAPLS for this school facility. Adding this feature requires added width of the foundation system and additional CMU backup construction. This detail has not been handled consistently on the NAPLS school facilities. The High School and Intermediate School have true projected water tables, the Middle School and Primary School have a single projected running bond course, The Early Learning Center has (2) projected running bond courses. The applicant is proposing a similar detail with two projecting rowlocks.

8. **Main Pediment Detail** – The connection between the pediment rake, frieze board, and fascia is incorrectly detailed; the rake should be raised to meet proper proportion.
    - Response: Projection difference at the pediment detail is the extension of the gutter assembly. This extension is present at other NAPLS facilities. The

applicant fully understands this request and will work to improve this detail, but the detail requires input from the fabricators of the custom assembly which has not be finalized. The applicant will provide an updated detail prior to the hearing. It will follow similar detailing provided at the Early Learning Center which has a similar projection at the gutter assembly.

9. **Downspouts** – Downspout locations should be reevaluated around the building to ensure functionality and visual balance.
    - Response: No objection to shifting downspout locations.

10. **Blank Elevations** – False "brick-in" windows are recommended on blank elevations to maintain a consistent fenestration rhythm.
    - Response: Herringbone recessed panels were provided at multiple locations.

11. **Entry Entablature** – The entry entablature appears too low in relation to the main building's eave height. While this condition varies across the campus, it should be addressed for consistency within this building.
    - Response: The input regarding the height of the entablature was provided after the hearing. The element was originally at a higher elevation but was lowered following previous recommendations from the City Architect. NACO also requested a reduction in the entry height. No additional modifications have been made in this submission.

12. **Roof Ridge** – The roof ridge should be truncated to create a low-slope cap, reducing overall ridge height and improving the hierarchy between primary and secondary roof masses. This approach aligns with typical New Albany design strategies.
    - Response: Design studies were completed illustrating the effect this change has on the building. The height of the ridge can only be lowered approximately 3ft due to the construction of the mechanical roof well. Reducing the ridge height at the intermediate areas of the building facade amplified the non-symmetrical placement of south classroom wing with respect to the north classroom wing. This change did not achieve the desired appearance or improve the elevation and as such we have maintained the current design of the roof structure.

13. **Additional information provided by the applicant:**
    - **Flanking Gable Ends** – The original design submitted for formal review included a Palladian window with a hipped roof. This element was revised to a gable end with standard windows at the request of the City Architect. Unfortunately, NACO/RAMSA did not favor the change and requested to add the feature back. We compromised between these comments and included the Palladian window with a pediment gable in lieu of the hipped roof element. NACO/RAMSA additionally requested we remove the gabled pediment building projections for the north and south courtyard elevations to deemphasize the non-symmetrical juxtaposition of the classroom wings. These modifications are included in the current submission documents.

The remainder of the staff report is the same as the applicant has not made any changes to site layout/dimensions, landscaping, lighting, or vehicular and pedestrian circulation.

II. SITE DESCRIPTION & USE

The development site is generally located north of Fodor Road and east and south of Swickard Woods Boulevard. The site is made up of 2 properties, containing ballfields and associated structures. These will be removed as part of this project. Surrounding uses include New Albany Nature Preserve and Wetlands to the south, New Albany Early Learning Center to the west, and the New Albany-Plain Local Schools campus to the east and south.

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.*
    - The applicant proposes to construct an elementary school housing kindergarten through second grade. The proposed building is a 2-story structure with 63 classrooms and associated educational space.
    - Section 8(I) Design Guidelines & Requirements (DGRs) states that the goal for civic and institutional projects is to encourage a consistent approach when new public buildings are created.
        - The proposed building features a primarily brick façade with a prominent, columned central entry and reflects a design consistent with the existing school campus, library, and Village Hall.
    - Section 8(II.1) of the DGRs states that civic and institutional buildings of large scale require a large, formal setting with a suitable large approach drive or front lawn area.
        - The proposed development satisfies this requirement by providing a central approach drive with a defined pedestrian crosswalk, complemented by a generous front lawn that together creates a formal and welcoming entry sequence.
    - The applicant proposes to use brick veneer, cast stone, and charcoal shingles for the roof, which are all high-quality building materials that have successfully been utilized on other buildings in New Albany.
    - Section 3(III.3) of the DGRs states in keeping with traditional practice, the entrances to civic and institutional buildings shall be orientated toward primary streets and shall be of distinctive character that makes them easy to locate.
        - Although the proposed school entrance faces Swickard Woods Boulevard rather than Fodor Road, this orientation is appropriate given the presence of existing wetlands and treed areas along the Fodor Road frontage. As mentioned, the entrance stands out as the main feature, with four large columns supporting a traditional pediment that displays the school's name. An arched window and French balcony add extra detail above the doors, and a cupola tops the building, giving it a classic, civic look that ties in with the rest of the campus.
    - Section 3(III.4) states that civic and institutional designs shall follow precedent of traditional American architectural designs, with particular care paid to the proportions of wall height to width; rood shape; and proportions of windows and doors, including vertically proportioned windowpanes.
        - The building has a balanced, symmetrical layout with a central entry, cupola, and evenly proportioned wings. The roof form and vertically oriented windows create a consistent, orderly appearance that reflects the intent of the code.
    - The city architect reviewed the proposed design, provided minor comments that were addressed in the resubmittal, and confirmed that the proposed building design aligns with the rest of the New Albany school campus. The city architect also commended the design team for producing a thoughtful and well-detailed design.
    - The site also features a playground, a synthetic turf play area, and a re-routed eight-foot walking path that connects this area to the rest of the campus.

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.
    - The applicant is meeting this requirement by providing landscaping in all applicable areas. Three sides of the properties consist of large tree stands and the applicant doesn't intend on disturbing these areas.
- Codified Ordinance 1171.03(a) states that good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking shall be laid out to avoid unnecessary destruction of heavily wooded areas.
    - The site contains heavily wooded areas and wetlands, and the applicant's layout has been designed to avoid disturbing these features, meeting this requirement.
- C.O. 1171.05(5)(e) requires parking lots over fifty thousand (50,000) square feet: A minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to twenty-five (25) inches plus one-half inch in tree trunk size for every four thousand (4,000) square feet over fifty thousand (50,000) square feet in ground coverage. The applicant states that the parking lot and building is approximately 254,836 sq. ft. requiring 51 trees at 51" total caliber (CAL). The applicant is meeting this requirement with 51 trees.
- C.O. 1171.06(a)(2) requires for each one hundred square feet of parking area, a minimum of 5 square feet of landscaped area shall be provided. There is 113,308 square feet of parking area which requires 5,665 square feet of landscaped area. The applicant is exceeding this requirement with 7,759 square feet of landscaped area.
- C.O. 1171.06(a)(3) requires one tree per 10 parking spaces to be installed in the parking lot. The applicant is providing 200 parking spaces thereby requiring 20 trees and this requirement is met.
- 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. <u>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 (condition #1). The City Landscape Architect's comments are:</u>
    - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
    - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
    - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
    - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
    - Provide plant material adjacent to the proposed mechanical yard for proper screening.
    - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
    - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.

Lighting

- A detailed lighting plan was submitted for review, showing near zero-foot candles at the property lines and incorporating downcast light fixtures in New Albany Green, consistent with code requirements.

Vehicular and Pedestrian circulation:

- The proposed development includes three access points:
    - One full access in front of the school off Swickard Woods Boulevard
    - One bus and service access that is gated off of Fodor Road
    - One gated access off Swickard Woods Boulevard
- The New Albany Public Service Department is finalizing a traffic impact study in conjunction with the school district to determine if any off-site improvements are necessary as part of the proposed project. The city law director states that the ARB does not have jurisdiction to consider or conditional approval on off-site traffic issues. Instead, these matters are handled by the city engineering staff.
- 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 there will be 176 spaces for everyday use and an additional 24 spaces for special events totaling 200 spaces. Parking demand was planned based on two spaces per classroom, which for 63 classrooms equals 126 spaces. The calculation also considered the school's 129 employees, along with an estimated 47 visitor spaces needed on a typical school day. While the New Albany zoning code requires three spaces per classroom for schools, it does not distinguish between elementary schools with non-driving students and high schools where students drive, making the proposed approach more tailored to the actual use. Additionally, the applicant is providing 16 bus parking spaces.
    - The proposed dimensions of the parking spaces 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.
        - As there are 200 parking spaces, code requires 4 hitches per 100 spaces. Therefore, staff recommends a condition that the site includes 8 bicycle hitches (condition #2).

Signage

- No signage was submitted with this application; however, the applicant noted that future signage will consist of the school's name displayed on the main entry entablature and one non-illuminated ground sign designed to match the existing school facilities. Staff recommends a condition of approval stating that, provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff (condition #3).

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - The existing ball fields and associated structures will be removed, while the wetlands, tree areas, and stream corridor protection zone will remain preserved and unaffected.

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

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 complements existing buildings (including the school campus) 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

The site in question is located in the Campus subdistrict within the Urban Center Code. The proposed building typology is Campus. The proposal complies with all typology standards listed in this section of the Urban Center Code which are included in the table below.

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

Standard	Minimum	Maximum	Proposed
Street Yard	30’	No max	150’ – 210’+
Side Yard	20’	No max	180’+
Rear Yard	20’	No max	430’+
Stories	1	4	2
Height	No min	55’	26’-8”

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

- Per 2.141, above ground mechanical devices shall be located in the side or rear yard and shall be screened from the street and neighboring properties. The applicant meets this requirement by placing the mechanical yard in the rear yard and having it screened. However, the city landscape architect requests additional plant material to be installed, adjacent to the yard for screening and that is already conditioned in the staff report.
- 2.142.2 states that entrances should be accessible and clearly recognizable. As mentioned previously in this staff report, the entrance is prominent and easily identifiable.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the city’s codified ordinances, Urban Center Code, and Design Guidelines and Requirements. These guidelines emphasize New Albany’s goal of ensuring new public buildings follow a consistent architectural approach, with styles appropriate to their context, location, and function. The proposed building reflects these standards through its high-quality design, thoughtful site strategy, and building mass that seamlessly integrates with the existing school campus and surrounding civic buildings. The city architect has commended the applicant for a design that successfully blends with the existing school campus and other civic buildings in the area. The proposed development demonstrates a careful and deliberate approach to site planning, thoughtfully designed to avoid disruption of environmentally sensitive areas. By preserving these natural features, the plan reflects a commitment to environmental stewardship and responsible growth.

Overall, this plan supports New Albany’s four pillars: lifelong learning, by ensuring students continue to receive an outstanding education; health and wellness, through active spaces designed

for children to play; arts and culture, which are integrated into the school's learning program; and environmental sustainability, achieved through thoughtful site design that preserves the wetlands.

V. ACTION

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

Suggested Motion for ARB-54-2025:

Move to approve Certificate of Appropriateness application ARB-54-2025 with the following conditions:

1. That the following landscaping comments be addressed:
   - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
   - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
   - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
   - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
   - Provide plant material adjacent to the proposed mechanical yard for proper screening.
   - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
   - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.
2. The includes 8 bicycle hitches.
3. Provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff.

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 5101 Swickard Woods Blvd.

Parcel Numbers 222-002970 & 222-00356

Acres 13.972 # of lots created _____

Choose Application Type	Circle all Details that Apply			
☐ Appeal				
X 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: Certificate of Appropriateness for proposed new elementary school for New Albany Plain Local Schools

Contacts

Property Owner's Name: New Albany-Plain Local School District
Address: 55 N High Streeet
City, State, Zip: New Albany, Ohio 43054
Phone number: 514-855-2040 Fax: _____
Email: sawyers.1@napls.us

Applicant's Name: Victoria Newell, Schorr Architects Inc.
Address: 230 Bradenton Ave.
City, State, Zip: Dublin, Ohio 43017
Phone number: 614-798-2096 Fax: 614-798-2097
Email: vnewell@schorrarchitects.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: 8/6/25
Signature of Applicant _____ Date: 8-6-25

schorr architects inc.

230 Bradenton Avenue
Dublin, Ohio 43017
p: 614.798.2096 | f: 614.798.2097
www.schorrarchitects.com

New Albany Plain Local Schools Proposed New Elementary School Project Description

Date: August 5, 2025

This project consists of the development of a New Elementary School for New Albany Plain Local Schools. The facility will currently house grades Kindergarten through the Second-grade level. The proposed design includes 63 Classroom spaces and all associated support spaces required for educational purposes. The proposed design is a 2- story structure. Future classroom additions are proposed to enclose the west courtyard. The Student Dining area is intended to be a two-story volume with internal columns located off access of the stage and developed with a coffered ceiling. Structure for this area is currently under development and is not detailed in the current drawings. The food service exhaust ventilation and select mechanical equipment is screened by the roof structure in the roof mechanical well. The transformer and chiller are screened in the brick-enclosed mechanical yard located along the east side of the structure as are the facilities dumpsters.

Proposed signage will include the school's name on the main entry entablature and one unilluminated ground sign matching the designs of the existing New Albany Plain Local Schools facilities. The name of the facility is yet to be determined.

Please do not hesitate to contact me should you have any questions.

Respectfully Submitted,

Schorr Architects, Inc.

Victoria Newell, A.I.A., LEED AP



Proposed gates at drives to match existing fence gates at New Albany-Plain Local school facilities.



Proposed ground sign to match existing ground signs at New Albany-Plain Local school facilities.

schorr architects inc.

230 Bradenton Avenue
Dublin, Ohio 43017
p: 614.798.2096 | f: 614.798.2097
www.schorrarchitects.com

New Albany Plain Local Schools Proposed New Elementary Proposed Exterior Finishes

Date: August 5, 2025

The following Exterior Material Finish are proposed for the NAPLS New Elementary School:

- Brick Veener and Water Table – General Shale Brick, Buckingham Tudor, modular
- Stone detailing at primary entry features and window framing – Basis of Design is Edwards Cast Stone Co. custom fabrication.
- Columns – Custom fabricated fiberglass column enclosures Basis of Design manufacturer TBD
- Building Fenestration – Basis of Design Graham Architectural Products Single Hung Windows Performance Organic Coating Finish: Type Factory applied two-coat 70% Kynar resin meeting AAMA 2605 specifications. Color: Bone White or Colonial White
- Entry System-Basis of Design YKK, High Performance Organic Coating Finish: Type Factory applied two-coat 70% Kynar resin meeting AAMA 2605 specifications. Color: Hartford Green
- Cornice / gutter assembly aluminum custom fabrication – Basis of Design PAC-CLAD
- Roofing asphalt shingles – Basis of Design GAF Timberline HDZ Color: Charcoal

Please do not hesitate to contact me should you have any questions.

Respectfully Submitted,

Schorr Architects, Inc.

Victoria Newell, A.I.A., LEED AP



Charcoal

Shingles



Brick



schorr architects inc.
230 Bradenton Avenue
Dublin, Ohio 43017
p: 614.798.2096 | f: 614.798.2097
www.schorrarchitects.com

New Albany Plain Local Schools New Elemntary
Parking Narrative

Date: August 22, 2025

1. 176 parking spaces will be provided onsite for everyday use. An additional 24 parking spaces will be located in the bus parking lot for additional parking for special events, for a total of 200 parking spaces. We started planning parking based upon 2 spaces per classroom. Given that there are 63 classrooms, this equates to 126 parking spaces. We also looked at the planned number of employees for the school, which is 129. On a typical school day, we would expect there to be an additional 47 parking spaces for visitors to the school. The New Albany Zoning Code stipulates 3 per classroom for a public or private school. This requirement does differentiate between elementary schools with non-driving students and high schools that have driving students.

2. Drive aisles are planned to be 30’ throughout the site. The dimensions of the drives are labeled on the site plan.

3. The playground spaces will consist of a 28,500 SF synthetic turf area. Grades in the playground and turf area will be ADA complaint with the majority of the grades being 2% or less. The design of the playground is underdevelopment.

4. The update site plan shows the 30’ building setback along Fodor Road.

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL

5101 Swickard Woods Blvd.

PREPARED FOR:

New Albany - Plain Local Schools

55 North High Street
New Albany, Ohio 43054

ARB APPLICATION 10-31-2025

CONSULTANTS

MECHANICAL / ELECTRICAL ENGINEER:
ROGER D. FIELDS & ASSOCIATES
580 N. FOURTH STREET. SUITE 240
COLUMBUS, OHIO 43215

STRUCTURAL ENGINEER:
SMBH, INC.
1166 DUBLIN ROAD, SUITE 200
COLUMBUS, OHIO 43215

CIVIL ENGINEER:
THE KLEINGERS GROUP
350 WORTHINGTON ROAD H
WESTERVILLE, OHIO 43082

LOCATION MAP
N.T.S.

VICINITY MAP
N.T.S.

TECHNOLOGY ENGINEER:
HEAPY ENGINEERING
1800 WATERMARK DR.
COLUMBUS, OHIO 43215

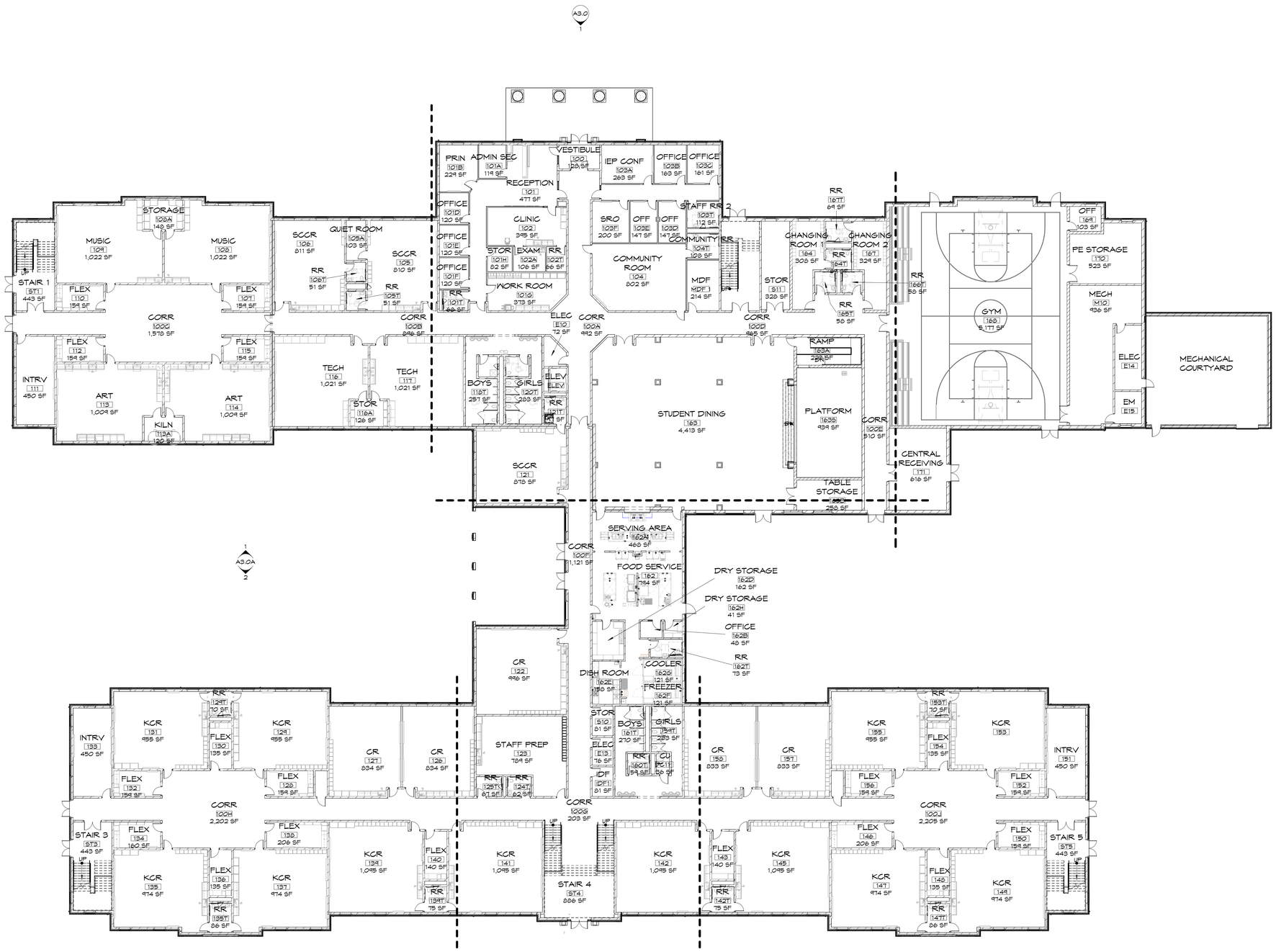
FOOD SERVICE DESIGNER:
REITANO DESIGN GROUP
748 EAST BATES STREET, SUITE 200
INDIANAPOLIS, INDIANA 46202

TONY R. SCHORR, LICENSE #8879
EXPIRATION DATE 12/31/2025
SIGNED 9.29.2025 DATE

ARCHITECT:
SCHORR ARCHITECTS, INC.
230 BRADENTON AVE.
DUBLIN, OH 43017
OFFICE: (614)798-2096 FAX: (614) 798-2097

PARTNER ARCHITECT:
COMMUNITY DESIGN ALLIANCE
236 HIGH STREET
HAMILTON, OHIO 45011
OFFICE: (513) 275 1740

CONSTRUCTION MANAGER:
RUSCILLI CONSTRUCTION
5815 WALL STREET
DUBLIN, OHIO 43017
OFFICE: (614)876-9784



KEYPLAN

1 FIRST FLOOR - COMPOSITE PLAN
1/16" = 1'-0"

10/24/2025 8:12:13 PM

FIRST FLOOR COMPOSITE PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

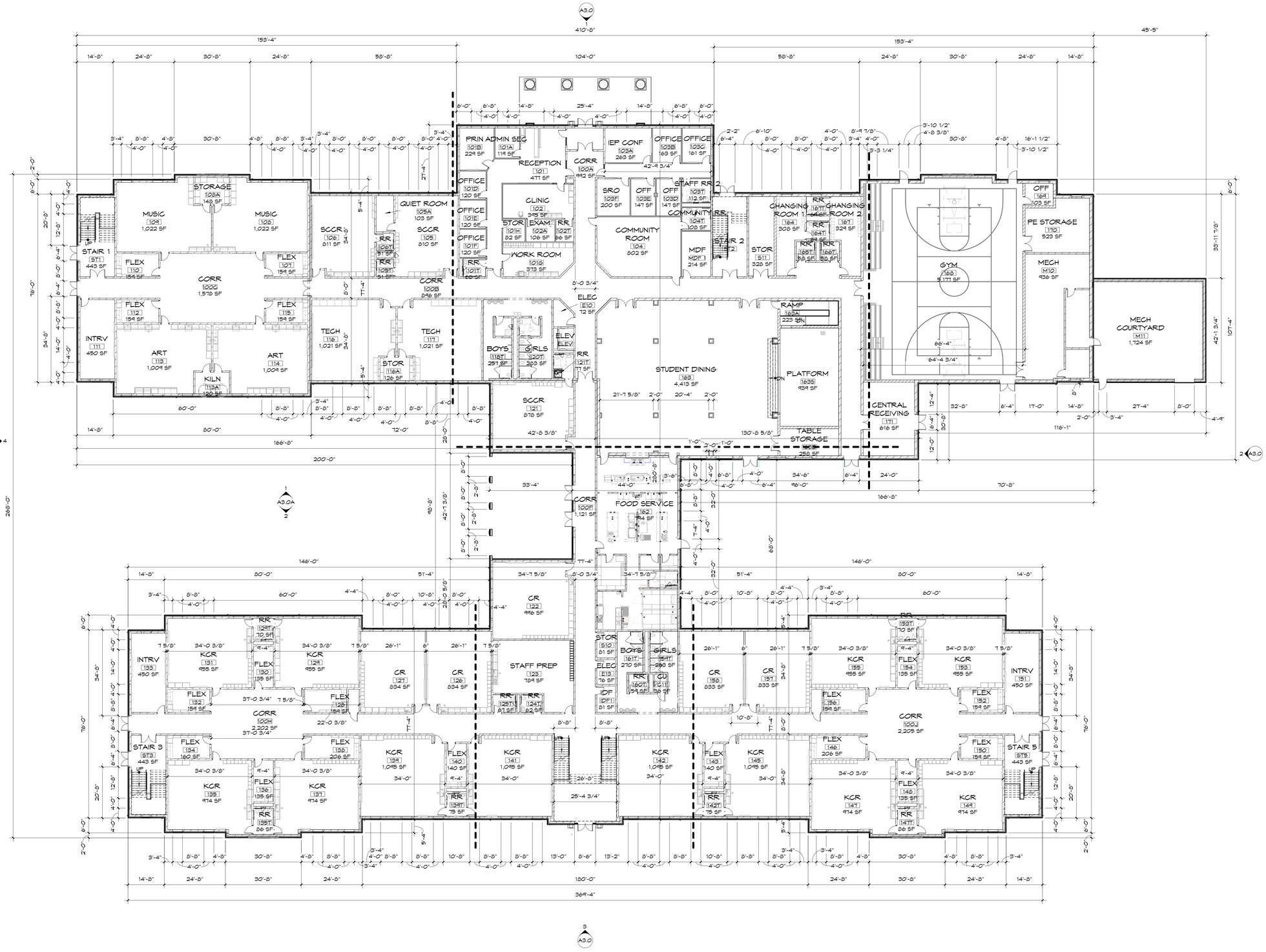
PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A0.11

9.29.2025
SIGNED DATE



1 FIRST FLOOR - OVERALL DIMENSION PLAN

1/16" = 1'-0"

FIRST FLOOR OVERALL DIMENSION PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL

5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

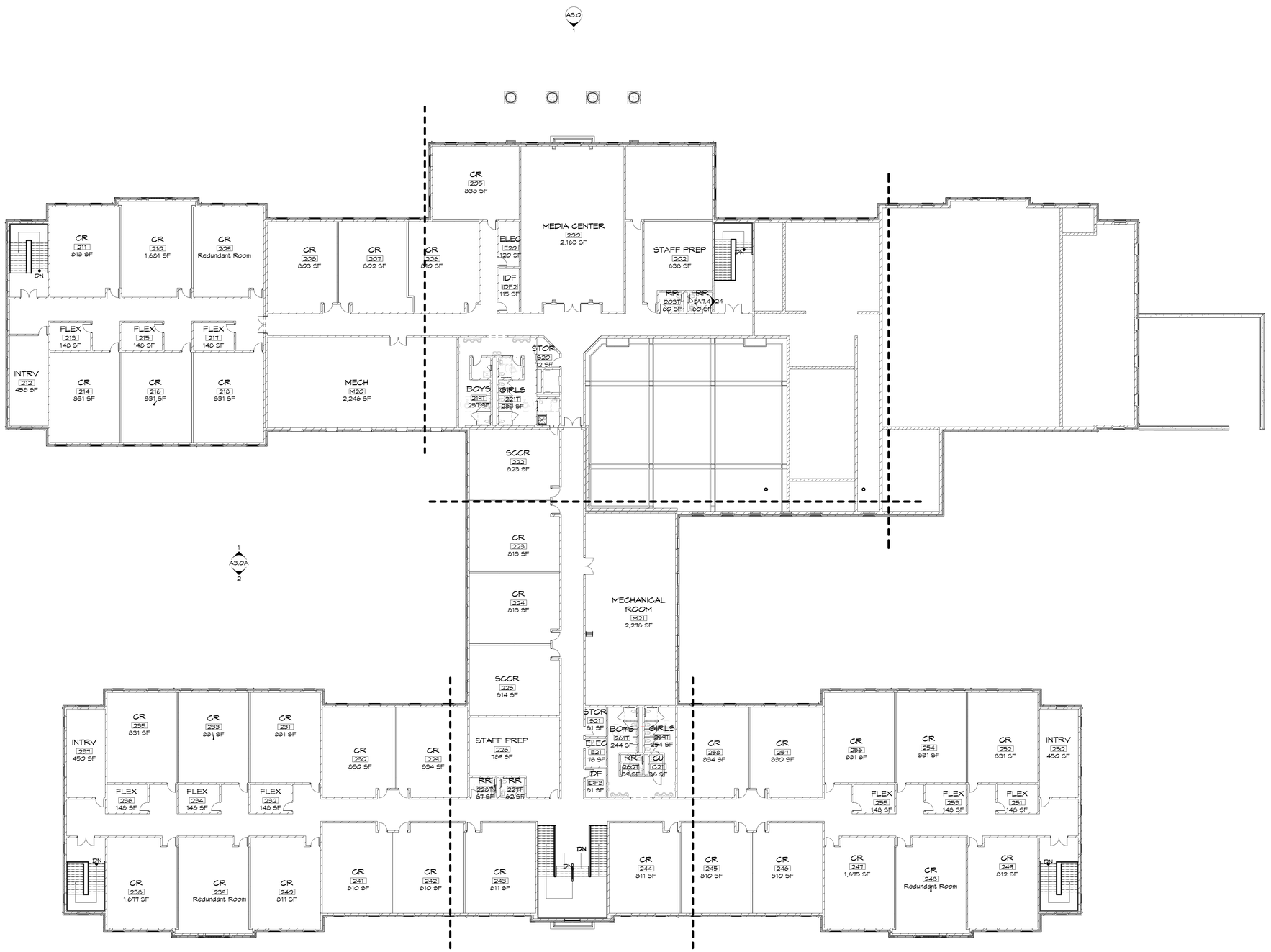
CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

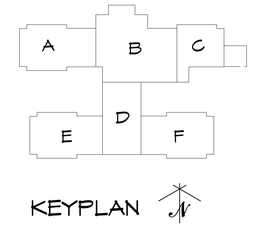
A0.11A

SIGNED 9.29.2025 DATE

10/24/2025 8:12:17 PM



1 SECOND FLOOR COMPOSITE PLAN
1/16" = 1'-0"



KEYPLAN

SECOND FLOOR COMPOSITE PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

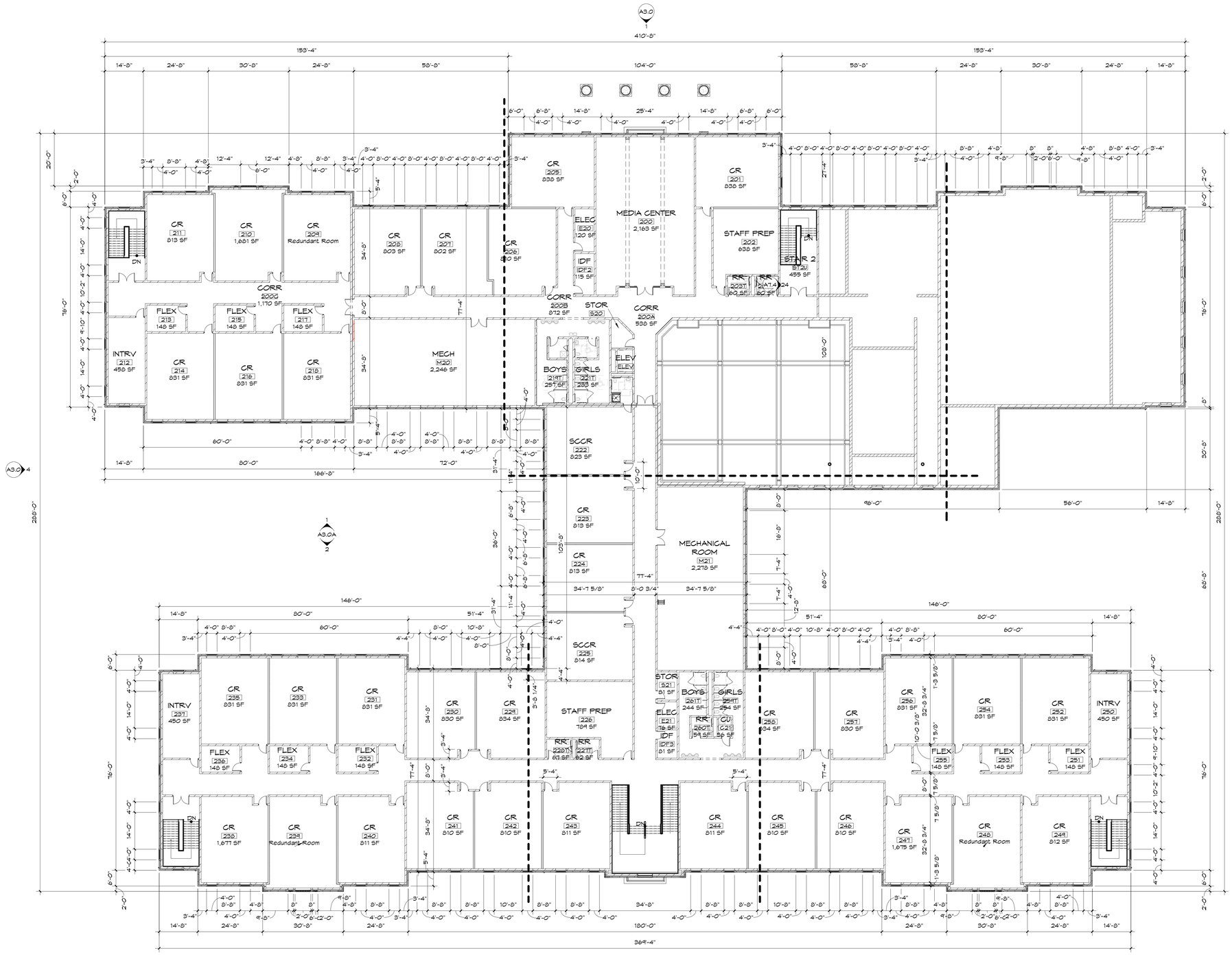
CDA COMMUNITY DESIGN ALLIANCE

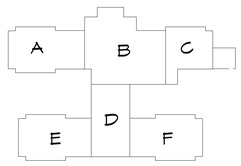
NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A0.21

SIGNED 9.29.2025 DATE

10/24/2025 8:12:14 PM





KEYPLAN

SECOND FLOOR - OVERALL DIMENSION PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

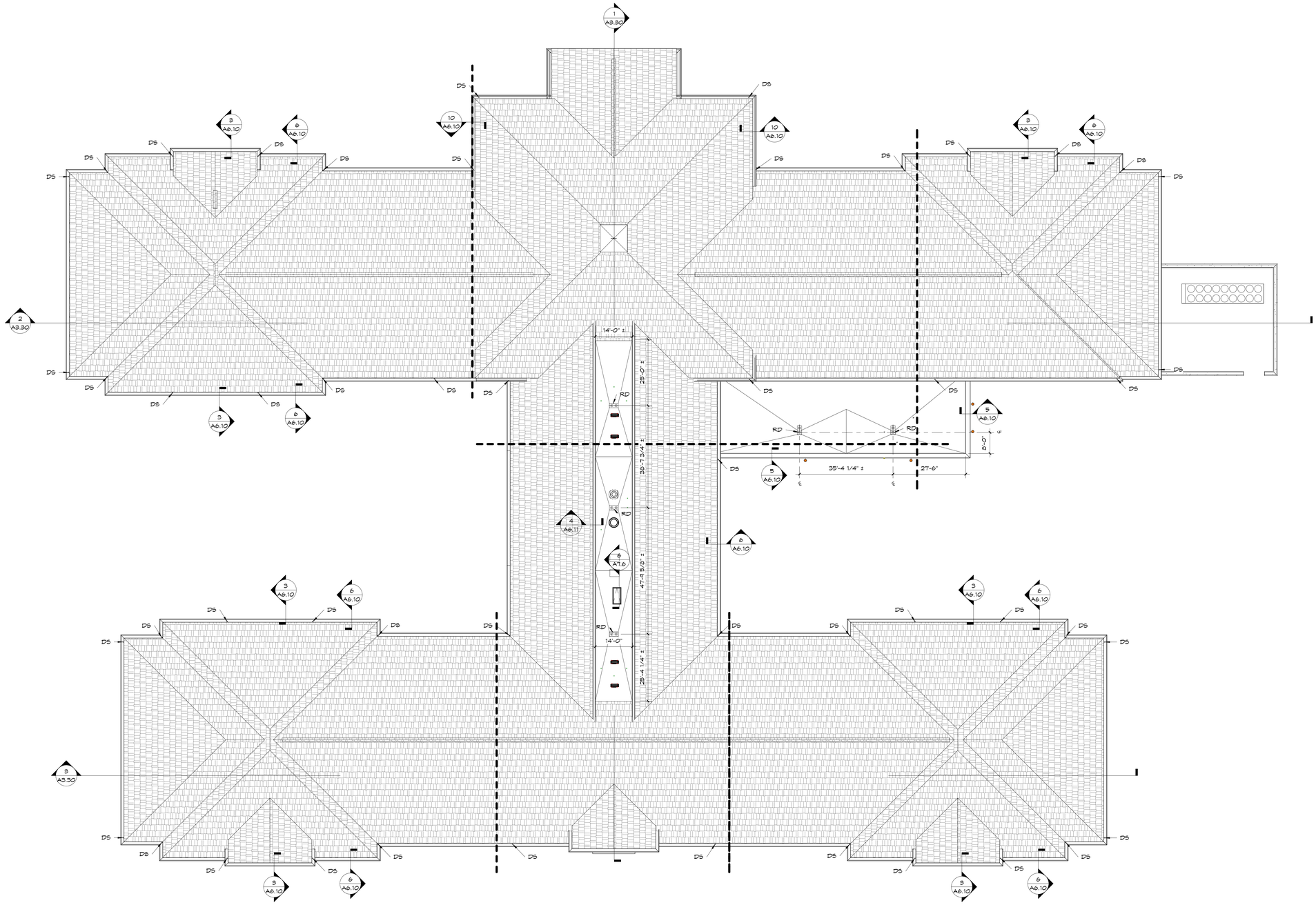
A0.21A

SIGNED 9.29.2025 DATE

1 SECOND FLOOR - OVERALL DIMENSION PLAN
1/16" = 1'-0"

10/24/2025 8:12:20 PM

CODED NOTES - ROOF

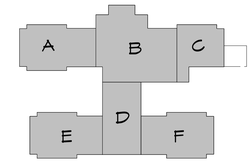


1 ROOF PLAN
1/16" = 1'-0"

ROOFING LEGEND

RT1 MEMBRANE ROOF ASSEMBLY, RE: 5/A2.3

RT2 ASPHALT SHINGLE ROOF ASSEMBLY, RE: 6/A2.3



KEYPLAN

ROOF PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

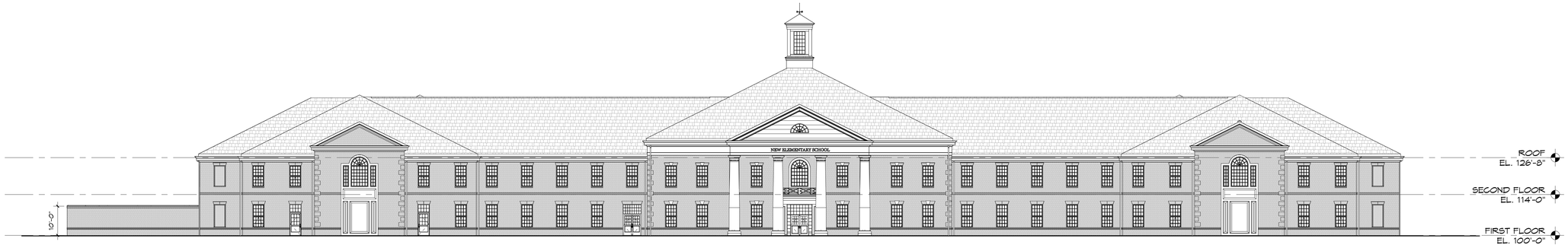
CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

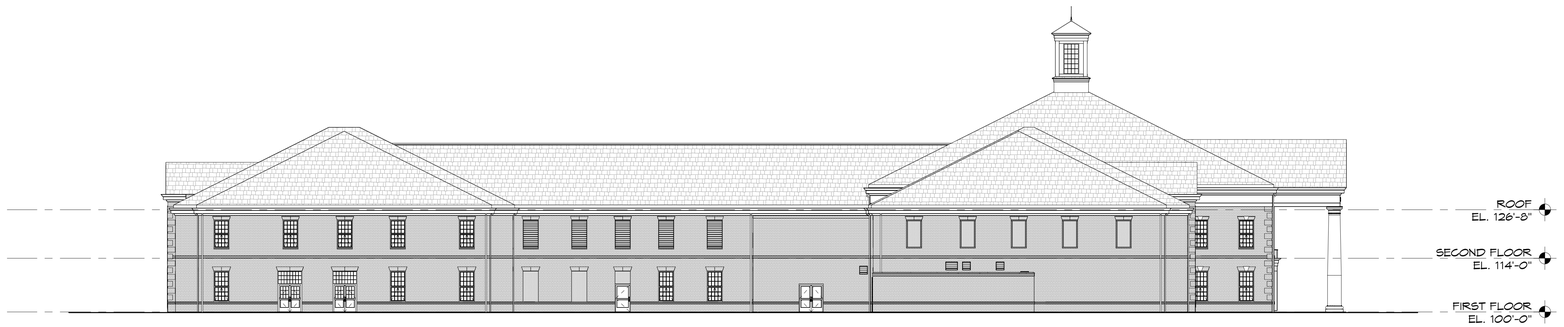
A2.1

SIGNED 9.29.2025 DATE

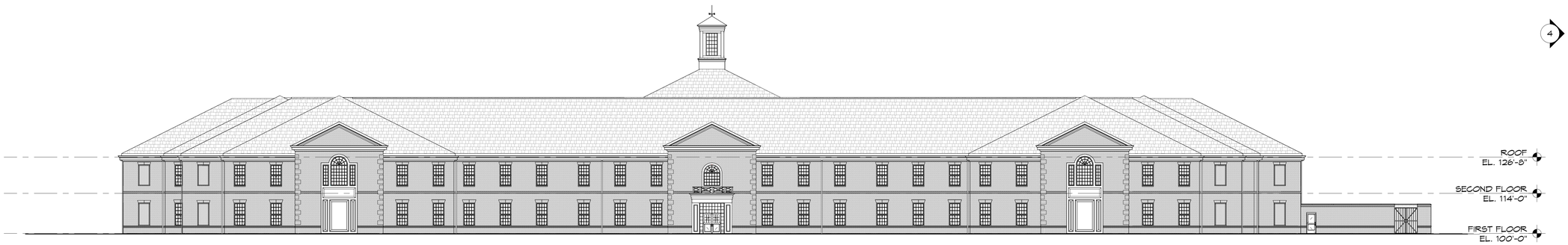
10/24/2025 8:15:27 PM



1 OVERALL NORTH ELEVATION
1/16" = 1'-0"



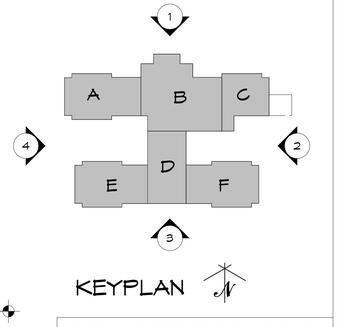
2 OVERALL EAST ELEVATION
1/16" = 1'-0"



3 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



4 OVERALL WEST ELEVATION
1/16" = 1'-0"



NOTE:
REFER TO ENLARGED ELEVATIONS FOR TYPICAL NOTES AND IDENTIFICATION / COORDINATION OF BRICK TYPES, ACCENT BANDS, WATERTABLE COURSING, CORBELS, AND ACCENT DETAILING

OVERALL EXTERIOR ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

CDA COMMUNITY DESIGN ALLIANCE

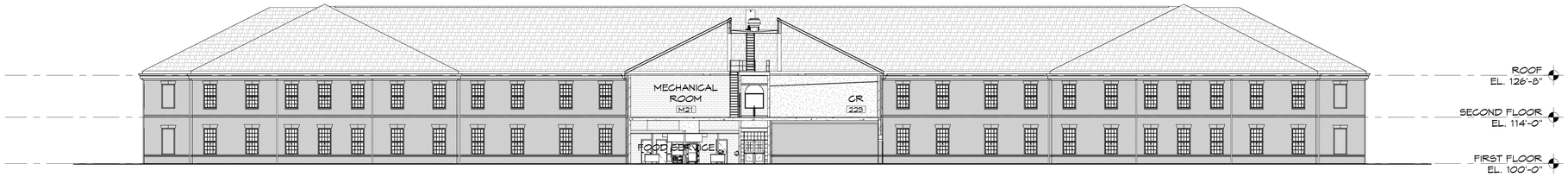
NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A3.0

SIGNED

9.29.2025
DATE

10/31/2025 11:48:12 AM



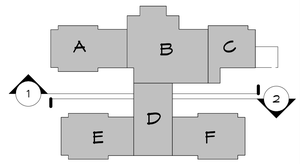
2 COURTYARD NORTH ELEVATION

1/16" = 1'-0"



1 COURTYARD SOUTH ELEVATION

1/16" = 1'-0"



KEYPLAN

OVERALL EXTERIOR ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A3.0A

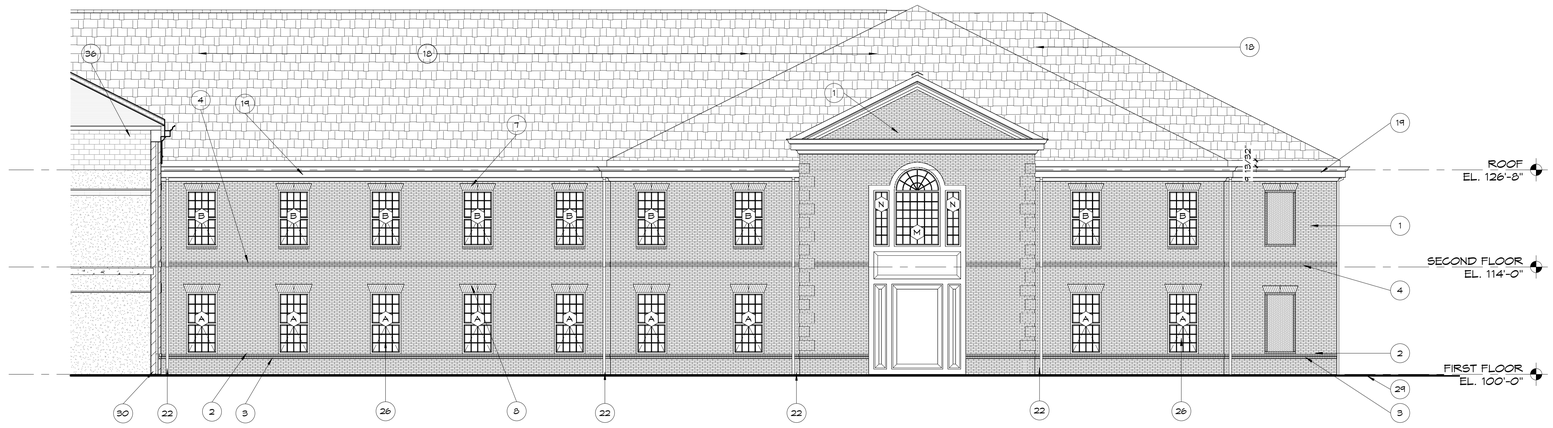
SIGNED

9.29.2025
DATE

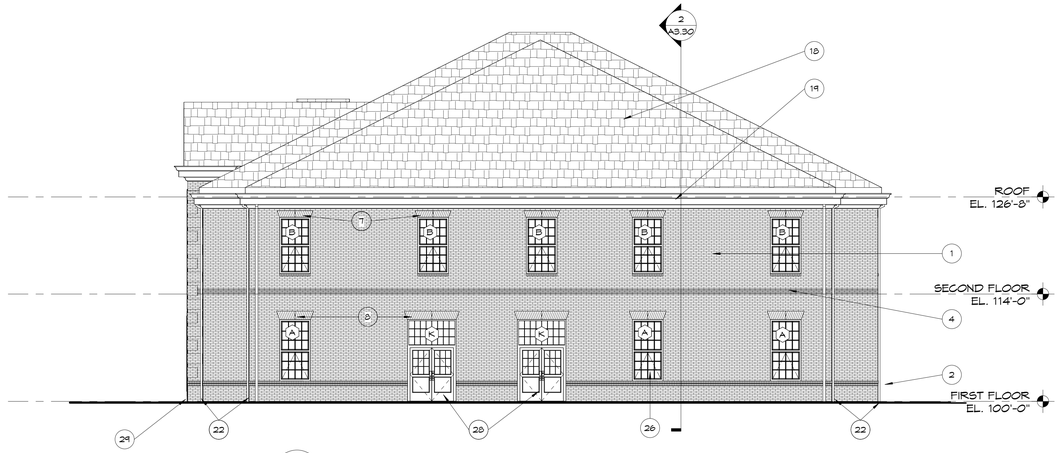
10/31/2025 11:43:15 AM

CODED NOTES - ELEVATIONS

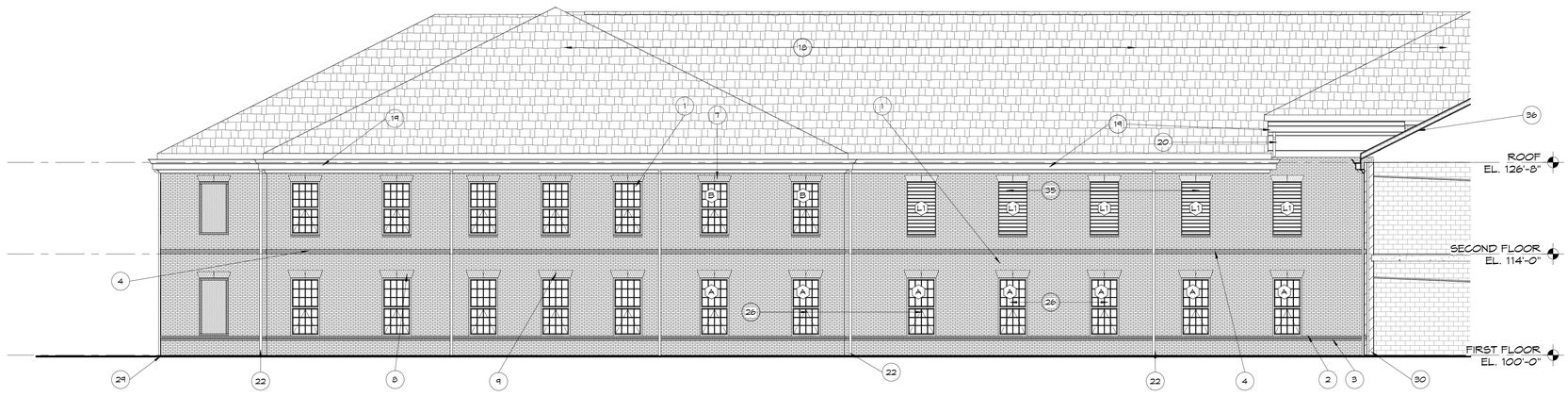
1 MODULAR FACE BRICK VENNER RUNNING BOND COURSING WITH GRAPEVINE TOOLED MOTAR JOINTS, TYPICAL.
2 4" NOM. CONT. BRICK ROYLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1".
3 4" NOM. CONT. BRICK ROYLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1/2".
4 8" NOM. CONT. 3 CRS RUNNING BOND, PROJECT 1".
5 8" NOM. SOLDIER CRS. AT ARCHED OPENING.
6 INSET BRICK PANEL HERRINGBONE BRICK PATTERN, RECESS 1".
7 4 COURSE JACK ARCH, TYPICAL.
8 5 COURSE JACK ARCH, TYPICAL.
9 CAST STONE KEYSTONE, SIZE TO CORRDINATE WITH SIZE OF JACK ARCH.
10 CAST STONE KEYSTONE AT ARCHED OPENING.
11 CAST STONE QUOINS / PILASTER CAPITAL FINISH GRADE.
12 CUSTOM CAST STONE WINDOW SURROUND.
13 CUSTOM CAST STONE SILL AND APRON PANEL ASSEMBLY.
14 CUSTOM CAST STONE CORNICE, FACIA AND FREIZE ASSEMBLY AT PROJECTED PORCH.
15 CUSTOM CAST STONE PILASTERS.
16 CUSTOM MONUMENTAL GLASS FIBER REINFORCED CONCRETE (GFRC) COLUMN ENCLOSERS.
17 CUSTOM DECORATIVE METAL BALUSTRADE, PAINT.
18 ASPHALT SHINGLES.
19 CUSTOM PRE-FINISHED ALUMINUM GUTTER AND CORNICE ASSEMBLY.
20 CUSTOM ALUMINUM FREIZE / ENTABLATURE.
22 PRE-FINISHED ALUMINUM DOWNSPOUT W/ BOOT.
23 PRE-FINISHED HORIZONTAL METAL PANEL SYSTEM.
24 DIMENSIONAL LETTER PANEL SIGNAGE, NAME TBDFINISH GRADE.
25 ARCHED OPENING
26 ALUMINUM WINDOW SYSTEM.
27 ALUMINUM ENTRY SYSTEM.
28 ALUMINUM ENTRY SYSTEM / STOREFRONT.
29 FINISH GRADE.
30 SEE STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOOTINGS AND FOUNDATIONS.
31 EXTEND DOWNSPOUT TO DISCHARGE ACCROSS LOWER ROOF DECK.
32 OPEN TO BEYOND
33 METAL WALL COPING.
34 PRECAST SLOPED STONE COPING AT MECHANICAL COURT SCREEN WALL.
35 LOUVER PROVIDED BY MEP CONTRACTOR & INSTALLED BY THE G.T.C., SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION.
36 BUILDING IN SECTION.



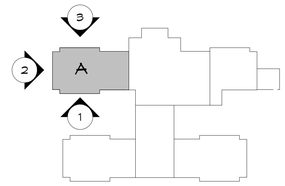
3 NORTH ELEVATION - AREA A
1/8" = 1'-0"



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



1 COURTYARD SOUTH ELEVATION - AREA A
1/8" = 1'-0"



KEYPLAN

EXTERIOR BUILDING ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

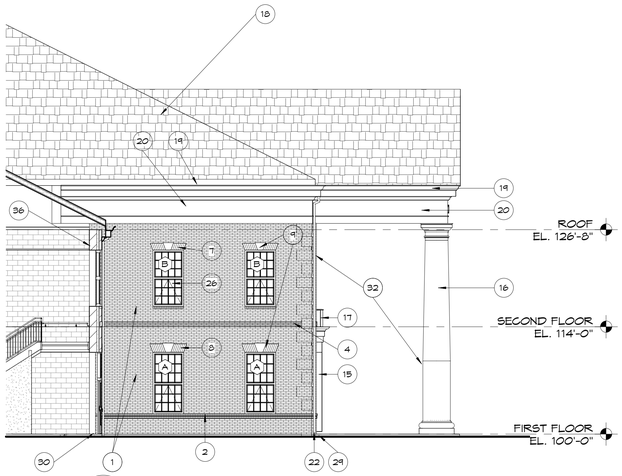
schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A3.10

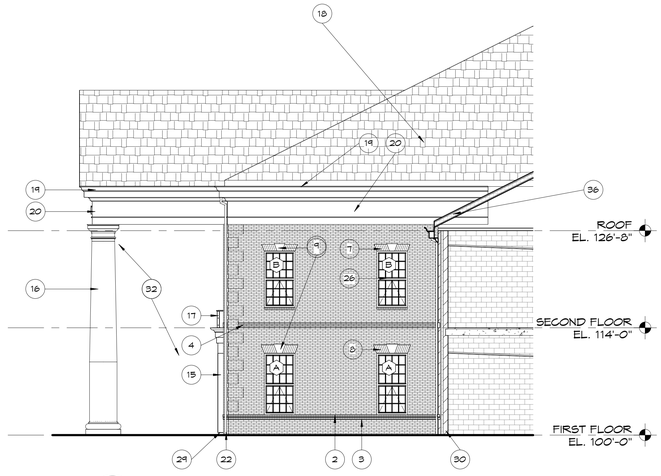
SIGNED 9.29.2025 DATE

10/31/2025 11:43:16 AM



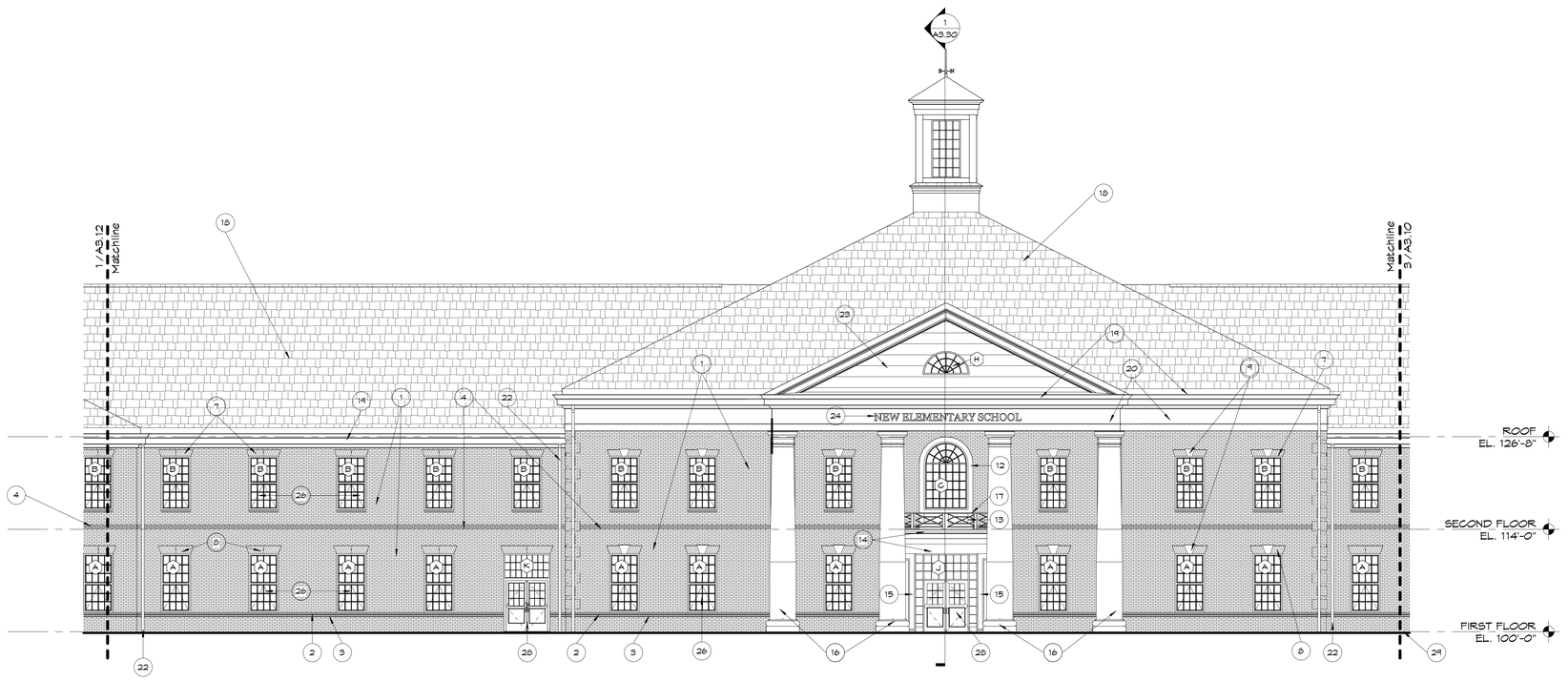
3 EAST ELEVATION - AREA B

1/8" = 1'-0"



2 WEST ELEVATION - AREA B

1/8" = 1'-0"

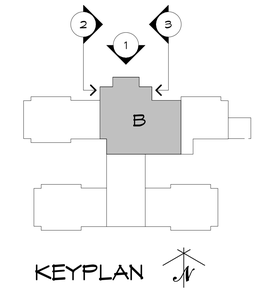


1 NORTH ELEVATION - AREA B

1/8" = 1'-0"

CODED NOTES - ELEVATIONS

1 MODULAR FACE BRICK VENNER RUNNING BOND COURSING WITH GRAPEVINE TOOLED MOTAR JOINTS, TYPICAL.
2 4" NOM. CONT. BRICK ROWLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1".
3 4" NOM. CONT. BRICK ROWLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1/2".
4 8" NOM. CONT. 3 CRS RUNNING BOND, PROJECT 1".
5 8" NOM. SOLDIER CRS. AT ARCHED OPENING.
6 INSET BRICK PANEL HERRINGBONE BRICK PATTERN, RECESS 1".
7 4 COURSE JACK ARCH, TYPICAL.
8 5 COURSE JACK ARCH, TYPICAL.
9 CAST STONE KEYSTONE, SIZE TO CORRDINATE WITH SIZE OF JACK ARCH.
10 CAST STONE KEYSTONE AT ARCHED OPENING.
11 CAST STONE QUOINS / PILASTER CAPITAL FINISH GRADE.
12 CUSTOM CAST STONE WINDOW SURROUND.
13 CUSTOM CAST STONE SILL AND APRON PANEL ASSEMBLY.
14 CUSTOM CAST STONE CORNICE, FACIA AND FREIZE ASSEMBLY AT PROJECTED PORCH.
15 CUSTOM CAST STONE PILASTERS.
16 CUSTOM MONUMENTAL GLASS FIBER REINFORCED CONCRETE (GFRC) COLUMN ENCLOSERS.
17 CUSTOM DECORATIVE METAL BALUSTRADE, PAINT.
18 ASPHALT SHINGLES.
19 CUSTOM PRE-FINISHED ALUMINUM GUTTER AND CORNICE ASSEMBLY.
20 CUSTOM ALUMINUM FREIZE / ENTABLATURE.
22 PRE-FINISHED ALUMINUM DOWNSPOUT W/ BOOT.
23 PRE-FINISHED HORIZONTAL METAL PANEL SYSTEM.
24 DIMENSIONAL LETTER PANEL SIGNAGE, NAME TBDFINISH GRADE.
25 ARCHED OPENING
26 ALUMINUM WINDOW SYSTEM.
27 ALUMINUM ENTRY SYSTEM.
28 ALUMINUM ENTRY SYSTEM / STOREFRONT.
29 FINISH GRADE.
30 SEE STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOOTINGS AND FOUNDATIONS.
31 EXTEND DOWNSPOUT TO DISCHARGE ACCROSS LOWER ROOF DECK.
32 OPEN TO BEYOND
33 METAL WALL COPING.
34 PRECAST SLOPED STONE COPING AT MECHANICAL COURT SCREEN WALL.
35 LOUVER PROVIDED BY MEP CONTRACTOR & INSTALLED BY THE G.T.C., SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION.
36 BUILDING IN SECTION.



EXTERIOR BUILDING ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

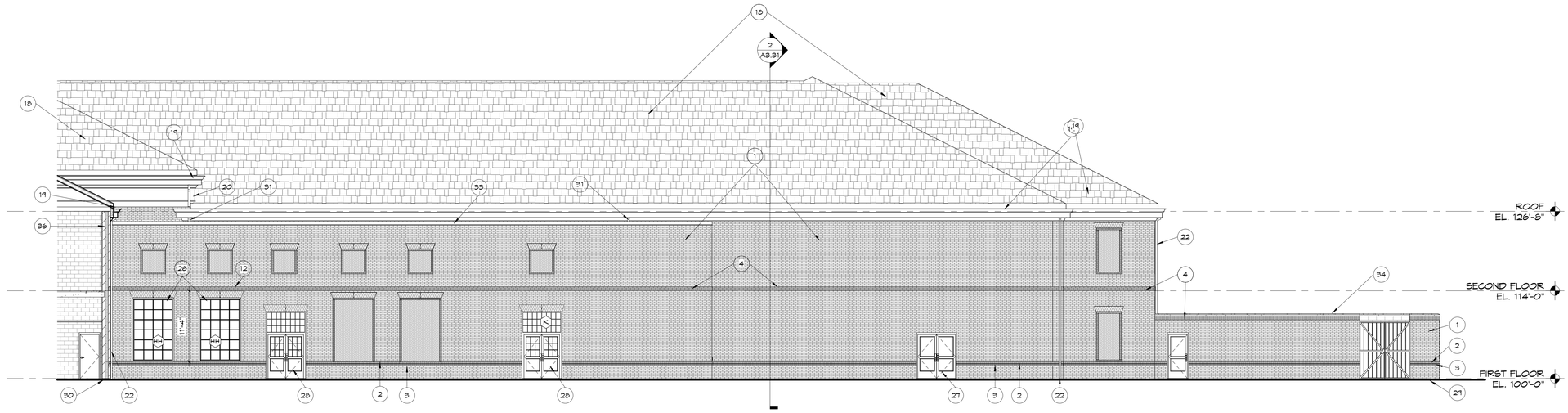
schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A3.11

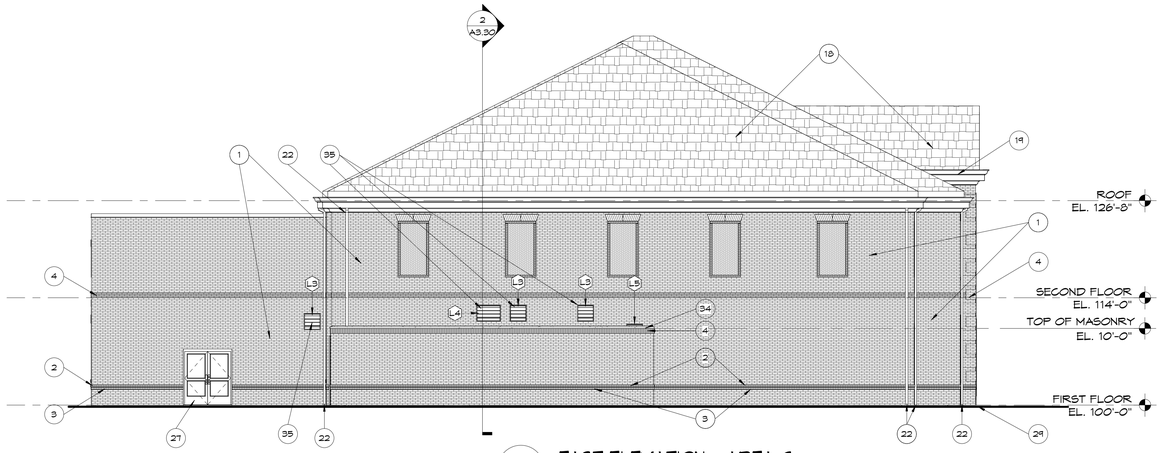
SIGNED 9.29.2025 DATE

10/31/2025 11:43:18 AM



3 SOUTH ELEVATION - AREA B & C

1/8" = 1'-0"



2 EAST ELEVATION - AREA C

1/8" = 1'-0"

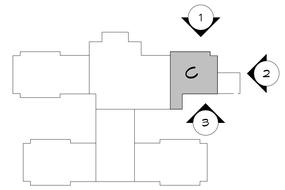


1 NORTH ELEVATION - AREA C

1/8" = 1'-0"

CODED NOTES - ELEVATIONS

1. MODULAR FACE BRICK VENNER RUNNING BOND COURSING WITH GRAPEVINE TOOLED MOTAR JOINTS, TYPICAL.
2. 4" NOM. CONT. BRICK ROWLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1".
3. 4" NOM. CONT. BRICK ROWLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1/2".
4. 8" NOM. CONT. 3 CRS RUNNING BOND, PROJECT 1".
5. 8" NOM. SOLDIER CRS. AT ARCHED OPENING.
6. INSET BRICK PANEL HERRINGBONE BRICK PATTERN, RECESS 1".
7. 4 COURSE JACK ARCH, TYPICAL.
8. 5 COURSE JACK ARCH, TYPICAL.
9. CAST STONE KEYSTONE, SIZE TO CORRDINATE WITH SIZE OF JACK ARCH.
10. CAST STONE KEYSTONE AT ARCHED OPENING.
11. CAST STONE QUOINS / PILASTER CAPITAL FINISH GRADE.
12. CUSTOM CAST STONE WINDOW SURROUND.
13. CUSTOM CAST STONE SILL AND APRON PANEL ASSEMBLY.
14. CUSTOM CAST STONE CORNICE, FACIA AND FREIZE ASSEMBLY AT PROJECTED PORCH.
15. CUSTOM CAST STONE PILASTERS.
16. CUSTOM MONUMENTAL GLASS FIBER REINFORCED CONCRETE (GFRC) COLUMN ENCLOSERS.
17. CUSTOM DECORATIVE METAL BALUSTRADE, PAINT.
18. ASPHALT SHINGLES.
19. CUSTOM PRE-FINISHED ALUMINUM GUTTER AND CORNICE ASSEMBLY.
20. CUSTOM ALUMINUM FREIZE / ENTABLATURE.
22. PRE-FINISHED ALUMINUM DOWNSPOUT W/ BOOT.
23. PRE-FINISHED HORIZONTAL METAL PANEL SYSTEM.
24. DIMENSIONAL LETTER PANEL SIGNAGE, NAME TBDFINISH GRADE.
25. ARCHED OPENING
26. ALUMINUM WINDOW SYSTEM.
27. ALUMINUM ENTRY SYSTEM.
28. ALUMINUM ENTRY SYSTEM / STOREFRONT.
29. FINISH GRADE.
30. SEE STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOOTINGS AND FOUNDATIONS.
31. EXTEND DOWNSPOUT TO DISCHARGE ACCROSS LOWER ROOF DECK.
32. OPEN TO BEYOND
33. METAL WALL COPING.
34. PRECAST SLOPED STONE COPING AT MECHANICAL COURT SCREEN WALL.
35. LOUVER PROVIDED BY MEP CONTRACTOR & INSTALLED BY THE G.T.C., SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION.
36. BUILDING IN SECTION.



KEYPLAN

EXTERIOR BUILDING ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

CDA COMMUNITY DESIGN ALLIANCE

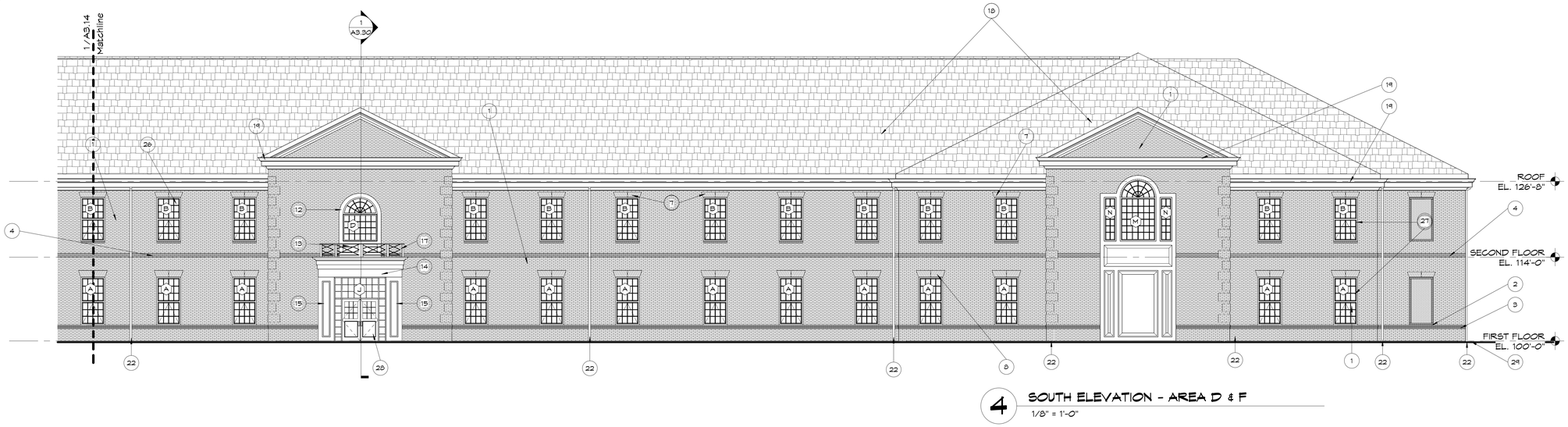
NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A3.12

SIGNED

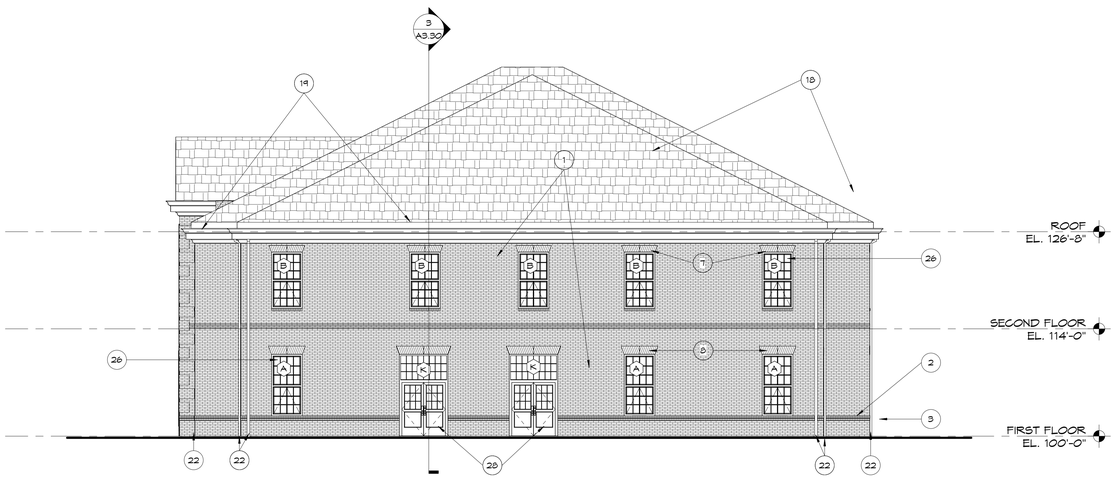
9.29.2025
DATE

10/31/2025 11:43:18 AM



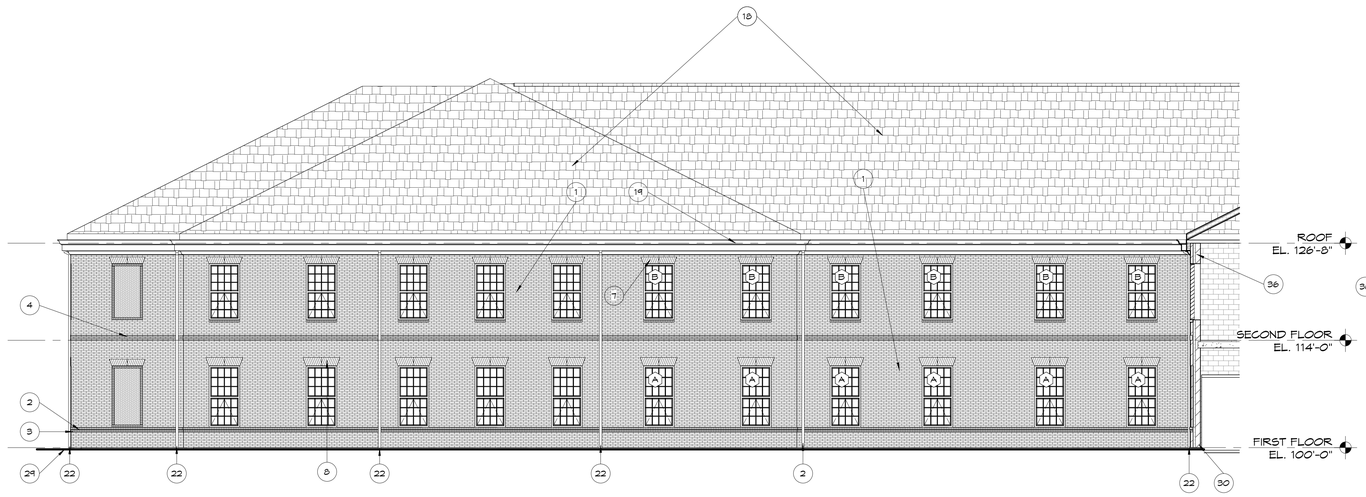
4 SOUTH ELEVATION - AREA D & F

1/8" = 1'-0"



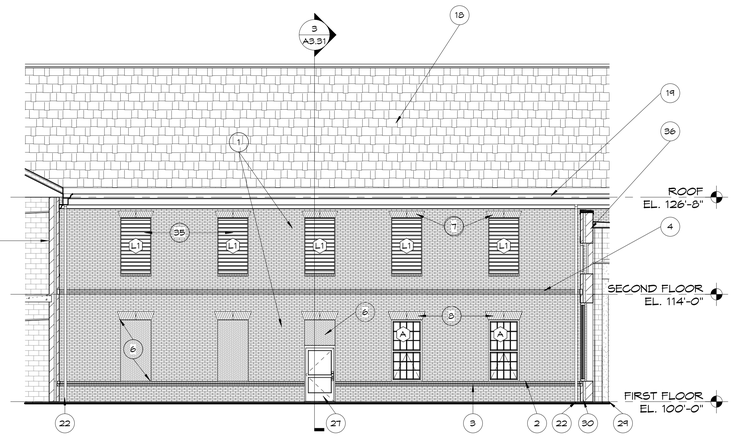
3 EAST ELEVATION - AREA F

1/8" = 1'-0"



2 NORTH ELEVATION - AREA F

1/8" = 1'-0"

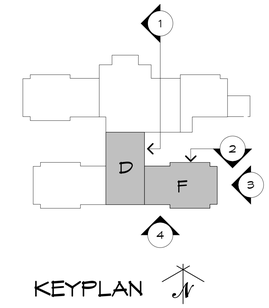


1 EAST ELEVATION - AREA D

1/8" = 1'-0"

CODED NOTES - ELEVATIONS

1 MODULAR FACE BRICK VENNER RUNNING BOND COURSING WITH GRAPEVINE TOOLED MOTAR JOINTS, TYPICAL.
2 4" NOM. CONT. BRICK ROYLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1".
3 4" NOM. CONT. BRICK ROYLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1/2".
4 8" NOM. CONT. 3 CRS RUNNING BOND, PROJECT 1".
5 8" NOM. SOLDIER CRS. AT ARCHED OPENING.
6 INSET BRICK PANEL HERRINGBONE BRICK PATTERN, RECESS 1".
7 4 COURSE JACK ARCH, TYPICAL.
8 5 COURSE JACK ARCH, TYPICAL.
9 CAST STONE KEYSTONE, SIZE TO CORRDINATE WITH SIZE OF JACK ARCH.
10 CAST STONE KEYSTONE AT ARCHED OPENING.
11 CAST STONE QUOINS / PILASTER CAPITAL FINISH GRADE.
12 CUSTOM CAST STONE WINDOW SURROUND.
13 CUSTOM CAST STONE SILL AND APRON PANEL ASSEMBLY.
14 CUSTOM CAST STONE CORNICE, FACIA AND FREIZE ASSEMBLY AT PROJECTED PORCH.
15 CUSTOM CAST STONE PILASTERS.
16 CUSTOM MONUMENTAL GLASS FIBER REINFORCED CONCRETE (GFRC) COLUMN ENCLOSERS.
17 CUSTOM DECORATIVE METAL BALUSTRADE, PAINT.
18 ASPHALT SHINGLES.
19 CUSTOM PRE-FINISHED ALUMINUM GUTTER AND CORNICE ASSEMBLY.
20 CUSTOM ALUMINUM FREIZE / ENTABLATURE.
22 PRE-FINISHED ALUMINUM DOWNSPOUT W/ BOOT.
23 PRE-FINISHED HORIZONTAL METAL PANEL SYSTEM.
24 DIMENSIONAL LETTER PANEL SIGNAGE, NAME TBDFINISH GRADE.
25 ARCHED OPENING
26 ALUMINUM WINDOW SYSTEM.
27 ALUMINUM ENTRY SYSTEM.
28 ALUMINUM ENTRY SYSTEM / STOREFRONT.
29 FINISH GRADE.
30 SEE STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOOTINGS AND FOUNDATIONS.
31 EXTEND DOWNSPOUT TO DISCHARGE ACCROSS LOWER ROOF DECK.
32 OPEN TO BEYOND
33 METAL WALL COPING.
34 PRECAST SLOPED STONE COPING AT MECHANICAL COURT SCREEN WALL.
35 LOUVER PROVIDED BY MEP CONTRACTOR & INSTALLED BY THE G.T.C., SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION.
36 BUILDING IN SECTION.



KEYPLAN

EXTERIOR BUILDING ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

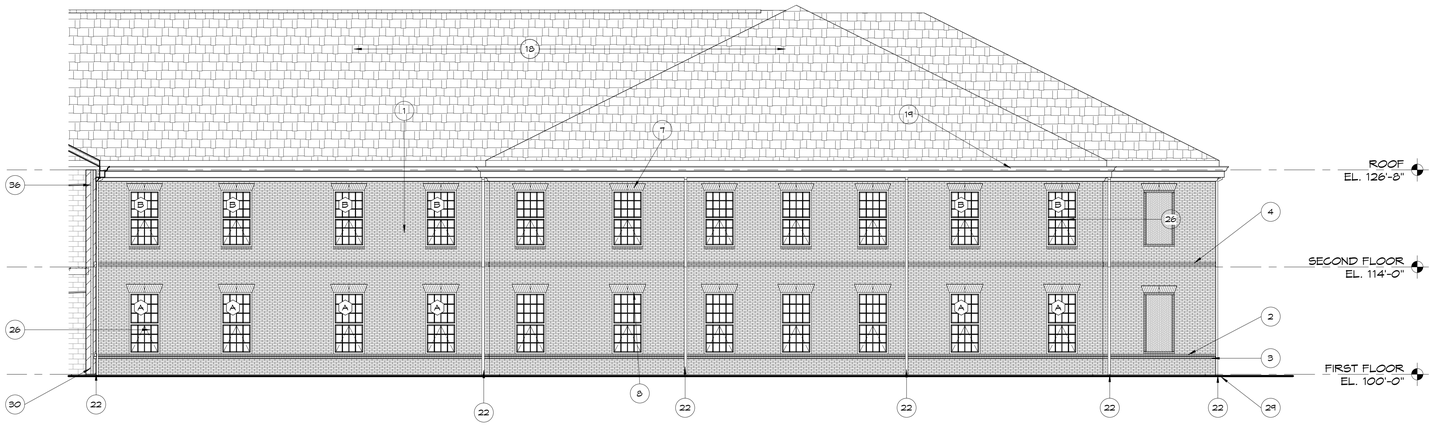
CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A3.13

SIGNED 9.29.2025 DATE

10/31/2025 11:49:22 AM

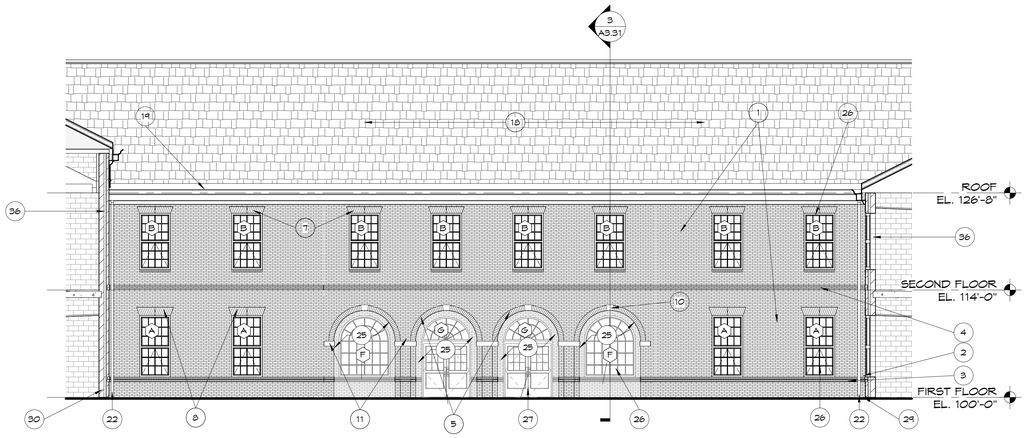


3 NORTH ELEVATION - AREA E

1/8" = 1'-0"

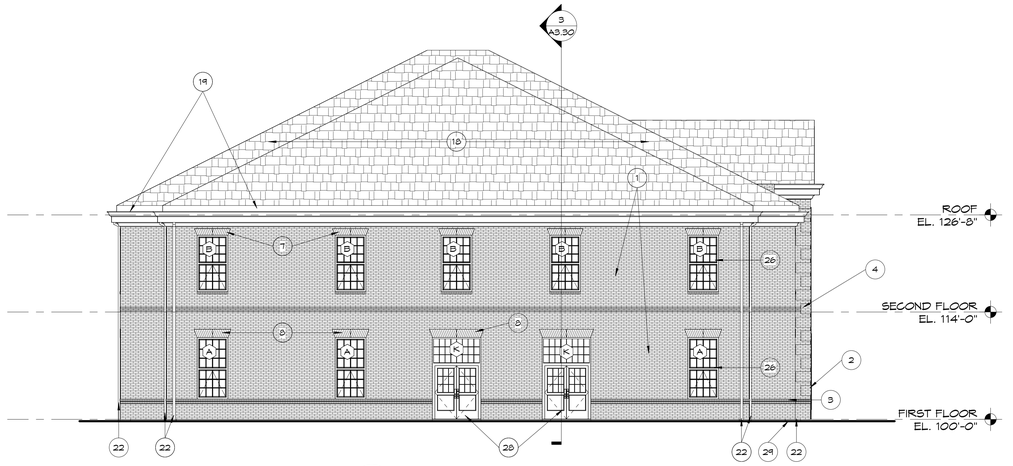
CODED NOTES - ELEVATIONS

1 MODULAR FACE BRICK VENNER RUNNING BOND COURSING WITH GRAPEVINE TOOLED MOTAR JOINTS, TYPICAL.
2 4" NOM. CONT. BRICK ROWLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1".
3 4" NOM. CONT. BRICK ROWLOCK ACCENT BAND - WATER TABLE/SILL, CORBEL/PROJECT 1/2".
4 8" NOM. CONT. 3 CRS RUNNING BOND, PROJECT 1".
5 8" NOM. SOLDIER CRS. AT ARCHED OPENING.
6 INSET BRICK PANEL HERRINGBONE BRICK PATTERN, RECESS 1".
7 4 COURSE JACK ARCH, TYPICAL.
8 5 COURSE JACK ARCH, TYPICAL.
9 CAST STONE KEYSTONE, SIZE TO CORRDINATE WITH SIZE OF JACK ARCH.
10 CAST STONE KEYSTONE AT ARCHED OPENING.
11 CAST STONE QUOINS / PILASTER CAPITAL FINISH GRADE.
12 CUSTOM CAST STONE WINDOW SURROUND.
13 CUSTOM CAST STONE SILL AND APRON PANEL ASSEMBLY.
14 CUSTOM CAST STONE CORNICE, FACIA AND FREIZE ASSEMBLY AT PROJECTED PORCH.
15 CUSTOM CAST STONE PILASTERS.
16 CUSTOM MONUMENTAL GLASS FIBER REINFORCED CONCRETE (GFRC) COLUMN ENCLOSERS.
17 CUSTOM DECORATIVE METAL BALUSTRADE, PAINT.
18 ASPHALT SHINGLES.
19 CUSTOM PRE-FINISHED ALUMINUM GUTTER AND CORNICE ASSEMBLY.
20 CUSTOM ALUMINUM FREIZE / ENTABLATURE.
22 PRE-FINISHED ALUMINUM DOWNSPOUT W/ BOOT.
23 PRE-FINISHED HORIZONTAL METAL PANEL SYSTEM.
24 DIMENSIONAL LETTER PANEL SIGNAGE, NAME TBDFINISH GRADE.
25 ARCHED OPENING
26 ALUMINUM WINDOW SYSTEM.
27 ALUMINUM ENTRY SYSTEM.
28 ALUMINUM ENTRY SYSTEM / STOREFRONT.
29 FINISH GRADE.
30 SEE STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOOTINGS AND FOUNDATIONS.
31 EXTEND DOWNSPOUT TO DISCHARGE ACCROSS LOWER ROOF DECK.
32 OPEN TO BEYOND
33 METAL WALL COPING.
34 PRECAST SLOPED STONE COPING AT MECHANICAL COURT SCREEN WALL.
35 LOUVER PROVIDED BY MEP CONTRACTOR & INSTALLED BY THE G.T.C., SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION.
36 BUILDING IN SECTION.



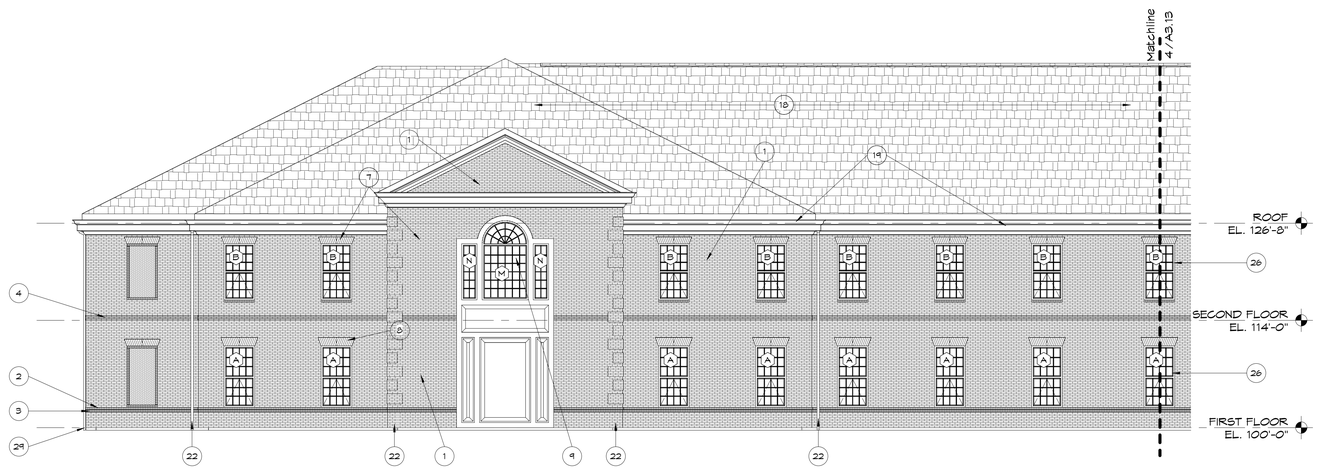
4 WEST ELEVATION - AREA D

1/8" = 1'-0"



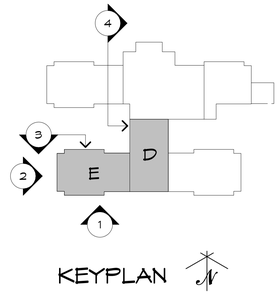
2 E - EAST ELEVATION - AREA E

1/8" = 1'-0"



1 SOUTH ELEVATION - AREA E

1/8" = 1'-0"



KEYPLAN

EXTERIOR BUILDING ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

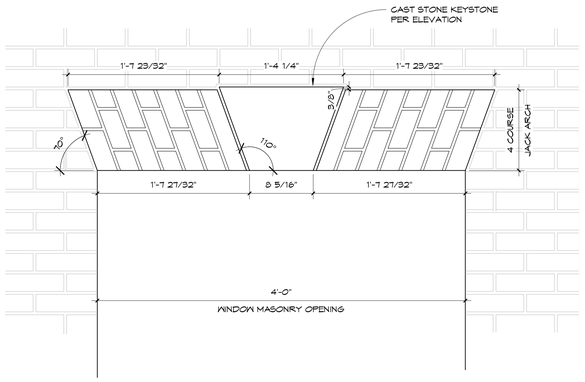
CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A3.14

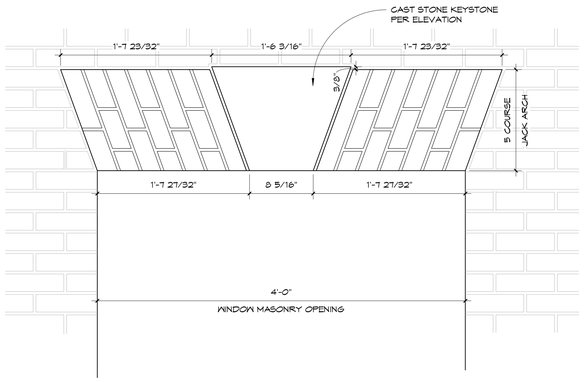
SIGNED 9.29.2025 DATE

10/31/2025 11:43:25 AM



2 JACK ARCH DETAIL 2

1 1/2" = 1'-0"



1 JACK ARCH DETAIL 1

1 1/2" = 1'-0"

DETAILS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

CDA COMMUNITY DESIGN ALLIANCE

NACO PRELIM. 07-17-25	
DD SUBMISSION 09-19-25	
COMM. NO.: 2444	

A6.06A

SIGNED

9.29.2025
DATE

10/24/2025 8:24:32 PM






































US















