



New Albany Architectural Review Board Agenda
Monday, September 12, 2022 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call To Order

II. Roll Call

III. Action of Minutes: August 8, 2022

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

ARB-107-2022 Certificate of Appropriateness

Certificate of Appropriateness for a new parking lot along Swickard Woods Blvd (PID: 222-003178).

Applicant: City of New Albany; c/o Michael Barker

VIII. Other Business

- Waivers Code Update

IX. Poll members for comment

X. Adjournment



**New Albany Architectural Review Board
August 8, 2022 DRAFT Minutes**

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:01 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Present
Mr. Jonathan Iten	Present
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Present
Ms. Traci Moore	Present
Mr. Michael Durik	Present

Staff members present: Chris Christian, Planner; Chelsea Nichols, Planner; and Josie Taylor, Clerk.

Moved by Mr. Iten to approve the June 13, 2022 meeting minutes, seconded by Mr. Hinson. Upon roll call: Mr. Iten, yea; Mr. Hinson, yea; Mr. Strahler, yea; Mr. Thomas, yea; Mr. Brown, abstain; Mr. Maletz, abstain; Ms. Moore, yea. Yea, 5; Nay, 0; Abstain, 2. Motion passed by a 5-0-2 vote.

Mr. Hinson asked if there were any additions or corrections to the Agenda.

Mr. Christian stated not from staff. Mr. Christian introduced Chelsea Nichols as a new Planner for the City and stated she would be working with the boards and commissions moving forward.

Mr. Hinson swore those wishing to speak to the Architectural Review Board (hereafter, "ARB") to tell the truth and nothing but the truth.

Mr. Hinson asked if anyone wanted to discuss items not on tonight's Agenda. (No response).

ARB-84-2022 Certificate of Appropriateness

Certificate of Appropriateness for a new building additional 14 South High Street (PID: 222-000001).

Applicant: Keiser Design Group c/o Ethan Fraizer

Ms. Nichols presented the staff report.

Mr. Iten asked for a confirmation that the current application was for ARB-84-2022 and noted the presentation indicated ARB-55-2022 instead.

Ms. Nichols noted this was for ARB-84-2022 and noted the ARB-55-2022 in the presentation was in error.

Mr. Iten asked if the condition noted on the presentation was the single condition for ARB-84-2022.

Ms. Nichols stated yes.

Mr. Iten stated thank you.

Mr. Hinson asked if the applicant wanted to speak.

Mr. Frazier stated all information had been covered in the staff report.

Mr. Hinson stated it was a big improvement and the hardie board and roof pitch were nice.

Mr. Maletz stated he agreed and the scale of the addition was more in alignment with the existing buildings and was an improvement over the first submission. Mr. Maletz said the dormers added a nice character. Mr. Maletz stated he supported the change in materials as it would help break up the long side walls and he felt it fit the character of the area.

Mr. Brown stated he agreed that it was an improvement and appreciated the work with the City Architect. Mr. Brown asked if the applicant could confirm that the current presentation, where the roof pitch was lowered to match that of the rear elevation, was the one agreed on.

Mr. Frazier stated yes.

Mr. Maletz stated it was almost at the peak in the prior submittal.

Mr. Brown stated yes, this was better and matched the rear elevation.

Mr. Iten stated this should be added to the conditions so it would be clear. Mr. Iten asked if the applicant was okay with that.

Mr. Frazier stated yes.

Ms. Moore asked if the gooseneck lighting on the north elevation was still in question.

Mr. Frazier stated he believed that was still wanted along with signage on the north side.

Ms. Moore asked for confirmation that would be on the north side, where a freestanding sign currently existed.

Mr. Frazier stated yes, on the north side.

Mr. Iten asked if that was not before the ARB at this time.

Ms. Nichols stated correct.

Moved by Mr. Brown to approve the certificate of appropriateness for ARB-84-2022 with the following conditions:

1. The applicant will replace the existing horizontal siding with hardie plank material at the City Architect's direction;
2. The elevation of the roof line of the rear addition will be updated to show a 12x12 roof pitch to match the existing original structure;

seconded by Mr. Thomas. Upon roll call vote: Mr. Brown, yea; Mr. Thomas, yea; Mr. Iten, yea; Mr. Strahler, yea; Mr. Maletz, yea; Ms. Moore, yea; Mr. Hinson, yea. Yea, 7; Nay, 0; Abstain, 0. Motion carried by a 7-0 vote.

Other Business

Mr. Christian updated the ARB on various projects for the rest of 2022 year as well as the 2023 year and discussed additional issues being considered. Mr. Christian also noted upcoming updates to codes and regulations.

Mr. Iten said he did not know if the waiver code section needed to be changed, but he believed it should be reviewed and considered. Mr. Iten stated that if the waiver code section was not changed then it should be enforced as is.

Mr. Christian stated yes and indicated they would review best practices in other communities along with this.

Mr. Iten stated this discussion was helpful and was glad staff was keeping track of these. Mr. Iten stated it would be good to have further updates on the status of these and other matters.

Mr. Christian stated yes and added that if the ARB members saw anything they believed would be beneficial to update or use they should note that for any of the updates or reviews that were coming up.

Mr. Iten asked what had occurred with the hamlet concept.

Mr. Christian said the standards had been put in place, City Council had adopted the standards, and they would be added to the Strategic Plan. Mr. Christian stated any hamlet Final Development Plan would now go before the ARB.

Mr. Iten asked if Mr. Christian could forward what had been adopted to him.

Mr. Christian stated he believed a new version of the Strategic Plan was being developed and staff would forward the additions to the ARB members as well.

Mr. Durik noted the density of the hamlet was now six (6) units per acre with 200 square feet of commercial space per residential unit required. Mr. Durik also stated that the area below the creek would not be included in the 200 square foot count if it was developed. Mr. Durik stated building heights along Central College and S.R. 605 would be forty (40) feet and those in the center core area would be fifty (50) feet. Mr.

Durik said the hamlet area location was now specified and would have a 25% green space requirement.

Mr. Christian stated this had also been updated in the City Code.

Mr. Durik stated that an application would go to the ARB now and a developer would need to provide studies regarding school and road impacts.

Mr. Hinson asked what the prior density had been.

Mr. Christian stated it had been about twelve (12).

Mr. Durik stated it was unclear because the developer's number had been twelve (12) but the City's standards had been lower than that, and there were no standards at that time.

Mr. Thomas asked what the community feedback had been.

Mr. Durik stated that until an actual development plan came forward public opinion would not be fully known. Mr. Durik stated residents wanted more commercial development of restaurants and such, but were reticent regarding multi-family units and concerned about school and traffic impacts on S.R. 605.

Mr. Christian stated there were lots of questions regarding certain details that would require a proposal in order to be answered.

Mr. Durik stated a developer would need to go to the Rocky Fork Accord, the ARB, and then City Council, so there were multiple review steps residents could participate in. Mr. Durik also specified there would now only be one potential hamlet location.

Mr. Iten asked if they had gone down from two (2) to one (1) hamlet locations.

Mr. Durik stated yes.

Mr. Maletz asked when this would be formally approved or voted on.

Mr. Christian stated there was yet no development or proposal submitted, but a rezoning submittal would be coming up he believed.

Poll Members for Comment

Mr. Hinson asked if there were any comments. (No response.)

Moved by Mr. Strahler to adjourn, seconded by Mr. Brown. Upon roll call vote: Mr. Strahler, yea; Mr. Brown, yea; Ms. Moore, yea; Mr. Maletz, yea; Mr. Thomas, yea; Mr. Iten, yea; Mr. Hinson, yea. Yea, 7; Nay, 0; Abstain, 0. Motion carried by a 7-0 vote.

Meeting adjourned at 7:29 p.m.

Submitted by Josie Taylor.

DRAFT

APPENDIX



Architectural Review Board Staff Report August 8, 2022

14 SOUTH HIGH STREET BUILDING ADDITION CERTIFICATE OF APPROPRIATENESS

LOCATION: 14 South High Street (PID: 222-000001)
APPLICANT: Keiser Design Group Inc, c/o Ethan Frazier
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Historic Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-84-2022

Review based on: Application materials received on July 11, 2022 and July 27, 2022.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval to expand the rear portion of the existing building by adding a 975 square foot second story addition. This second story addition is within the existing footprint of the current building. This addition will create five new offices, one half-bath, and a new staircase.

The ARB reviewed and approved a new patio to be installed at this property at their June 13, 2022 meeting (ARB-55-2022). The patio has not yet been installed.

Since submitting the application, the applicant has indicated the property owner would like to add new signage, new gooseneck lighting on the north side of the building, as well as converting the existing front door to a double door (French door). These items are not included as part of this application. Those items will be brought back before the board for review at a later date via a separate application.

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

II. SITE DESCRIPTION & USE

The property is located in the Historic Village Center, zoned Urban Center Code, and the New Albany Design Guidelines and Requirements apply to the site. The existing structure was built in 1910. Busch Tax Company occupies the building.

III. EVALUATION

A. Certificate of Appropriateness

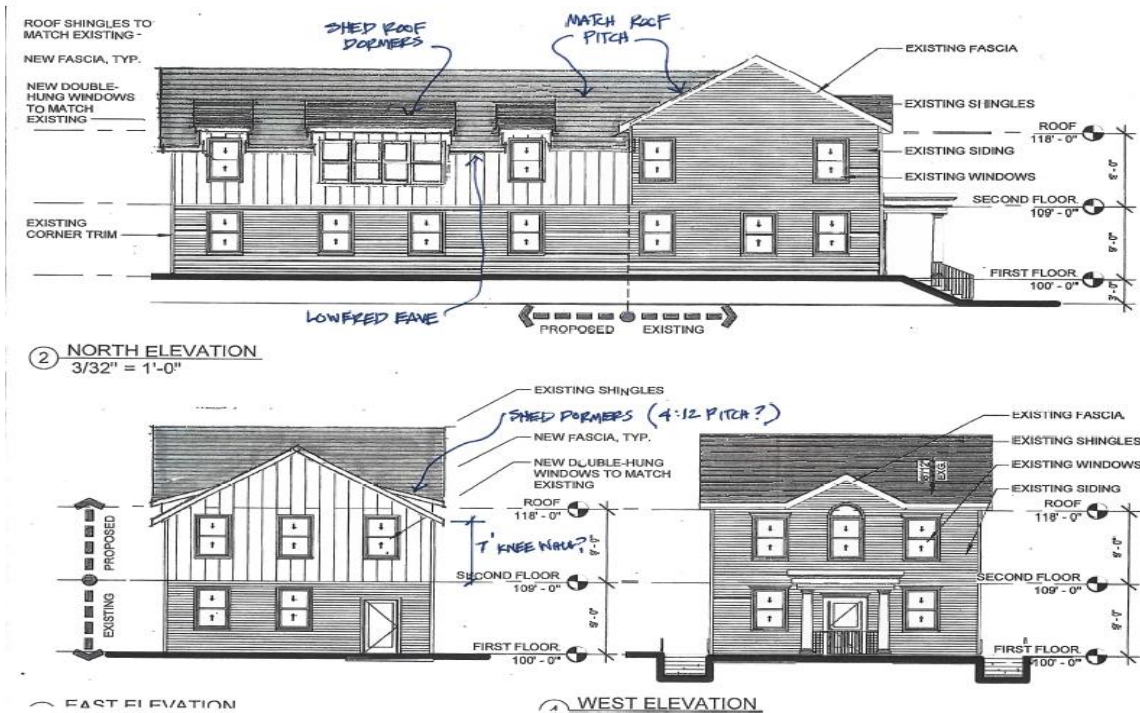
The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any

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 a new, 975 square foot second story addition on the back side of the existing building located at 14 S. High Street. The property contains one single family home which has been converted to a commercial use, occupied by Busch Tax Company.
- The new two-story wall will be flush with the side wall of the original structure. The new fascia matches the existing fascia. The plans include new double-hung windows to match the existing windows. The applicant proposes to utilize gray roof shingles on the addition that match the existing shingles. The applicant included a digital sample material board with their application documents.
- The existing material on the building is horizontal white lap vinyl siding.
- Section 2(F.1) of the Design Guidelines & Requirements states wood siding and brick are the most appropriate exterior materials. Use of other façade materials requires approval of the Architectural Review Board. Section 2(F.3) states the use of alternate materials such as vinyl, aluminum, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood.
 - The applicant proposes a white board and batten style siding on the addition that is consist with the way traditional materials would have been used. The applicant proposes to use Hardie panel board (fiber cement) for the boards and thin strips of wood molding for battens. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center.
- The applicant proposes to remove and replace the existing vinyl siding with Hardie panel board and batten on the existing portions of the building.
 - The city architect recommends that the applicant retain the horizontal siding pattern with new Hardie board material. The city architect states that this approach helps to differentiate between old and new.
 - Staff supports the request to replace the existing vinyl siding with the Hardie board material since it mimics wood material. Hardie panel board has been used successfully in other parts of the Village Center.
 - Based on the city architect's comment, staff recommends a condition of approval that the existing horizontal vinyl siding be replaced with horizontal Hardie board material.
- Section 4 of the Design Guidelines & Requirements (DGRS) states that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, 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. Section 4 (I.B.1) states "building additions shall observe and respect the design of elements of the existing buildings on the site and shall employ the same or similar design elements, including but not limited to roof shape, exterior surface materials, roof materials, windows, doors, and architectural style, details, or trim."
- The city architect has reviewed the application and comments that since the addition is a full two-story height structure, it doesn't feel as if the renovation relates to the existing design as much as it should. The city architect recommends the following revisions:

- The visual break between the existing portion and new addition needs to happen at the eave.
- The roof pitch of the existing structure and new addition are to match.
- Shed roof dormers are to be added with a 4:12 pitch.
- The addition is to have a 7' tall knee wall between the existing one-story portion of the structure and the new roof for the addition.
- Staff recommends a condition of approval that all comments from the city architect are satisfied, subject to staff approval. The city architect created the following sketch to indicate what additional detailing he recommends:



- The city architect's rendering above shows how they recommend to visually separate the existing and new eave lines, in order to maintain a hierarchy of the original main building shape. This rendering, along with the city architect's comments, were provided to the applicant. The applicant responded by stating the property owner agrees to the revisions proposed by the city architect and they intend to provide updated renderings at the board meeting.
 - Design Guidelines and Requirements (DGR) Section 4(I.B.3) states that "additions shall be designed in a way that does not obscure, destroy or otherwise compromise the character and design of the existing building." Additionally, section 2 (II.B.2) states "building designs shall not mix elements from different styles." DGR Section 4(I.B.4) states that additions shall employ similar materials to those that predominate in existing structures. With the recommended changes from the city architect, this requirement will be met.
 - DGR section 2(II.C.3) states "the height of building wings and dependencies shall not exceed the height of the roof peak of the main portion of the building." Based on the recommended changes from the city architect, this requirement will be met.
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.*
- There are no changes to those items as this is a second story addition within an existing footprint.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - With the recommended changes from the city architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the second story addition in a way that is appropriate to the historic character and design of the building.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - With the recommended changes from the city architect, this requirement will be met.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - With the recommended changes from the city architect, it does not appear that removal of the proposed addition would harm the form and integrity of the original structure.

Urban Center Code Compliance

The site in question is located in the Historic Center area within the Urban Center District. The existing building typology is Classic Commercial. The proposal complies with all typology standards listed in this section of the Urban Center Code with the exception of the building width. However, this is an existing, nonconforming condition.

1. Lot and Building Standards

Classic Commercial (UCC Section 2.78)

Standard	Minimum	Maximum	Proposed/Existing
Lot Area	4,000 sq. ft	No max	5,126 sq. ft
Lot Width	50'	100'	50' 6"
Lot Coverage	No min	95%	43%
Street Yard	0'	15'	4'
Side Yard	3'	16'	3' 6" feet
Rear Yard	10'	no max	21' 6"
Bldg. Width	70%	95%	60% (existing, nonconforming)
Stories	1.5	2	2
Height	No min	45'	29' 6"

IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that the key to sensitive renovation of existing buildings, including addition and construction on existing

developed sites, 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.

The city architect recommends modifications to the design of the building addition to ensure a hierarchy of the original main building and the new addition is maintained. In order to accomplish this hierarchy, design modifications to the eaves, roof pitch, adding dormers, and using different siding patterns need to be incorporated into the building's architecture. With the recommended changes from the city architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion. Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval with the conditions listed below.

V. ACTION

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

Suggested Motion for ARB-84-2022:

Move to approve Certificate of Appropriateness application ARB-84-2022 with the following conditions:

1. That the applicant must revise the design and drawings per the city architect's comments and the rendering provided, subject to staff approval.
2. The existing horizontal vinyl siding be replaced with horizontal Hardie board material.

Approximate Site Location:



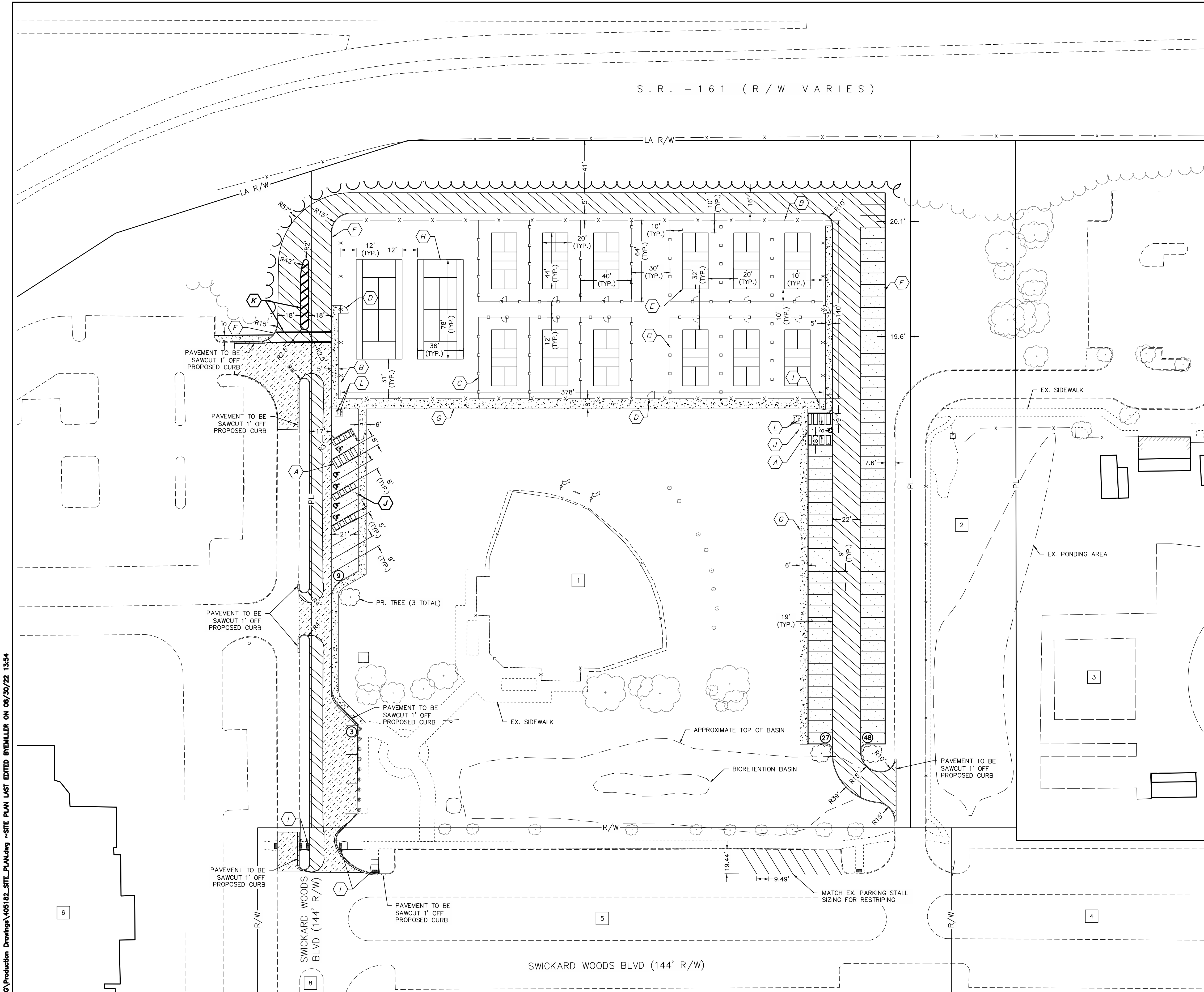
Source: Google Earth



Community Development Planning Application

Project Information	Site Address _____ Parcel Numbers <u>222-003178</u> Acres <u>5.792</u> # of lots created _____																																																																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">Choose Application Type</th> <th colspan="5" style="text-align: left; padding: 2px;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td colspan="3">Adjustment</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td colspan="3"></td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td colspan="3">Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td colspan="5"></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td colspan="5"></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td colspan="2">Amendment (rezoning)</td> <td colspan="3">Text Modification</td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input checked="" type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement	Street				<input type="checkbox"/> Variance						<input type="checkbox"/> Extension Request						<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification		
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Description of Request: <u>Review of new parking area.</u> _____ _____ _____																																																																									
Contacts	Property Owner's Name: <u>City of New Albany</u> Address: <u>99 W. Main Street</u> City, State, Zip: <u>New Albany, Ohio 43054</u> Phone number: <u>614-855-3913</u> Fax: _____ Email: _____																																																																								
	Applicant's Name: <u>Michael Barker</u> Address: <u>7800 Bevelhymer Road</u> City, State, Zip: <u>New Albany, Ohio 43054</u> Phone number: <u>614-939-2230</u> Fax: _____ Email: <u>mbarker@newalbanyohio.org</u>																																																																								
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																																								
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LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- PR. R/W — PR. RIGHT-OF-WAY
- — ROADWAY CENTERLINE
- — EDGE OF PAVEMENT/BACK OF CURB
- — EDGE OF DRIVEWAYS
- Ex P — MISC. EASEMENTS
- — EX. SIGN
- X — X — EX. FENCE
- PR. COMMERCIAL DRIVE, DUMPSTER PAD, CONCRETE WALK
- PR. HEAVY DUTY ASPHALT PAVEMENT
- PR. STANDARD DUTY ASPHALT PAVEMENT
- MILL & OVERLAY
- PR. 1' ITEM 259 PERMANENT PAVEMENT REPLACEMENT PER STANDARD DRAWING 1441, TYPE 1
- (28) PARKING COUNT
- TR TO REMAIN
- TBR TO BE REMOVED
- DND DO NOT DISTURB

CODED NOTES:

- A PROPOSED ADA PARKING, SEE SHEET 13 FOR DETAIL
 - B PROPOSED 8' PERIMETER CHAIN LINK FENCE
 - C PROPOSED 4' INTERIOR CHAIN LINK FENCE
 - D PROPOSED 6' WIDE FENCE GATE
 - E PROPOSED PICKLE BALL COURT
 - F PROPOSED 18" CURB, SEE SHEET 13 FOR DETAIL
 - G PROPOSED SIDEWALK, SEE SHEET 13 FOR DETAIL
 - H PROPOSED TENNIS COURT
 - I PROPOSED CURB RAMP
 - J PROPOSED ADA SIGN (TYP.). SEE SHEET 13 FOR DETAIL
 - K PROPOSED STRIPING
 - L PROPOSED BICYCLE PARKING
- NOTE: ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.

STANDARD DUTY ASPHALT PAVEMENT BUILD-UP:
1.25" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22
TACK COAT @ 0.08 GAL/SY - ITEM 407
1.75" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)
8" ITEM 304 AGGREGATE BASE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

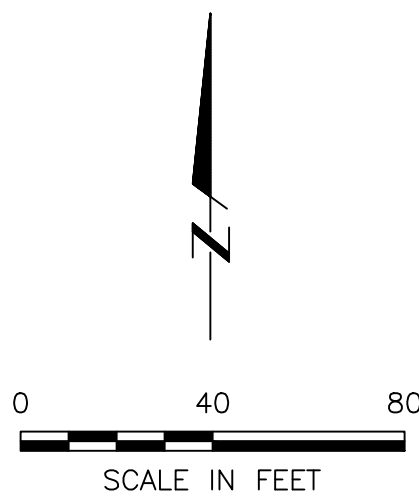
HEAVY DUTY ASPHALT PAVEMENT BUILD-UP:
1.50" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22
TACK COAT @ 0.08 GAL/SY - ITEM 407
2.50" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)
10" ITEM 304 AGGREGATE BASE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

CONCRETE WALK:
4" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE

NOTE:
PAVEMENT SECTION IS BASED ON SIMILAR PROJECTS AS A GEOTECHNICAL REPORT WITH A PAVEMENT RECOMMENDATION WAS NOT AVAILABLE SPECIFIC TO THIS PROJECT SITE. THE OWNER AND CONTRACTOR TAKE FULL LIABILITY FOR WARRANTY AND MAINTENANCE OF THE PAVEMENT SECTION.

PARCEL INDEX

- | | |
|--|--|
| 1 VILLAGE OF NEW ALBANY
PID: 222-003178
DUBLIN GRANVILLE RD
5.79 AC. (AUDITORS) | 4 NEW ALBANY PLAIN LOCAL
JOINT PARK DISTRICT
PID: 222-003114
7860 BEVELHYMER RD
2.27 AC. (AUDITORS) |
| 2 PLAIN TOWNSHIP FRANKLIN
PID: 222-002968
7650 SWICKARD WOODS BL
1.02 AC. (AUDITORS) | 5 VILLAGE OF NEW ALBANY
PID: 222-002961
SWICKARD WOODS BL
0.31 AC. (AUDITORS) |
| 3 PLAIN TOWNSHIP BD OF TRS
PID: 222-002914
7650 SWICKARD WOODS BL
6.48 AC. (AUDITORS) | 6 PLAIN LOCAL SCHOOL DISTRT
BOARD OF EDUCATION
PID: 222-002969
SWICKARD WOODS BL
9.84 AC. (AUDITORS) |



REVISIONS	DATE	BY	CHK.

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

NEW ALBANY, OHIO NEW ALBANY PICKLE BALL COURTS CITY OF NEW ALBANY

JOB NO.:	405.182
DESIGNED BY:	MMP
DRAWN BY:	ERM
CHECKED BY:	CLL
APPROVED BY:	MMP
DATE:	8/30/22

SITE PLAN

SCALE:	1" = 40'
SHEET NO.	OF
8	15



Architectural Review Board Staff Report September 12, 2022

TENNIS AND PICKLEBALL COURT PARKING LOT CERTIFICATE OF APPROPRIATENESS

LOCATION: Located on the New Albany Plain Local Schools Campus adjacent to the Miracle Field, located near the Plain Township Aquatic Center (PID: 222-003178).
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness
ZONING: Urban Center Code—Campus sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-107-2022

Review based on: Application materials received on August 29, 2022.

Staff report prepared by Chris Christian, Planner II and Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

City council approved funding for the installation of new tennis and pickleball courts along Swickard Woods Boulevard, adjacent to the Miracle Field. The city requests review of a new vehicular parking lot, containing 75 stalls, associated with the project. New parking lots require review and approval by the ARB. However, tennis courts, pickleball courts and other related improvements do not require review and approval by the ARB.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. This section of city code states that a new parking lot constitutes as a major environmental change. The code also states that the construction of sports fields and associated bleachers, fences, dugouts and like facilities not requiring a commercial building permit, as approved by the Community Development Department are considered a minor environmental change and do not require ARB review and approval. For these reasons, the new parking lot must be reviewed and approved by the ARB. However, the tennis courts, pickleball courts and other associated improvements do not require review and approval by the ARB as they are minor environmental changes.

II. SITE DESCRIPTION & USE

The property is zoned Urban Center District (Campus sub-area) and is located on Swickard Woods Boulevard east of the New Albany Learning Center, west of the Plain Township Aquatic Center and south of State Route 161. The Miracle Field is also located on the southern portion of this site which was reviewed and approved by the ARB on April 8, 2019 (ARB-26-2019).

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.*
 - Section 8 of the Design Guidelines and Requirements (DGRs) - Civic and Institutional Buildings - provides the requirements for campus building typologies and sites inside the Village Center. The proposed parking lot is designed to accommodate parking for new tennis and pickleball courts that are to be installed on the site.
 - DGR Section 8.II(2) states that site plantings and landscaping shall be of an appropriate scale and design based on the architectural design of a new building. While no new buildings are being reviewed as part of this application, a landscape plan will be developed for the site in the future. Staff recommends a condition of approval that the landscape plan be subject to staff approval.
 - DGR section 8.II(3) states that asphalt, brick, stone or simulated stone driveway pavers are appropriate surfaces for driveways and parking areas. Asphalt is the proposed material for the driveway and parking lot therefore this requirement is met.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The proposed parking lot will provide parking for new tennis and pickleball courts being installed at the rear of the site. There are two entrances/exits for the new parking lot, one off an existing driveway used for the Plain Township Aquatic Center and one where Swickard Woods Boulevard currently dead ends around the northern portion to allow for full circulation of the site.
 - The new lot contains 75 parking stalls and all code requirements for parking spaces and drive aisles are being met. The stalls are to be located on the eastern portion of the site and a sidewalk will also be constructed in the parking lot area to provide pedestrian connectivity to the onsite amenities.
 - A detailed lighting plan has not been prepared. Staff recommends a condition of approval that any site lighting fixtures be subject to staff approval.
 - There are no proposed signs at this time. Future permanent signage will be subject to ARB review and approval.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - It does not appear that the original quality or character of the site will be destroyed or compromised as part of the installation of the parking lot.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - Not applicable.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not applicable.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not applicable.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*

- Not Applicable.

B. Urban Center Code Compliance

- The Urban Center Code provides the following lot and building standards:

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	N/A
Lot Width	No min	No max	N/A
Lot Coverage	No min	No max	Unknown
Street Yard	30 feet	No max	60 +/- feet
Side Yard (East)	20 feet	No max	20 feet
Side Yard (West)	20 feet	No max	Greater than 400 feet
Rear Yard	20 feet	No max	41 +/- feet
Building Width	No min	No max	N/A
Stories	1	4	N/A
Height	No min	55 feet	N/A

- Urban Center Code Section 2.140.1 states that parking shall be provided as needed and supported by evidence-based standards. As stated, 75 parking stalls are to be provided to accommodate the new tennis and pickleball courts. This amount of parking contemplates major events or tournaments that may take place on the site. In addition, the ample amount of parking will provide additional spaces for the Miracle Field and the Plain Township Aquatic Center. The township has stated the need for additional parking in the past to accommodate a growing number of pool visitors.
- Urban Center Code Sections 2.1240.2 and 5.30 state that 2 bicycle parking spaces are to be provided based on the number of off-street parking spaces and this requirement is met.

IV. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval with the conditions listed below. The proposed parking lot will provide new parking spaces for the tennis and pickleball courts that are to be installed on the site. These spaces will provide ample parking for any events or tournaments that take place on the site. Additionally, the parking lot will serve to provide additional parking opportunities for the Miracle Field and Plain Township Aquatic Center.

V. ACTION

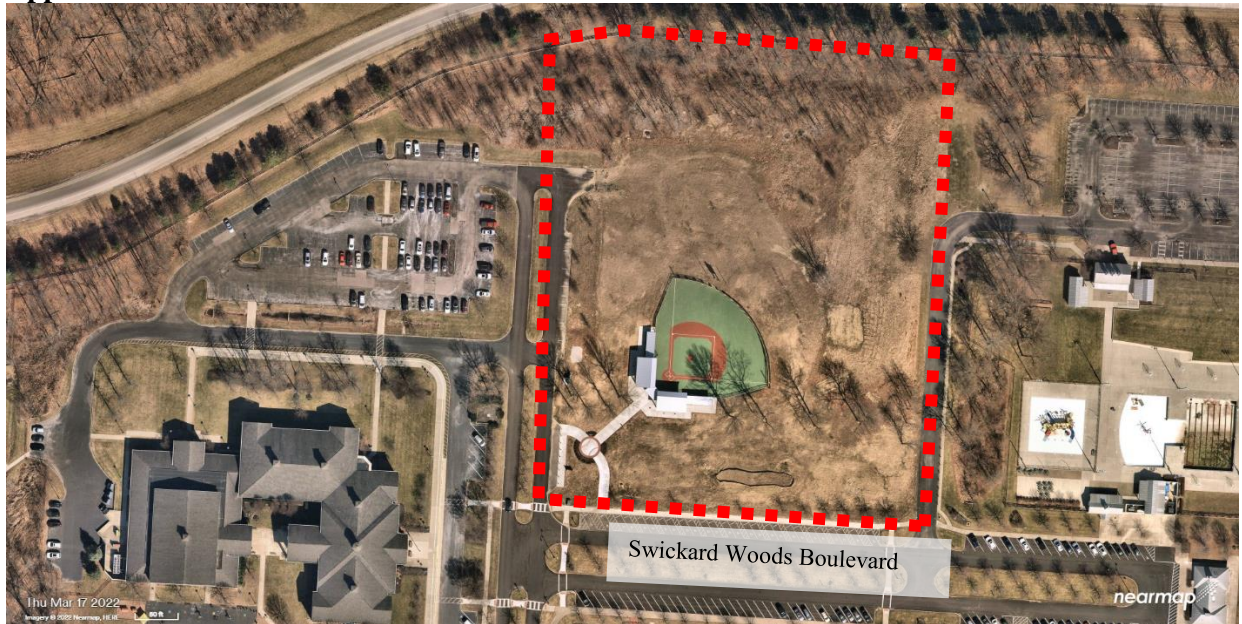
Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-107-2022:

Move to approve Certificate of Appropriateness application ARB-107-2022 with the following conditions:

1. The landscape plan for the site is subject to staff approval.
2. Any site lighting is subject to staff approval.

Approximate Site Location:



Source: Google Earth