



**New Albany Architectural Review Board Agenda**  
Monday, October 10, 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:** September 12, 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**

**IX. Poll members for comment**

**X. Adjournment**



**Architectural Review Board Staff Report  
October 10, 2022**

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**TENNIS AND PICKLEBALL COURT PARKING LOT  
CERTIFICATE OF APPROPRIATENESS**

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**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.*

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**I. REQUEST AND BACKGROUND**

This application was tabled by the ARB during their meeting on September 12, 2022. The application was tabled in order to allow the applicant to prepare additional information about vehicular circulation. This information will be shared during the staff presentation at the October 12<sup>th</sup> meeting.

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:

<b>Standard</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Proposed</b>
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**

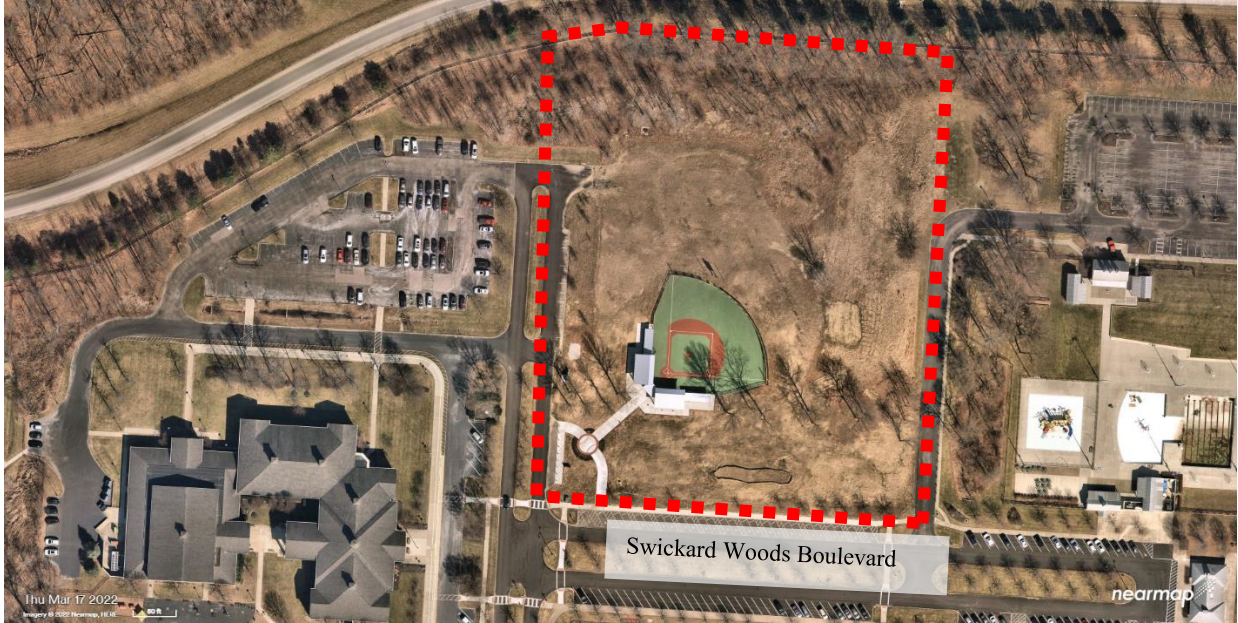
Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

### **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



**Community Development Planning Application**

Project Information	Site Address _____																																																																								
	Parcel Numbers <u>222-003178</u>																																																																								
	Acres <u>5.792</u> # of lots created _____																																																																								
Contacts	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="5" style="text-align: left;">Circle all Details that Apply</th> </tr> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input 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="2"></td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td colspan="2">Street</td> <td colspan="2"></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>Amendment (rezoning)</td> <td colspan="4">Text Modification</td> </tr> </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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<input type="checkbox"/> Zoning	Amendment (rezoning)	Text Modification																																																																							
Description of Request: <u>Review of new parking area.</u>																																																																									
Signature	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>																																																																								
	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: _____ Signature of Applicant <u></u> Date: <u>8.26.2022</u>																																																																									

S.R. - 161 (R/W VARIES)

**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 — 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

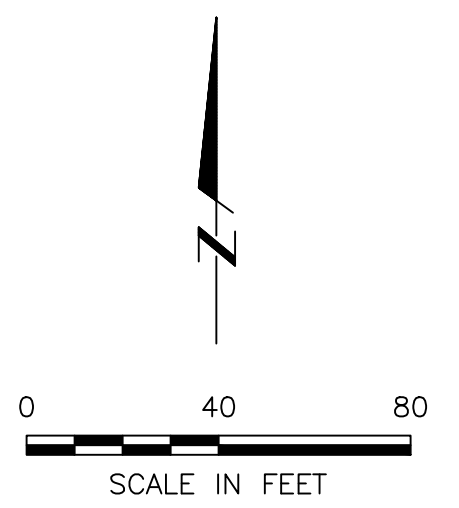
HEAVY DUTY ASPHALT PAVEMENT BUILD-UP:  
 1.50" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22  
 TACK COAT @ 0.08 GAL/SY - ITEM 407  
 2.50" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)  
 10" ITEM 304 AGGREGATE BASE  
 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

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



M:\405182\_Productions\DWG\Production Drawings\405182\_SITE\_PLAN.dwg --SITE PLAN LAST EDITED BYEMILLER ON 08/30/22 13:54

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

<b>SITE PLAN</b>	
SHEET NO.	OF
8	15