



New Albany Architectural Review Board
Monday, January 13, 2025 Meeting Minutes - Approved

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, January 13, 2025 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

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

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

Staff members present: Planner Blackburn, Planner II Christian, Planning Manager Mayer, Planner Saumenig, Deputy Clerk Madriguera.

III. Action on minutes: December 9, 2024

Chair Hinson asked if there were any corrections to the minutes.

Board Member Iten stated that in paragraph seven of page five, there was a period after “rendering” and it seemed likely that the sentence should not end there but should read, “Board Member Maletz agreed and added that he was initially skeptical of the low pitch of the roof, but after seeing the rendering he concluded that less is more in this context and he was not sure that more can be done.” Board Member Maletz agreed with Board Member Iten. Chair Hinson agreed as well.

Hearing no further corrections, Board Member Iten moved for approval of the December 9, 2024 minutes as corrected. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler abstained from the vote. Having six yes votes, the motion passed and the December 9, 2024 minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planning Manager Mayer answered yes, staff recommends that the single item of other business, the presentation by NAPLS be heard prior to the case presentations. Chair Hinson agreed to the recommended change.

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

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

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

Hearing none, Chair Hinson introduced the first and only item other business, the NAPLS presentation.

VI. Other business NAPLS Presentation

Paul Miller, NCARB, CDT, AIA of Schorr Architects, Inc., delivered a slide presentation regarding the proposed school expansions and area improvements. The proposed master plan components include a new school 112,000 square foot school for grades 1-2, with 200 spaces of dedicated parking, a drop off queue, 18 space bus lane, playground, and multipurpose field. He explained that it builds from early grade design concepts around differentiated learning. Further there would be separate dedicated spaces for student dining, wellness, art, technology, and music classes. He explained the probable cost statement which included hard costs, soft costs, funds for changes during construction, and cost escalation. The master plan also includes the following components: improvements to Swickard Woods Boulevard; demolition of the annex and expansion of district administration; site improvements at the existing Primary School; construction of a maintenance storage facility to replace the annex; construction of an expanded MS/HS cafeteria and arts hub; construction of a high school science hub; repurposing of Building H for a new high school tech hub; construction of 1,200 square foot addition to the McCoy for storage (to make up for demolition of the annex); improvements to the middle school football stadium; improvements to the high school gym and locker room; improvements to the high school, middle school, and intermediate school wellness and athletic storage facilities; renovations to the middle school locker rooms; and relocation of the high school baseball and soccer fields.

Nathan Gammela, AIA, Project Architect at Schorr Architects, Inc., continued the slide presentation which included preliminary information about the construction of the new transportation facility and the fire substation planned for 7270 New Albany-Condit Road. He stated that none of the plans are final and that the team is seeking feedback and comments. He continued that the project priorities and considerations include: site adjacencies and relationships, intersection access, and jurisdictional and area requirements. The project is currently in the early design development phase. Pending the acquisition of all approvals, construction would begin in September 2025 and be completed in July 2026. The transportation and fire substation would be a single building divided in half by a firewall with the transportation portion comprising 9,350 square feet with a 2,750 square foot mezzanine, and the fire substation comprising 8,450 square feet with a 1,600 square foot mezzanine. He further explained the facility's proximity to the Columbia Gas/TransCanada easement. The easement accommodates two high-pressure gas mains that run the entire length of the site (and beyond). The easement has strict guidelines which include: no parking within 10' of the pipeline; no pavement within 5' of the pipeline except for crossings between 45 and 90 degrees; no parallel travel lanes within the right-of-way; and no turning within the right-of-way, crossing only.

Board Member Iten asked to see the rendering again and stated, presumably that someone had opined on the wisdom of placing the fire station close to something that could rupture. He further confirmed the location of the entry of the facility.

Board Member Davie stated that he understood the constraints of the gas line, and observed that access to the fire station seemed rather circuitous.

Mr. Gammela stated that he did not disagree.

Board Member Brown asked about the parking counts.

Board Member Moore asked whether the transom windows could be evenly spaced over the doors. She also asked about the logo.

Mr. Gammela said yes, the transom windows could be evenly spaced. He further said that the logo was the Plain Township logo.

Board Member Moore asked whether there was a reason whether the water table was not continued where the garage was located.

Board Member Iten was interested in how other city buildings handled this issue, remarking that they could inform how to address this building to some extent.

Chair Hinson asked what the mezzanine floor in the transportation facility would be used for.

Mr. Gammela answered that it would be used for equipment.

Chair Hinson and the board thanked Mr. Schorr and Mr. Gammela for the presentation and said they looked forward to further development plans and the formal application. Thereafter he introduced the first case and asked to hear from staff.

VII. Cases:

ARB-80-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street including siding, windows as well as window and garage door replacements (PID: 222-000027).

Applicant: Busch Real Estate LLC

Planner II Christian stated that the applicant had requested that the application be tabled until the next regularly scheduled meeting.

Board Member Iten made a motion to table ARB-80-2024 until the February 10th meeting. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes, Mr. Davie yes. Having seven yes votes, the motion passed unanimously and ARB-80-2024 was laid upon the table until the February 10, 2025 meeting.

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

Planner Saumenig stated that ARB-96-2024, ARB-97-2024, and ARB-98-2024 involved the same project, the Horus & Ra mixed use development, and for that reason she requested to discuss the applications in a single presentation. However, she specified that each application would need its own separate vote.

Chair Hinson agreed.

ARB-96-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of one existing single-family residential home located at 28 N High Street (PID: 222-000085).

Applicant: New Albany Towne Center LLC c/o Kareem Amr

Planner Saumenig delivered the staff reports.

Board Member Iten asked Planner Saumenig to clarify the differences between the May 2023 renderings and what was included in their meeting packets.

Planner Saumenig stated that the current version had been changed in response to the City Architect's comments in 2023. Thereafter, she continued her staff presentation.

Chair Hinson asked the applicant if he had any remarks.

Attorney for the project, Aaron Underhill spoke in support of the applications. He explained that this project is the result of several years of work including the gridded street plan. He stated that about 40% of the site is being given to the city to that end. This project is a catalyst for what is to come. He invited Mr. Amr to the lectern to provide more details.

Applicant Kareem Amr of Mershad Development introduced his team. He thanked Planner Saumenig for her thorough presentation. He spoke in support of the applications and delivered a slide presentation. With the board's approval this project could break ground as soon as the third quarter of 2025. He introduced his team, Brad Parrish, Jonathon Grubb, and Clare Vestige. His team had worked on the Market and Main apartments, and were involved in development of the fieldhouse. He had no aspirations to build cheap and sell quick, this project would be retained by Mershad throughout construction and management. Importantly, Mershad intends to maintain their status as a good citizen and neighbor in New Albany. They took their design cues from structures that have already been successful in New Albany. This site is a catalyst for growth in the area. It will provide much needed housing for the Village Center. Mershad has contributed a substantial portion of land so that the City can construct this portion of the grid network. The grid network will consume up to 40% of the site. As a result they were left with unique pockets and design challenges which necessitated requests for variances and the typologies. The May 2023 design was on a flat plane, which is not the case now. Today's design includes grading in order to accommodate the design challenges while maintaining the aesthetic objectives of the project. Mr. Amr then explained subparcels A, B, and C. He stated that they have had some interest from retail and explained the parking for the project including the underground parking. He displayed renderings and stated that they are accommodating multiple frontages and are committed to four-sided architecture. Finally, he indicated the architectural cues that informed their design choices. He then opened the floor to design questions.

Board Member Iten suggested that the board consider the demolition application, ARB-96-2024, separately from ARB-97-2024, the typology application, and ARB-98-2024, the certificate of appropriateness application.

Chair Hinson agreed.

Board Member Brown agreed noting that they are separate items.

Thereafter, Chair Hinson moved for approval of ARB-96-2024. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Mr. Maletz yes, Ms. Moore yes, Mr. Iten yes, Mr. Davie yes, Mr. Brown yes. Having seven yes votes, the motion passed and the applicant's request to demolish the structure at 28 N. High Street was granted.

ARB-97-2024 Certificate of Appropriateness

Certificate of Appropriateness to add Hybrid Courtyard and Tuck-Under Townhome building typologies to the Urban Center Code for a development site generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).

Applicant: New Albany Towne Center LLC c/o Kareem Amr

ARB-98-2024 Certificate of Appropriateness

Certificate of Appropriateness to construct a mixed use development consisting of three buildings including 3,000 square feet of commercial use, 104 residential units, and associated parking generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).

Applicant: New Albany Towne Center LLC c/o Kareem Amr

Board Member Iten proposed to discuss the typologies serially then to move on the certificate of appropriateness.

Hybrid Courtyard typology

Board Member Iten confirmed that it only applied to this development in core residential. He then asked why the city would allow a height of 55-feet for a building that was actually only 46-feet.

Planner Saumenig responded that most of them were 45-feet and further that staff was okay with the 46-foot height because the exchange permits up to 56-feet.

Board Member Iten continued that on the other hand the other buildings are single story ranch. He remarked that he was not sure there is anything else in core residential that would allow four stories and that he mainly sees three stories. He was a bit skeptical of a typology of this height. He also observed that because of the proximity to Third and US 62, people would presume that vehicular access is via the alley.

Planning Manager Mayer agreed that the other buildings were single story but staff contemplates redevelopment.

Mr. Amr agreed and noted that the orientation of the buildings anticipated the proximity and orientation of future development.

Board Member Iten then noted that buffering and screening shall not be required and asked whether it only applied to commercial.

Planning Manager Mayer responded yes, the language was standard and the exemption applied to commercial structures.

Board Member Maletz asked what would not be permitted if the board denied these requests.

Planning Manager Mayer responded that the applicant would need to make height and grade changes and would need to change the general massing of subarea c since this is a multifamily building with partially underground parking.

Board Member Maletz asked whether these units all for lease or all for sale or whether they were a combination of lease and sale.

Mr. Amr replied that they would all be for lease.

Board Members Maletz and Iten discussed building massing.

Board Member Iten asked staff whether the building C should be viewed as more than three stories.

Planning Manager Mayer said he would view it as four stories.

Planner Saumenig responded yes, it is 3 ½ stories - 3 stories and the parking that is below grade is ½ a story.

Chair Hinson responded that the ½ was below grade.

Board Member Iten said he would let the board decide whether the applicant should be allowed to exceed the maximum height by 1 foot.

Board Member Maletz referenced c11 asked what the height of the finished ceilings would be, and what the clear height of the garage would be.

Applicant John Grubb answered that it was 10 feet floor to floor, the finished height was 10 feet.

Board Member Maletz explained that the rationale for asking about the ceiling heights was to examine the question of the necessity and appropriateness of a 10-foot ceiling height in a studio apartment; in a smaller efficiency unit 9 feet seemed appropriate. He questioned the hardship and noted that this is a way to save the building height.

Tuck-under typology

Board Member Iten said that he had a few issues with this typology. He stated that, as with the Hybrid-Courtyard typology increasing the maximum height to 55-feet seemed unnecessary considering the 45-foot height of the proposed structures. He referenced the tuck-under typology, and that vehicular access should be at the rear. He asked what other buildings allow tuck under, and whether the existing design guidelines and regulations require garage doors on tuck-under homes.

Planner Saumenig responded that she did not think so.

Board Member Maletz remarked that lack of a garage door is a feature of the tuck under home.

Planner Saumenig stated that they would be tuck under parking spaces.

Board Member Brown added that in this style of home the second and third floor is cantilevered over the garage, and it was basically a car port.

Board Member Iten asked whether a residence without a garage door was sufficiently New Albany. He noted that it was hidden but was still visible and as such was one of the four sides of the building.

Mr. Amr responded that the reason for tuck-under parking is to provide substantial parking for those townhomes. Provision of garage doors would sacrifice spaces and would spill on to the right of way [that they had dedicated].

Board Member Iten continued that he did not want to approve a typology that allows a 55-foot height. A bit more than 45 was all that was needed. He further questioned whether garage-less residences and carport like parking kept with the style of New Albany and sufficiently comported with the basic principles of the design guidelines and regulations. He further remarked that the building faced an alley, and questioned whether a blank façade was appropriate for this location noting that despite the fact this was an alley, the design guidelines and regulations require that every elevation comport with the regulations.

Board Member Maletz clarified the height to the top of the eave, B is 45'6 to the top of the eave.

Board Member Maletz agreed with Board Member Iten and stated that the board needed to see a rendering of each elevation. He further noted that the drive-aisle at b1 looked narrow and asked whether a turn analysis has been conducted.

Mr. Amr explained that turning radius analyses were forthcoming and that there were many constraints they needed to solve for – the narrowness of the site, the structure needed to support the tuck under.

Board Member Brown stated that he understood that the applicants were still working on this, and remarked that the tuck under structures appeared to have wooden posts.

Mr. Amr explained that they were cladding them with steel and there would be three bays. The townhome widths were 27 feet and were all aligned.

Board Member Iten stated that what he was hearing was that this application was not ready. He reiterated his concern regarding whether this proposal sufficiently met the DGR criteria and whether this proposal was sufficiently New Albany. He raised concerns about the elevation that faced the alley, and asserted that the board should be able to see the elevations fronting the courtyard.

Board Member Davie asked how often new typologies are proposed.

Planning Manager Mayer responded that the proposition of new typologies is fairly common. These typologies are site specific. Just because a typology is approved here does not mean it is approved for other sites. He further noted that tuck-under parking is allowed by right in other areas of the Village Center and these applicants are requesting it here.

Board Member Iten remarked that city staff may approve it administratively but whether it is approved when presented to the board is another question. He recalled that, although it was not in the meeting minutes, at the informal presentation in May 2023, he remarked that now B is big, building C was big. C is still big and it appears now that B got bigger.

Mr. Amr responded that this is a rebalancing. Suparcel A accommodates for scale and height, it is more recessed and has a smaller foot. He noted that the dedication of the right of way created a hardship of building. Existing typologies do not allow economically feasible construction.

Board Member Iten remarked that the board is charged with applying the DGR and those regulations do not include a consideration of hardship.

Planning Manager Mayer responded that, regarding massing, everything developed in village center has been in market square. It is vehicularly oriented, but a review of the older village center plans reveal that the original objective was that the village center would be walkable. The objective here was to balance current architecture with likely future development and also to maintain New Albany's historical vision of a pedestrian friendly Village Center.

Board Member Maletz remarked that as a board, they were unsure how they should react to current conditions vs. future conditions. He did not disagree that the surrounding areas were likely to follow suit, but that was speculation.

Board Member Iten queried the architect board members. He noted that the DGR charged the board with honoring Georgian, Federal, Colonial Revival core principles. He asked whether this application met those principles or whether it was simply good architecture paying homage to those core principles.

Board Member Maletz responded sort of; there is a lot of building happening in a small space. He thanked the applicants for a very thorough presentation.

Board Member Davie added that it is very hard to honor style as the scale increases. Style comes in smaller packages. Thus, this project presents challenges for demonstration of style. He further remarked that he saw huge improvement from the previous presentation to now.

Board Member Iten agreed and stated that he was persuadable. He further noted that there were no neighbors present.

Board Member Maletz summarized some of his comments. He noted the improvement but the massing for B still feels overscaled; the parapet heights in Subarea A and along B7 seemed disproportionately scaled to the rest of the building; 40 feet of building height did not feel appropriately scaled; he questioned the use of windows with simulated divided light and then adjacent without it [simulated divided light] on the adjacent windows. He further noted that the exposed porch felt unsuccessful as currently located, noting that it was on a most important corner. The amount of space between the parapet edge and the roof edge seemed out of proportion. The interior of B seemed dubious. He questioned with width of the columns, they seemed too thin. There is a lot of diversity with this project – there was a lot that was right. A little restraint across 2.8 acres would go a long way.

Board Member Iten stated that he was not hearing that the board was ready to grant a motion to approve the two typologies or a certificate of appropriateness. He would have liked to have ongoing input.

Mr. Amr agreed completely. He said their goal was not to appear with a finished product but was seeking feedback.

Board Member Moore remarked that instead of having Subparcel B's parking exposed, if Subparcel A's parking was repeated, B's parking would be hidden with the same amount of units.

Mr. Amr and the board discussed this proposal and said he would be happy to examine it and other options further. He noted that from a design perspective it would have been a lot easier to flip the building.

Planning Manager Mayer added that the proposed building orientation was at the suggestion of staff and took into consideration the street network and likely future development in this area.

Board Member Iten asked whether the board was okay with this amount of flat roof.

Chair Hinson noted existing buildings of flat rooves in the Village Center. He further noted that there were massing concerns, but he liked the buildings.

Board Member Maletz agreed that the applications were not ready yet. He would like to see his comments evaluated further.

Board Member Brown remarked that the board could approve typologies with conditions.

Chair Hinson stated that there is a lot to this submission. He remarked that he was not against the tuck-under parking, but the parking in Subarea B could be better. The massing of C although larger, was somewhat remote and was likely for development considering it is owned by the New Albany Company.

Board Member Strahler asked whether the application was within 1 foot on the height.

Board Member Iten noted that these waivers presented the best examples of necessity due to fairness that this board had considered. He suggested that the typologies be revised to provide for 46-foot height maximum. He further suggested that vehicular access to internal parking is at the rear of the building, along an alley, and that the tuck-under parking faced the courtyard. He did

not like the tuck-under at all and questioned whether it should be used. Further, he would prefer to give only what is needed on the typologies and to make them very specific.

Board Member Strahler asked whether the board wished to ask for a gate to screen the tuck under parking.

Mr. Amr agreed. He stated that they were willing and continued that the team will look at turning radius and further that they would examine adding gating to the first floor with nice architectural treatment in order to screen the tuck-under.

Council Member Brisk recalled that there were security problems with Market and Main. Mandatory leasing of garages helped that issue. She further noted that Windsor has very narrow alleys and as a result people park on the street and then the USPS will not deliver the mail. She highly suggested that if the developer is going to do this, to make it something the people are going to use.

Board Member Maletz enumerated a list of considerations for the next review including: cornices, frieze boards, articulation and fenestration patterns, the scale and height and interior elevations on b6. The window spacing is not objectionable. He added that he was not sure how important the walk outs were on the center French door on level 2. He left it to the applicant to determine whether that was preferable.

Board Member Iten asked if there were any other broad comments from the board.

Board Member Moore commented that she would love to see a rendered elevation of the backside of Subparcel A. She acknowledged that there was a drawing.

Planning Manager Mayer and the board discussed the parking and explained that this application met parking requirements and the city would retain the authority to impose hourly restrictions on the on-street parking.

Mr. Amr then recounted a list of items to address. In Sub parcel A - evaluate the corner, the parapet and Board Member Maletz' comments. In Subparcel B – mitigate the visual impact of the courtyard by continuation of brick treatment and making sure that typology did not have 55-foot and perhaps having the height consistent from building to building.

Board Member Iten remarked that the only other question is the light. He was a bit uncomfortable with the places that do not have the divided light.

Board Member Davie asked the board whether there are things that they are holding back on.

Board Member Maletz agreed that there was a layer of scrutiny that was missing, but he did not think those items were show-stoppers.

Board Member Iten remarked that the board could pass the applications with conditions at the next meeting.

Chair Hinson agreed and stated that this application is closer than not.

Board Member Davie agreed and stated that this is setting big standard for New Albany.

Board Member Iten agreed and stated that, next to the Hamlet, this is about as big of a thing as the board has seen.

Mr. Amr responded with gratitude and understanding and responded that the team will regroup and has good guidance going into a future meeting.

Board Member Strahler confirmed that there are rooftop decks on B.

Mr. Amr explained that they are accessible via a fancy glass hatch.

Thereafter Board Member Iten moved to table ARB-97-2024. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes, Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes. Having seven yes votes, the motion passed and ARB-97-2024 was laid upon the table.

Chair Hinson asked whether there was any other business before the board.

VIII. Poll members for comment

Board Member Iten remarked on the transition to digital project. He stated that he is very interested to see how staff proposes to help the board members see a project like the project considered at this meeting on a screen. He advocates that the board only proceeds to electronic if they are provided the tools to review it. Currently there is no way to do it on his computer right now. He urged staff to keep accessibility of the drawings in mind.

Council Member Brisk added that she has a city-owned ipad and downloading and accessing meeting materials is a lengthy and sometimes unsuccessful process.

Planner II Christian thanked him and responded that staff will be sure you are able to access the meeting materials.

IX. Adjourn

Having no further business Chair Hinson moved to adjourn the January 13, 2025 meeting of the New Albany Architectural Review Board. Board Member Davie seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Davie yes, Mr. Iten yes, Mr. Brown yes, Ms. Moore yes, Mr. Maletz yes, Mr. Strahler yes. Having seven yes votes the motion passed and the meeting was adjourned at 9:33 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

ARB-80-2024

Staff Report

Record of Action

ARB-96-2024

Staff Report

Record of Action

ARB-97-2024

Staff Report

Record of Action

ARB-98-2024

Staff Report

Record of Action

**Architectural Review Board Staff Report
January 13, 2025 Meeting**

**20 S HIGH STREET EXTERIOR IMPROVEMENTS
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 20 S High Street (PID: 222-000027)
REQUEST: Certificate of Appropriateness
ZONING: Urban Center Code; Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-80-2024
APPLICANT: Busch Real Estate LLC

Staff report completed by Chris Christian, Planner II

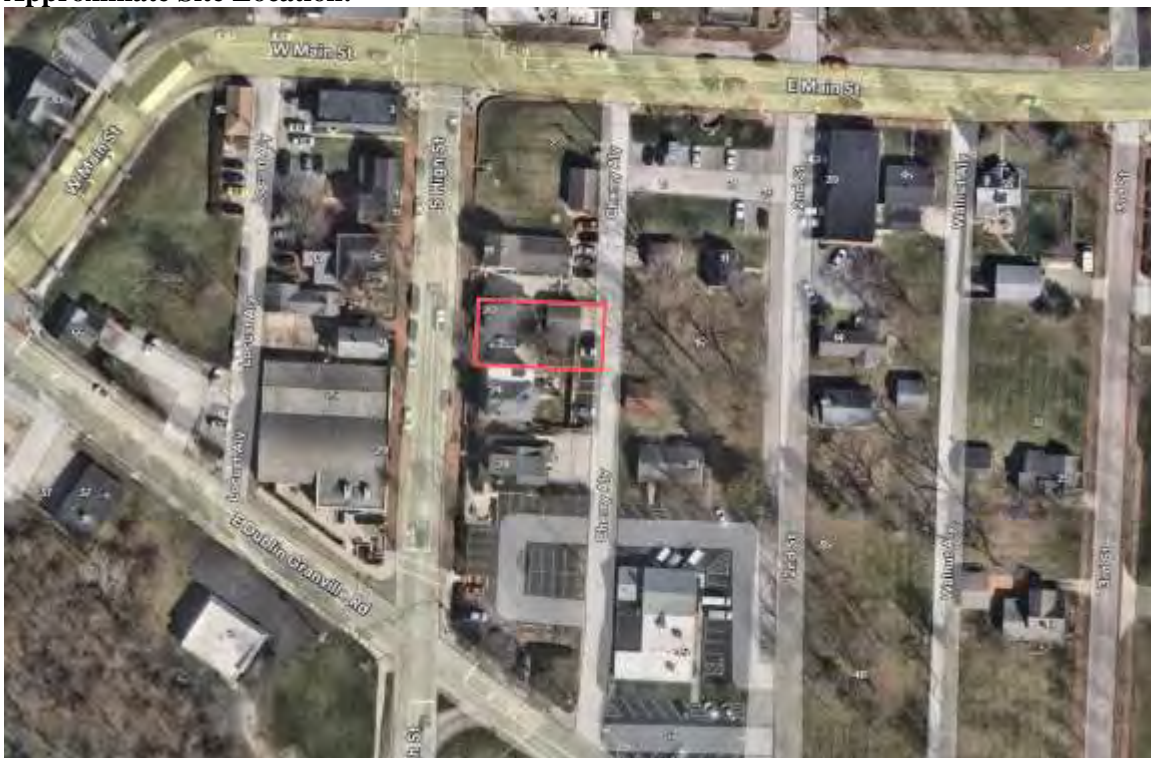
I. REQUEST

The applicant requests that this application be tabled to the February 10, 2025, Architectural Review Board meeting.

II. ACTION

Move to table certificate of appropriateness application ARB-80-2024 to the February 10, 2025, Architectural Review Board meeting.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Busch Real Estate LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Monday, January 27, 2025

The New Albany Architectural Review Board took the following action on 01/13/2025.

Certificate of Appropriateness

Location: 20 S HIGH ST

Applicant: Busch Real Estate LLC,

Application: PLARB20240080

Request: Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street including siding, windows as well as window and garage door replacements (PID: 222-000027).

Motion: Move to table

Commission Vote: Motion Tabled, 7-0

Result: Certificate of Appropriateness, PLARB20240080 was Tabled, by a vote of 7-0.

Recorded in the Official Journal this January 27, 2025

Condition(s) of Approval: None.

Staff Certification:

Chris Christian

Chris Christian
Planner II



**Architectural Review Board Staff Report
January 13, 2025 Meeting**

**CERTIFICATE OF APPROPRIATENESS
BUILDING DEMOLITION**

LOCATION: 28 North High Street (PID: 222-000085)
APPLICANT: New Albany Towne Center LLC c/o Kareem Amr
REQUEST: Certificate of Appropriateness for Building Demolition
ZONING: Urban Center District within the Historic Center sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-96-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of a vacant single-family residential structure located at 28 North High Street. The structure was previously used as a residence and, according to the Franklin County Auditor, it was built in 1910. The demolition of this building is necessary for a new proposed mixed use development.

Per C.O. 1157.07 alterations that change, modify, reconstruct, remove, or demolish any exterior features of an existing structure that are not considered to be minor modifications are categorized as major environmental changes. Per C.O. 1157.08(b)(1) any major environmental change to a property located within the Village Center area requires a certificate of appropriateness from the Architectural Review Board.

I. SITE DESCRIPTION & USE

The property is located on the east side of North High Street and north of East Main Street. There is vacant land to the north and east of the property that will be a part of the proposed mixed use development. To the south is Forward Financial Group and to the west is Le Rêve Château Salon & Spa.

II. EVALUATION

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 **C.O. 1157.09 Demolition**, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*
 - According to the Franklin County Auditor the building was constructed in 1910 and underwent no remodels. It is approximately 1,380 square feet and does not appear to contribute to any

historical architectural significance for the Village Center. The home is constructed with vinyl siding and is in severe disrepair.

2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*

- The demolition of this structure will make way for a new mixed-use development, offering amenities and economic benefits to the city. There does not appear to be any economic use for the structure as it stands today.

3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*

- The applicant states that the façade and structure damage of the property have become unsurmountable for repair and the costs associated with repairing the existing structure would not result in rentable or sellable property as the repair costs would exceed market yield for any single-family home in the area.
- The structure's exterior appears to be in poor condition and the Franklin County Auditor website categorizes the condition of the building as "unsound."

III. SUMMARY

The demolition of the single-family home does not seem to result in the loss of any architectural or historical significance in the area. The structure is visibly in severe disrepair and uninhabitable. Given its current condition, restoring the home appears economically unviable. The demolition of the building is necessary for a proposed mixed-use development which will provide amenities and economic benefits for the city. Additionally, the proposed development will integrate a street network that is a recommendation within the Engage New Albany strategic plan.

IV. ACTION

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

Move to approve application ARB-96-2024.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear New Albany Towne Center LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, January 22, 2025

The New Albany took the following action on .

Certificate of Appropriateness

Location: 28 N HIGH ST

Applicant: New Albany Towne Center LLC,

Application: PLARB20240096

Request: Certificate of Appropriateness to allow for the demolition of a single-family home at 28 North High Street

Motion: To Approve

Commission Vote: Motion Approved

Result: Certificate of Appropriateness, PLARB20240096 was Approved, by a vote of 7-0

Recorded in the Official Journal this

Condition(s) of Approval:

Staff Certification:

Sierra Saumenig

Sierra Saumenig
Planner



**Architectural Review Board Staff Report
January 13, 2025 Meeting**

**CERTIFICATE OF APPROPRIATENESS
REQUEST FOR ADDITIONAL BUILDING TYPOLOGIES
“TUCK-UNDER TOWNHOMES” AND “HYBRID COURTYARD RESIDENTIAL”**

LOCATION: Generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).

APPLICANT: New Albany Towne Center LLC c/o Kareem Amr

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District within the Core Residential and Historic Center sub-districts

STRATEGIC PLAN: Village Center

APPLICATION: ARB-97-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application requests to add the “Hybrid Courtyard Residential” and “Tuck-Under Townhomes” building typologies to the Urban Center Code for a site generally located at the northeast corner of Main Street and High Street. These two building typologies are not currently contemplated in the Urban Center Code, therefore new development standards are proposed with this application. The two proposed typologies are included with a mixed-use development that includes commercial and residential components along High Street.

The Urban Center Code (UCC) section 2.2, states 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 section 2.2.2 and 2.2.3 state that for new typology to be considered, the applicant must prepare graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies are project specific and shall not be used for other development applications.

There is a related certificate of appropriateness application on the January 13, 2025, meeting agenda for the development of the proposed mixed-use development. This application is evaluated under a separate staff report (ARB-98-2024).

II. SITE DESCRIPTION & USE

The development site is generally located northeast of Eagles Pizza and north of E Main Street. The development site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, south, and east and residential uses to the north.

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:

Tuck-Under Townhomes (Sub Parcel B)

1. Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;
 - This proposed building typology is located in both Core Residential and Historic Center subareas which permits the following building typologies to be constructed.

		HC	VC	CR	VR	PK CP RR
Cottage (2.5)						
Bungalow (2.14)						
House (2.23)						
Attached House (2.32)						
Two-Family Building (2.41)						
Townhome (2.50)						
Multi-Unit House (2.59)						
Multi-Unit Building (2.68)						
Classic Commercial (2.77)						
Traditional Commercial (2.86)						
Urban Commercial (2.95)						
Courtyard (2.104)						
Lined (2.113)						
Rural Residential (2.122)						
Parks & Preservation (2.131)						
Campus (2.137)						

- 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	100'	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	2'	no max
Side Yard	2'	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	1	3
Building Height	no min	55'

Service & Utility Standards

1. Above ground utility structures should be located in the alley, side, and rear yard and fully screened from the street.
2. Above ground mechanical devices shall be located in the rear or side yard, behind all portions of the principal façade, and shall be fully screened from the street.
3. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access Standards

1. Vehicular access to the parking court shall be located at the rear of the building, preferably along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24'.

Parking Standards

1. Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
2. Available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirements.
3. Bicycle parking required. Required minimums based on Section 5.30 of the Urban Center Code.

Building Frontage & Landscape Standards

1. At least one functioning entrance to the townhome shall be provided from every street.
2. Townhouses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the second side facing the street.
3. No minimum building entrance height as described in the DGR's.
4. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
5. Buffering and screening per Section 1171.05(c) shall not be required,

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. Since this site sits within two sub-districts, each with different lot and building standards, the applicant proposes a new typology to ensure there is a consistent development pattern.

- While tuck-under parking is allowed, explicit standards for this under the existing townhome typology are not provided in the UCC.
 - The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany’s Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city’s boards and commissions. The proposed Tuck-Under Townhome building typology aligns well with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project. It maintains a cohesive architectural style with the other buildings in the development. The careful arrangement fosters a harmonious streetscape that supports a walkable, community-focused character central to the Village Center’s identity.
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 that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with a building that front sidewalks creating an engaging streetscape. Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers. 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 Urban Center Code.
 - Requirements for service and utility standards, lot access and parking standards, and building frontage and landscape standards—except for buffering and screening, which are specific to the Tuck-Under Townhome typology and follow C.O. 1171.05(c)—are identical to those of the existing Townhome building typology.
 - The tuck-under parking component of this building typology meets the standards found within the Urban Center code including:
 - Located from the alley
 - Accessed from the rear
 - Yard requirements met
 - Contained within the footprint of the building typology
 - The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
 - The city is installing these streetscape treatments per the development agreement with the applicant.
 - The city architect reviewed the proposal and states that the overall proposed form is appropriate as it follows the urban function of the building while still drawing upon its surroundings to ensure a comfortable fit within the existing neighborhood fabric.
 - All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.
3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
- The Tuck-Under Townhome building typology meets the development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.
 - 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. Similar to the Hybrid Courtyard, there are several recommendations that the proposed typology fits within including:

- Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
 - The proposed Tuck-Under Townhome typology provides a thoughtful design that caters to all stages of life.
- Increase the number of people living and working in the Village Center through new residential and commercial development.
 - As a whole, the proposed development is mixed-use which helps achieves this goal overall. For this housing typology, it includes 14 additional homes which increases the number of residents living in Village Center.
- Promote mixed-use and retail infill development to create a continuous and activated street frontage throughout Village Center.
 - The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages. This design fosters vibrancy and activity along these corridors, contributing to a lively and engaging streetscape that connects with other established areas of the Village Center.
- The proposed standards, renderings and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed architecture is complimentary to existing structures in the Village Center.

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 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 of design, materials, patterns of windows, doors and details.
 - Design of new buildings in New Albany will be based on the precedent of American architectural styles.
 - Development in New Albany will be pedestrian friendly.
 - New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
 - Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
 - New Albany development will utilize authentic and high-quality building materials.
- The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
- The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
- The proposed tuck-under parking will be located along the alley which will minimize its visual impact.

Hybrid Courtyard Residential (Sub Parcel C)

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*

- The UCC includes both use standards and building typology standards. The UCC permits the use of multi-family with two or more dwelling units in the Core Residential subarea.
- The location of this proposed building typology is within the Core Residential subarea which permits the following building typologies to be constructed.

		HC	VC	CR	VR	PK CP RR
Cottage (2.5)						
Bungalow (2.14)						
House (2.23)						
Attached House (2.32)						
Two-Family Building (2.41)						
Townhome (2.50)						
Multi-Unit House (2.59)						
Multi-Unit Building (2.68)						
Classic Commercial (2.77)						
Traditional Commercial (2.86)						
Urban Commercial (2.95)						
Courtyard (2.104)						
Lined (2.113)						
Rural Residential (2.122)						
Parks & Preservation (2.131)						
Campus (2.137)						

- 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	.50 acres	no max
Lot Width	125'	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	no min	no max
Side Yard	no min	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	3	4
Building Height	no min	55'

Service & Utility Standards

- Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties.
- Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access & Parking Standards

- Vehicular access to the internal parking shall be located at the rear of the building, preferably along an alley.
- Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
- Available on-street parking with 100' of the property lines shall provide a ½ space credit towards the off-street parking requirements.
- Bicycle parking is required. Required minimums based on Section 5.30 of Urban Center Code.

Building Frontage & Landscape Standards

- The building front must have a clear main entrance from the public right-of-way.
- All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
- Stairways to upper stories must be enclosed.
- No minimum building entrance height as described in the DGR's
- Balconies are required to provide vertical elevation breaks along street facades.
- Buffering and screening per Section 1171.05(c) shall not be required.

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. The purpose of this proposed typology is that this type of building is not a one size fits all.
- The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany's Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city's boards and commissions. The proposed Hybrid Courtyard typology aligns with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project.

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 that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with buildings that front sidewalks creating an engaging streetscape. Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers.
 - 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 Urban Center Code.
 - The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
 - The city will install these streetscape treatments per the development agreement with the applicant.
 - The city architect reviewed the proposal and states that the overall proposed form is appropriate as it follows the urban function of the building while still drawing upon its surroundings to ensure a comfortable fit within the existing neighborhood fabric.
 - All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.

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. There are several recommendations that the proposed typology fits within including:
 - Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
 - The proposed Hybrid Courtyard typology provides a thoughtful design and includes units that cater to all stages of life.
 - Village Center is the appropriate place to add density and the missing, but desired housing types.
 - By allowing the Hybrid Courtyard typology, this achieves increased density and contributes to more multi-family housing.
 - The proposed standards, renderings and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed architecture is complementary to existing structures in the Village Center.
 - The Hybrid Courtyard Residential building typology meets the multi-family development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.

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 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 of design, materials, patterns of windows, doors and details.
 - Design of new buildings in New Albany will be based on the precedent of American architectural styles.

- Development in New Albany will be pedestrian friendly.
- New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
- Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
- New Albany development will utilize authentic and high-quality building materials.
- The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
- The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
- The proposed parking garage is underground which eliminates the visual impact of parking.

IV. SUMMARY

The proposed building typologies are consistent with the goals of New Albany strategic planning documents and policies as well as the Design Guidelines and Requirements. The two proposed building's design, massing and development standards are consistent with those permitted with existing building typologies allowed in the Historic Center and Core Residential subdistricts. The proposed structures will utilize high quality building materials that are used on all four sides of the building, accomplishing important goals of the New Albany DGRs.

Both proposed building typologies align with New Albany's strategic goals by promoting diverse housing options, increased density, and walkable urban forms within the Village Center. The "Hybrid Courtyard Residential" provides multi-family housing with a thoughtful layout including underground parking. The "Tuck-Under Townhomes" incorporate alley-accessed parking and street-facing entrances. Both typologies meet UCC standards, fit the Village Center's architectural context, and enhance pedestrian connectivity and streetscape vibrancy.

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-97-2024 (conditions of approval may be added)

Approximate Site Location:
Red dashed line – Entire development
Green area: Sub parcel B (Tuck-Under Townhomes)
Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap



Community Development Department

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

Dear New Albany Towne Center LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, January 22, 2025

The New Albany Architectural Review Board took the following action on 01/13/2025 .

Certificate of Appropriateness

Location: 48 N HIGH ST

Applicant: New Albany Towne Center LLC,

Application: PLARB20240097

Request: COA to add Hybrid Courtyard and Tuck-Under Townhomes Building Typologies

Motion: To Approve

Commission Vote: Motion Tabled, 7-0

Result: Certificate of Appropriateness, PLARB20240097 was Tables by a vote of 7-0

Recorded in the Official Journal this

Condition(s) of Approval:

Staff Certification:

Sierra Saumenig
Planner



**Architectural Review Board Staff Report
January 13, 2025**

**THIRD STREET MIXED-USE DEVELOPMENT
CERTIFICATE OF APPROPRIATENESS & WAIVERS**

LOCATION: Generally located north and west of E Main Street and east of 605.
(PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112,
222-000060, 222-000051, 222-000058, 222-000086).

APPLICANT: New Albany Towne Center LLC c/o Kareem Amr

REQUEST: Certificate of Appropriateness & Waivers

ZONING: Urban Center District within the Core Residential and Historic Center
sub-districts

STRATEGIC PLAN: Village Center

APPLICATION: ARB-98-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed mixed use development generally located north and west of E Main Street and east of 605 in the Village Center. The development consists of three sub parcels as described below. The development site is located within the Urban Center Code (UCC) zoning district therefore those requirements, the New Albany Design Guidelines and Requirements and city code regulations apply. On May 8, 2023, the applicant gave an informal presentation of the proposed development to the ARB.

SUBPARCEL	PROPOSED DEVELOPMENT	ZONING
A	Mixed use commercial and residential building (4,276 sq. ft. of ground floor commercial space with 17 residential units)	UCC; within the Historic Core subdistrict
B	14 townhomes	UCC; within the Historic Core and Core Residential subdistricts
C	Multi-family-unit building with 73 units	UCC; within the Core Residential subdistrict

The applicant requests the following waivers as part of the application:

- (A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback along High Street.
- (B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

- (C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

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

As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

There are related certificate of appropriateness applications including a demolition of a residential structure at 28 North High Street (ARB-96-2024) and for two new building typologies (ARB-97-2024) on the January 13, 2025, meeting agenda. These applications are evaluated under separate staff reports.

II. SITE DESCRIPTION & USE

The development site is generally located northeast of Eagles Pizza and north of E Main Street. The site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, south, and east as well as residential uses to the north.

III. EVALUATION

A. Certificate of Appropriateness

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

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

(A) Sub Parcel A (Traditional Commercial)

- The applicant proposes to construct a building consisting of 4,276 square feet of commercial space on the ground floor and 17 residential units on the first, second and third floors.
- Section 3(I.A.1) Design Guidelines & Requirements (DGRs) states that new buildings shall be constructed in a continuous plane at the inside edge of the sidewalk.
 - The proposed building fronts up against the public sidewalks and the commercial spaces have a uniform setback along North High Street, meeting this requirement.
- Section 3(1.A.3) of the DGRs states that rear setbacks should provide for parking, delivery truck access, trash pickup, and similar commercial services, in cases where buildings have public alleys running behind them.
 - The proposed building includes a parking lot in the rear setback along Cherry Alley. Additionally, commercial services including delivery and trash pickup are also in the rear setback, away from public roads therefore, this requirement is met.
- The applicant proposes to use brick, hardi-board siding, wood columns, shingle roofing, and stone around the chimneys.
- Section 3(II.A.2) of the DGRs states building designs shall not mix elements from different styles. The number, location, spacing, and shapes of windows and door

openings shall be the same as those used in tradition building design. Additionally, section 3(II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.

- The applicant proposes brick as the main architectural material with hardi-board siding in some areas on all of the proposed buildings (Sub parcel A, B, and C). See below an elevation of one of the buildings highlighting the use of the hardi-board. The city architect reviewed the proposed materials and states that the hardi-board paneling is a durable alternative to traditional wood and aims to maintain the historical appearance. Hardi-board has been successfully used throughout the Village Center. However, the city architect notes that the design details for the hardi-board are not provided. This is not a case of mixing elements, but rather using a modern material in a traditional manner to achieve a historic-looking result. Staff recommends a condition of approval that the use of hardi-board siding design details be subject to staff approval for all proposed buildings within the development (condition #1).



Example of how hardi-board is used throughout the development (shown in red)

- Section 3(II.A.3) of the DGRs states commercial storefront design shall follow traditional practice, including the use of bulkhead, display windows, and transom. All visible elevations of the building, shall receive similar treatment in style, materials, and design so not visible side is of lesser visual character than the other.
 - The proposed building façade meets this requirement, featuring large display windows with bulkheads below. Residential units are included above the ground floor, with exterior balconies that are seamlessly integrated into the storefront design. The south façade showcases large brick arches and unit balconies that harmonize well with the primary façade. The north façade includes large storefront windows and entrance doors into residential units.
- Section 2(IV.E.7) of the DGRs states that residential units should have vertically proportioned windows that are made of wood and may have either vinyl or aluminum cladding on the exterior.
 - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).

(B) Sub Parcel B (Proposed Tuck-Under Townhomes)

- The applicant proposes to construct a 19,445 square foot building consisting of 14 townhomes in this sub parcel.
- The applicant proposes to use brick, stone, shingle roofing, wood columns and railings for the balconies, and hardi-board.

- DGR Section 2 (III.F.1) states that the materials used for townhouse buildings shall be appropriate and typical of the architectural style in which the building is constructed. In general, the DGRs recommend wood siding and brick as preferred exterior materials but allows other materials to be used if approved by the ARB. Based on the provided application materials, it appears as though brick is the primary façade material. Additionally, section 2 (II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
 - Similar to the other proposed buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer to condition #1).
- DGR Section 2 (III.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
 - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).
- DGR Section 2 (III.C.3) states buildings shall be oriented towards the primary street on which the building is located.
 - The building fronts the proposed Founders Avenue and Second Street. It also fronts Cherry Alley and Hawthorne Alley. The proposed site layout has the townhomes up against the tree lawn and sidewalk oriented towards the primary streets. Each townhome has a front door oriented toward the street with entrance steps, meeting this requirement.
- DGR Section 2 (III.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
 - The applicant meets this requirement as they propose to locate the garages in the rear of the homes that are along a private, internal drive that is not visible from primary streets.
- Urban Center Code section 2.54.1 states above ground mechanical devices shall be located in the side or rear yard, behind all portion of the principal façade, and shall be fully screened from the street and neighboring properties. Section 2.54.2 states above ground utility structures should be located in the alley or side or rear yard and fully screened from the street.
 - The applicant proposes mechanical equipment on the roof of the townhome building but did not provide a rooftop screening plan to ensure the equipment cannot be seen from the streets. Staff recommends a condition of approval that all proposed mechanical equipment meet these requirements, subject to staff approval (condition #3).

(C) Sub Parcel C (Proposed Hybrid Courtyard)

- The applicant proposes to construct a 31,472 square foot multi-unit building consisting of 73 residential units.
- The applicant proposes to use brick, stone, shingle roofing, metal railings for the balconies, and hardi-board.
- DGR Section 2 (IV.B.2) states that building designs shall not mix elements from different styles. Designs must be accurate renderings of historical styles.

Additionally, section 2 (IV.F.3)) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.

- Similarly, to the other two buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer condition #1).
 - There is a large grade difference from Hawthorne Alley to Founders Avenue that creates a need for brick foundation walls in this sub parcel. While sub parcel A and B have been designed as a step down approach so that the brick foundation walls are a typical height, sub parcel C must be constructed at one grade. To address this, the applicant is breaking up the walls by incorporating enhanced landscaping, bricked in window features that break up the blank walls, and small openings into the parking garage that are covered with metal railings. Both the landscape architect and city architect have reviewed the design and expressed their support for design and landscaping. Similar brick retaining walls are present in other areas of Village Center due to the varying grades.
 - DGR Section II (IV.B.3) states apartment buildings that do not have individual entrances to residential units shall follow traditional practice by employing distinct central entrances that facilitate pedestrian access.
 - The multi-unit building does not have individual entrances however, it does have centrally located entrances into the building that facilitate pedestrian access. Due to the grade of the site, these entrances are accessed via staircases.
 - DGR Section III (IV.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
 - The applicant meets this requirement as they propose an underground parking garage that is not visible from the public streets.
 - DGR Section 2 (IV.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
 - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).
 - While the DGR's do not specifically state above ground mechanical equipment shall be screened for apartment buildings, the applicant provided a roof plan indicating that the mechanical equipment on the roof is not seen from the public streets.
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

- **Sub parcel A:** Urban Center Code Section 2.901.1 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 on the private property.

- **Sub parcel B and C:** As these are two new building typologies, the applicant has created a set of standards for each which includes 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 for these two subareas in all applicable areas on the private property. This includes bushes and shrubs along the building's facades, flower pots, and trees.
- **Sub parcel C:** As previously noted, this sub-parcel features a significant grade difference between Hawthorne Alley and Founders Avenue, requiring the installation of brick walls. The applicant plans to enhance the area with taller landscaping, including up to 2 foot tall shrubs and bushes and 8-10 foot tall ornamental trees, to soften the taller brick walls.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #4). The City Landscape Architect's comments are:
 1. Update plant list to properly reflect proposed materials, typical all. Resubmit updated plan for review.
 2. Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
 3. Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
 4. Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
 5. Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
 6. Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.

Lighting

- A detailed lighting plan was not submitted for review. Therefore, the staff recommends a condition of approval requiring submission of such a plan to ensure the lighting uses cut-off fixtures and downcast designs (condition #5).

Vehicular and Pedestrian circulation:

- **Sub parcel A:** Urban Center Code section 2.89 requires a minimum of one off-street parking space per unit plus ½ space for each additional unit for residential. For commercial, it requires a minimum of two spaces and a maximum of one off-street space per 400 square feet of building space. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
 - The sub parcel includes 4,276 square feet of commercial which requires 11 minimum parking spaces. There is a total of 17 units including 16 one-bedroom flats and 1 two-bedroom flats and this requires a minimum of 18 parking spaces. The required number of off-street parking for the residential units and commercial area is a minimum of 29 spaces.
 - In addition to the off-street parking provided, the building fronts onto High Street where there is a total of 14 existing on-street parking spaces immediately adjacent to the building as well as a proposed 6 spaces on Founders Avenue. The entire site is a pedestrian-oriented mixed use

development with additional on-street parking spaces distributed along the public streets.

- There are 19 off-street parking spaces. With the ½ space credit for on-street parking, the applicant meets the required number of parking spaces.
- **Sub parcel B:** The applicant’s proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirement.
 - The sub parcel includes 14 two-unit townhomes which requires a minimum of 21 parking spaces. In addition to the off-street parking provided, there are 4 on-street parking spaces on Founders Avenue and 4 on the west side of Second Street.
 - The applicant is providing 28 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- **Sub parcel C:** The applicant’s proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirement.
 - The sub parcel includes a total of 73 units which breakdowns to 13 studios, 54 one-bedroom units, and 6 two-bedroom units. The required number of off-street parking for the units is a minimum 76 spaces.
 - In addition to the off-street parking provided, there are 4 on-street spaces along Second Street and 8 spaces along Third Street
 - The applicant is providing 76 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- 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.
 - The applicant is providing bicycle parking for each sub parcel that meets this requirement.
- As mentioned above, the city will install 5-foot wide concrete sidewalks along all public streets.
- The overall site is well designed from a site layout and planning perspective. The proposed street network is lined with buildings and shared parking is consolidated behind them or hidden from the public streets. The buildings front onto public streets as well as provide a cohesive architectural presence.

Signage

- No signage was submitted for review. All new signage is subject to ARB review and approval at a later date.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The majority of the site is vacant aside from one existing home that is dilapidated. There is a related certificate of appropriateness application for the demolition of this structure on the January 13, 2025 agenda. This application is evaluated under a separate staff report (ARB-96-2024). The city architect has reviewed and preliminarily approved the submittal.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*

- It appears that the applicant has designed the three new buildings 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 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

Sub parcel A:

The site in question is located in the Historic Center subarea within the Urban Center District. The proposed building typology is Traditional Commercial. The proposal complies with most of typology standards listed in this section of the Urban Center Code.

1. Lot and Building Standards

Sub parcel A: Traditional Commercial (UCC Section 2.87)

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	30'-85'
Lot Width	No min	200'	173'
Lot Coverage	No min	100%	20'39%
Street Yard (a)	5'	20'	2.8' (High Street) [waiver requested] 2.5' (Founders Avenue) [waiver requested]
Side Yard (b)	0'	20'	6'10"
Rear yard (c)	15'	No max	2.6' [waiver requested]
Bldg Width	80%	100%	95%
Stories	2	3	3
Height (d)	No min	55'	39'

- Per 2.90, above ground mechanical devices, ground utility structures, and trash containers shall be screened from the street. The applicant meets this requirement by placing the dumpster at the rear of the building, screened from public view. Additionally, the mechanical equipment is located on the roof and is similarly screened from the street.

Sub parcel B: Tuck-Under Townhomes (new typology)

Standard	Minimum	Maximum	Proposed
Lot Area	no min	no max	0.48ac
Lot Width	100'	no max	107'
Lot Coverage	50%	100%	69.3%
Street Yard/Front Yard	2'	no max	2.83'
Side Yard	2'	no max	2.90'
Rear Yard	no min	no max	3'
Building Width	no min	100%	94.6%

Stories	1	3	3
Building Height	no min	55'	41'

Sub parcel C: Hybrid Courtyard (*new typology*)

Standard	Minimum	Maximum	Proposed
Lot Area	.50 acres	no max	0.85ac
Lot Width	125'	no max	191.1'
Lot Coverage	50%	100%	85%
Street Yard/Front Yard	no min	no max	312'
Side Yard	no min	no max	n/a
Rear Yard	no min	no max	2.5'
Building Width	no min	100%	94.2%
Stories	3	4	3.5
Building Height	no min	55'	46'

5.2 Street and Network Standards

- As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

A. Waiver Requests

The ARB’s review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
3. *Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant requests the following waivers as part of the application.

- (A) **Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.**
- (B) **Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue**
- (C) **Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.**

- (A) **Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.**

(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

The following should be considered in the board's decision:

1. Urban Center Code Section 2.87(c) states that the required street yard setback for a traditional commercial building is a minimum of 5 feet. However, the applicant proposes portions of the building to have a setback of approximately 2.8 feet along High Street and approximately 2.5 feet along Founders Avenue, necessitating waivers.
2. For High Street, the waiver is necessary because the city requests that additional right-of-way be dedicated to the city. The developer's design team located the building 5 feet away from High Street, assuming the sidewalk and right-of-way limits matched. However, during the city engineer review of the proposed private development's site layout, the city staff discovered that the public, brick sidewalks are partially installed on private property.
3. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Due to the curvature of High Street, the setback line varies along the street yard lot line and only a portion of the building encroaches into this setback at the southwest corner and goes up to 5'-3" which does meet the setback requirement. Regarding Founders Avenue, the site is pedestrian oriented and therefore, it's appropriate for the buildings to be close to the right-of-way. This portion of the building along Founders Avenue transitions from commercial spaces to townhomes, aligning with sub parcel B to maintain continuity throughout the overall development.
4. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fits within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirement. The overall development provides a traditional urban form as desired in the UCC where a smaller setback is desirable. Even with the reduced setback, the city is providing all of the required streetscapes. Furthermore, the requested reduced setbacks apply only to specific sections of the building facades, not their entire lengths.
5. The request is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints since this is an existing lot with two street yards. This waiver request is just for portions of the development that front on High Street and Founders Avenue. Regarding High Street, the city is creating the need for this waiver in order to have public right-of-way match the location of the public sidewalk at the southwest corner of the building. Thus, right-of-way along High Street follows the curve of the existing sidewalk. The proposed building footprint does not follow the curve of the existing sidewalk, as it is intended to parallel High Street.
6. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

The following should be considered in the board's decision:

1. Urban Center Code Section 2.87(c) states that the required rear yard setback for a traditional commercial building is 15 feet. The applicant proposes a 2.6+/- foot setback along the rear property line (Cherry Alley), therefore a waiver is required. This setback is just for the building and not the parking area as there is no minimum parking setback from alleys.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. As townhomes from sub parcel B front on Cherry Alley, the smaller setback is appropriate to continue the pattern of a pedestrian-oriented street.
3. The plan meets the intent of the standard that the applicant is attempting to seek a waiver from. The design hides the off-street parking from view of the public streets. As the building is "L" shaped, allowing a smaller setback hides the parking lot from Founders Avenue. This form is desired by the DGRs and UCC and matches the development

- pattern in the area. Additionally, it increased the building width along Founders Avenue which is desirable.
4. The request could be considered to be necessary for reasons of fairness due to unusual building, structure, or site-specific constraint. The UCC contemplates all traditional commercial buildings having off-street parking spaces in the rear yard. The lot's distinct feature is that it is bordered by two public streets and a public alley. Since the alley is designated as the rear yard, it causes the front yard (Founders Avenue) and the rear yard (Cherry Alley) to intersect. This results in an undesirable 15-foot setback from Cherry Alley, reducing the building's frontage on Founders Way. While Cherry Alley is an alley, it still is pedestrian-oriented with townhome entrances fronting it. Therefore, the smaller setback is appropriate as it conforms to an urban form.
 5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Engage New Albany strategic plan, Urban Center Code, and Design Guidelines and Requirements. The development accomplishes several strategic plan recommendations including “promote mixed use and retail infill development to create continuous and activated street frontage throughout the Village Center” and “increase the number of people living and working in the Village Center through new residential and commercial development.”

The New Albany Design Guidelines and Recommendations state that New Albany’s goal is to encourage a consistent approach when new buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The designs for the three buildings are of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing area. The project encompasses three distinct sub-parcels, each tailored to meet site-specific needs while respecting the historical and architectural character of the Village Center. The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages.

The development emphasizes cohesive site layout and connectivity, blending building orientation with pedestrian-friendly streetscapes. It meets parking standards through a mix of off-street and on-street parking. The city architect indicates that the use of hardi-board siding depends on the careful execution of design details, but the approach supports the goal of preserving historic aesthetics while incorporating durable, modern materials that achieve a historic-looking result. With the recommended changes from the city architect and landscape architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this development.

V. ACTION

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

Suggested Motion for ARB-98-2024:

Move to approve Certificate of Appropriateness application ARB-98-2024 with the following conditions:

1. That the use of hardi-board siding design details be subject to staff approval for sub parcel A, B, and C.
2. That the proposed windows are made of wood and have vinyl or aluminum cladding on the exterior.
3. That that all proposed mechanical equipment be screened from the public street.

4. That the following landscaping comments be addressed:
 - Update plant list to properly reflect proposed materials, typical all. Resubmit updated plan for review.
 - Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
 - Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
 - Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
 - Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
 - Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.
5. That a plan to ensure the lighting uses cut-off fixtures and downcast designs, subject to staff approval.

Approximate Site Location:

Red dashed line – Entire development

Yellow area: Sub parcel C (Traditional Commercial)

Green area: Sub parcel B (Tuck-Under Townhomes)

Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap

Development Review

project name Mershad - New Albany Village Center Development
prepared for City of New Albany
date December 31, 2024
date received January 06, 2025

COMMENTS

Plan

1. Update plant list to properly represent proposed materials, typical all. Resubmit updated plan for review.
2. Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be set from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow. See below.
3. Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade. See below.
4. Extend the use of plant materials to create stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing material and overall aesthetic found within New Albany and the Historic Village Center. See below.
5. Replace the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street. See below.
6. Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp. See below.

*NOTES:

The provided diagram is for informational purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.



Community Development Department

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

Dear New Albany Towne Center LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, January 22, 2025

The New Albany took the following action on .

Certificate of Appropriateness

Location: 48 N HIGH ST

Applicant: New Albany Towne Center LLC,

Application: PLARB20240098

Request: Certificate of Appropriateness Mixed Use Development at 48 North High Street

Motion: To Approve

Commission Vote: Motion tabled, 7-0

Result: Certificate of Appropriateness, PLARB20240098 was Tabled, by a vote of 7-0

Recorded in the Official Journal this

Condition(s) of Approval:

Staff Certification:

Sierra Saumenig
Planner