



New Albany Architectural Review Board
Monday, August 11, 2025 Meeting Minutes - Approved

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, August 11, 2025 in the New Albany Village Hall. Vice Chair Iten called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Iten	present
Ms. Moore	present
Mr. Strahler	present
Mr. Davie	absent, arrived at 7:05 p.m.
Mr. Maletz	present
Mr. Brown	present
Mr. Hinson	absent
Council Member Brisk	present

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

Staff members present: Development Engineer Albright, Planning Manager Christian, Planner II Saumenig, Deputy Clerk Madriguera.

III. Action on minutes: June 9, 2025

Vice Chair Iten recognized staff to provide an overview of the different format for the June 9, 2025 meeting minutes.

Deputy Clerk Madriguera provided an overview of why staff was considering changes to the way that meeting minutes are prepared in New Albany. She also provided an overview of the relevant laws and policies regarding meeting minutes. Finally she explained that this format was one alternative, that discussions had not taken place with senior staff and that the board's feedback would inform those discussions.

Vice Chair Iten said he had two main points. First, it made sense to follow the city council's lead rather than the board advancing changes on their own, and asked whether the city council was considering any changes.

Council Member Brisk responded that this was the first she had heard of it and that it makes sense to consider changes as technology evolves. She continued that she was unsure whether it was too soon, but acknowledged that staff was always seeking ways to make the best use of staff time and technology.

Vice Chair Iten continued that his second point was regarding the purpose of the minutes. He stated that in *White*, the Supreme Court of Ohio explained that the purpose of the minutes was to make sure the public could understand why the public body did what it did. The 12 page transcript could accomplish that but it becomes a labor. So from his perspective he prefers the

current method. This method shifts the labor from staff to unpaid board members to read the minutes. This breeds the potential for errors to creep in. He remarked that he thought there would be other ways, perhaps AI would be able to get the minutes to a time-saving point. However, he views this alternative as suboptimal.

Mr. Strahler stated that he would like to second the use of AI to summarize everything said at the meeting.

Mr. Maletz agreed and would like to see what the quality of the summary would be if it was put into AI. The transcript is burdensome; technology should be leveraged with the use of AI.

Ms. Moore agreed that the transcript is burdensome but observed that the video provides sufficient context.

Mr. Brown agreed with the board and remarked that greater efficiency could be achieved with the use of technology.

Vice Chair Iten asked whether the board should request that the minutes be redone or whether the board should approve the minutes and request that the future meeting minutes in the old format.

Mr. Brown stated that there was an error in the first paragraph on page four, 12,000 square feet should be 1,200 square feet.

Mr. Strahler added that there was an error in the second paragraph on page 7. Comments made by Vice Chair Iten were misattributed to him.

Vice Chair Iten stated that he would like to ask that the June minutes be tabled so that they could be redrafted.

Mr. Brown moved to table the June 9, 2025 meeting minutes. Vice Chair Iten seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Brown yes, Ms. Moore yes, Mr. Davie yes, Mr. Strahler yes, Mr. Maletz yes. Having all votes in favor, the June 9, 2025 meeting minutes were laid upon the table.

IV. Additions or corrections to the agenda

Vice Chair Iten asked whether there were any additions or corrections to the agenda.

Planning Manager Christian answered none from staff.

Thereafter Vice Chair Iten administered the oath to all present who wished to address the board.

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

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

VI. Cases:

FDP-57-2025 Nationwide Children's Hospital Final Development Plan

Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).

Applicant: Bryce Shirley

Planner II Saumenig delivered the staff report. She noted that the first condition recommended by staff in the staff report, “That the owner dedicates Parcel ID 222-005432 to the city for purposes of parkland and open space,” has been revised to the following: “That the owner permits the city to install park amenities on Parcel ID 222-00532, provided it is allowed under the conservation easement.”

Vice Chair Iten invited the applicant, Bryce Shirley, to the lectern to speak in support of the application and or to respond to questions. He then asked staff whether the sign code applied to this application.

Planner II Saumenig said it does not but any future sign would need to be approved by the board.

Mr. Maletz asked staff whether the overall development plans for this area had been reviewed and approved, noting that Ganton Parkway appears to terminate at a cul de sac and that this is only subarea A. He said it would be great to see the other subareas and asked whether the plan had been fully developed, and asked whether staff knew whether the whole thing would fit together. He further questioned whether it was customary or within the city’s purview to build a partial parkway.

Planner II Saumenig responded that the signatures are being collected for Ganton.

Planning Manager Christian responded yes, it was customary and within the city’s purview to build a partial parkway. He added that staff would share the entire Ganton Parkway realignment with the board and that staff was available to answer questions he or the board had.

Development Engineer Albright responded that what exists now is all that staff has.

Mr. Strahler asked staff to indicate the location of the parcel where the park amenities would be installed and asked for additional details.

The applicant’s landscape architect responded that the team did not have it yet but will send it to staff as soon as possible.

Vice Chair Iten confirmed that the park amenities will be approved at the staff level.

Mr. Strahler noted that there are separate square footage figures on the site plan and asked which one applied and whether there is more than one building.

Mr. Shirley explained that they are anticipating expansion.

Vice Chair Iten remarked that the application and renderings looked very nice to him and stated that he had no further questions.

Mr. Maletz confirmed that there is a landscape plan for Ganton. He asked whether, on the north elevation, consideration was given to dropping the jack arches down to create a smaller shadow. He remarked that this would not be necessary and that he was satisfied if they were on a different plane.

Mr. Bryce confirmed that they were on a different plane, and that the team made the decision to stay consistent throughout and to keep it simple.

Mr. Davie asked the applicant to speak to the service yard and the lower level access.

Mr. Bryce responded that a lot of that was driven by topography.

Mr. Davie responded that he understood, that the rendering looks like a difficult condition and he wondered whether there was a better way. He confirmed that the turning radii were sufficient.

Hearing no further questions, Vice Chair Iten indicated he would entertain a motion.

Mr. Bown moved to approve FDP-57-2025, with the revision to condition one in the staff report as discussed at the meeting. Ms. Moore seconded the motion.

Upon roll call: Mr. Brown yes, Ms. Moore yes, Mr. Strahler yes, Mr. Iten yes, Mr. Davie yes, Mr. Maletz yes. Having six yes votes the motion passed and FDP-57-2025 was approved, with the first condition in the staff report revised to provide the following:

That the owner permits the city to install park amenities on Parcel ID 222-00532, provided it is allowed under the conservation easement.

VII. Poll members for comment and adjournment

Having completed their cases and having no other business, Vice Chair Iten polled the members for comment. Hearing no comment, he commented that as always it was a pleasure to meet.

Having completed their agenda and having no further business Ms. Moore moved to adjourn the August 11, 2025 meeting of the New Albany Architectural Review Board. Mr. Strahler seconded the motion.

Upon roll call: Ms. Moore yes, Mr. Strahler yes, Mr. Iten yes, Mr. Davie yes, Mr. Brown yes, Mr. Maletz yes. having six yes votes the motion passed and the August 11, 2025 meeting was adjourned at 7:42 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

FDP-57-2025

Staff report

Record of action



**Architectural Review Board Staff Report
August 11, 2025**

**NATIONWIDE CHILDREN'S HOSPITAL – NEW ALBANY CLOSE TO HOME
FINAL DEVELOPMENT PLAN
CERTIFICATE OF APPROPRIATENESS**

LOCATION: Generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432)

APPLICANT: Bryce Shirley

REQUEST: Certificate of Appropriateness-Final Development Plan

ZONING: Ganton Comprehensive Planned Unit Development (C-PUD)

STRATEGIC PLAN: Village Center

APPLICATION: FDP-57-2025

Review based on: Application materials received on July 11, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed pediatric medical facility generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road. The application consists of a new outpatient medical center with associated parking and landscaped amenity spaces. The site is zoned Comprehensive Planned Unit Development (C-PUD) and the proposed medical facility is within Subarea 1. There are three subareas within this zoning district.

Per C.O. 1157.08(b)(2), C-PUD preliminary and final development plan applications, within the Village Center Area, require a Certificate of Appropriateness to be issued by the Architectural Review Board (ARB) who reviews the proposal and makes a recommendation to the Planning Commission (PC). The PC then reviews the application, including the recommendation of the ARB, and takes final action on the application. Per C.O. 1159.09(h), the applicant may submit the preliminary and final development plans as a single application, which is the approach taken in this case. This case is scheduled to be heard by the Planning Commission during their meeting on August 18, 2025.

Since the development site is located within a Comprehensive Planned Unit Development (C-PUD), the applicable standards are those outlined in the Ganton C-PUD development text, the New Albany Design Guidelines and Requirements, and other relevant city code provisions, rather than the Urban Center Code.

II. SITE DESCRIPTION & USE

The development site is in the Village Center and currently vacant. It is generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road. Surrounding uses include Zarley Industrial Park across 161, commercial businesses to the west, and vacant land to the south.

III. EVALUATION

A. Certificate of Appropriateness

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

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

- The applicant proposes to construct a new pediatric medical center consisting of a 170,000 square foot medical facility and a 16,000 square foot Central Utility Plant (CUP) to support the energy and operational needs of the facility. The medical center will consist of four levels—one below grade and three above grade—along with an enclosed rooftop mechanical penthouse.
- The zoning text requires the following setbacks:

Road	Requirement	Proposed
State Route 161	100-foot building and pavement setback	100-foot building and pavement setback [met]
Ganton Parkway	25-foot building and pavement	100+/- foot building and pavement setback [met]

- Architectural requirements include both the Ganton C-PUD development text and Section 6 of the city's Design Guidelines and Requirements (Commercial Outside Village Center).
- Section 6(I.A.1) of the DGRs and the zoning text states that all visible elevations of the building shall receive similar treatment in style, materials, and designs so that no visual side is of lesser visual character than the other.
 - The proposed building features a predominantly brick exterior, reflecting a high-quality and durable material choice that aligns with the city's architectural requirements. All four elevations are treated with equal attention to design detail, incorporating evenly spaced windows and entrances to ensure a cohesive and visually balanced appearance.
- Section 6(I.B.2) of the DGR's states that to the greatest extent possible, particularly along public sidewalks and leisure trails, building designs shall avoid windowless blank walls. A high window-to-wall-ratio is preferred. Additionally, the zoning text states design variations on long exterior walls shall be employed to create visual interest and some variations including offsets, recesses, color changes, and variety in building height.
 - The proposed facility includes several windows on all four facades. The only area that does not have windows but includes a bricked-in window style is the CUP which is on the back side of the facility facing 161. The proposed building also includes design variation including differing building heights, offsets, and recesses.
- The applicant proposes to use brick, cast stone, and painted aluminum which are permitted exterior building materials in the DGR's and the C-PUD development text.
- The city architect reviewed the application and commended the high architectural quality, well-considered site layout, and landscaping, noting that no revisions were necessary.
- The zoning text states building height shall be a maximum of 75 feet and the applicant is meeting that with a maximum height of 74 feet.
- The zoning text states complete screening of all roof-mounted equipment is required on all four sides of the building with materials that are consistent and harmonious with the building's façade and character. Additionally, all ground-mounted equipment shall

be completely screened by walls, fencing, and landscaping that is consistent and harmonious with the materials on and character of the nearest primary building.

- o The applicant has provided elevations showing screening and noted in the plans that all mechanical equipment shall be screened as required in the zoning text.

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

Landscape

- The zoning text states that existing trees and vegetation located within the required minimum pavement setback from 161 or within areas which are generally designated on a preliminary development plan as being within a “Preservation Zone.” The applicant has provided a tree clearing plan and indicated a Preservation Zone along the north and east sides of the property which is the entirety of Parcel ID 222-005432 which is also adjacent to the Rose Run stream corridor.
- The zoning text requires a minimum of 38 acres of parkland and open space throughout the zoning district, consistent with the recommendations of the Urban Center Code Regulating Plan.
 - o The applicant submitted an exhibit illustrating the parkland and open space planned for this subarea, totaling approximately 8.94 acres. This means that a minimum of 29.06 acres of parkland and open space is required throughout the other subareas.
 - o Staff recommends a condition of approval that the property owner dedicate Parcel ID 222-005432 to the city for the purposes of parkland and open space (condition #1).
- The zoning text requires the landscaping treatment along Ganton Parkway to be consistent across the zoning district and shall be designed through cooperative efforts between the property owner(s) and the city.
 - o The final street and roadway plans for Ganton Parkway indicate that the city will be installing street trees in both the tree lawns and median islands. The city will also pave the leisure trail on both sides.
 - o The applicant is responsible for installing the required four rail horse fence, along the entire site frontage, which is shown on the plans.
- The zoning text states that there shall be no less than one tree planted for every ten parking spaces located in a surface parking lot and at least 5% of the vehicular use area shall be landscaped or green space.
 - o The applicant provides a total of 486 trees, which substantially exceeds the required amount (50 trees). Additionally, 32.3% of the vehicular use areas are proposed to be landscaped or maintained as green space.
- The proposed site plan includes a large central green that the building fronts, along the Ganton Parkway elevation. This area includes a concrete walking path, viewing garden, seat wall, and bench seating.
- The site plans indicate that underground water detention will be utilized and therefore there are no stormwater basins on site.
- The City Landscape Architect has reviewed the plans 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 #2). The City Landscape Architect’s comments are:
 - o Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.

- o Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
- o Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
- o Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.

Lighting

- A detailed lighting plan was submitted for review; however, clarification is needed regarding the height and color of the proposed light poles. The zoning text requires light poles to be downcast and they must not exceed 30 feet in height, and the finish must be either black or New Albany Green. Additionally, several areas along the property lines show footcandle levels that are not at or near zero, which should be addressed to comply with lighting standards and minimize light spillover beyond the boundaries of the site.
 - o Staff recommends a condition of approval that the applicant meet all lighting standards found in zoning text section III(G) (condition #3).

Vehicular and Pedestrian circulation:

- The zoning text commits to the extension of Ganton Parkway, as identified in the Engage New Albany Strategic Plan. This new roadway is shown on the proposed plans and will connect into the existing Theisen Drive, off US-62, and connect into a realigned intersection at Kitzmiller Road and East Dublin-Granville Road.
- The site will be accessed from two curb cuts along the future Ganton Parkway.
 - o The westernmost access will accommodate service vehicles, deliveries, and emergency vehicles.
 - o The central access point will serve patients, visitors, and staff.
- The off-street parking requirements of Chapter 1167 do not apply to this subarea, according to the zoning text. The amount of parking shall be reviewed by the ARB and PC as part of the final development plan. The ARB should consider the anticipated parking needs of the applicant and uses, the number of anticipated employees and visitors for such uses, and projected timing of employment shifts and visits by patients (if applicable). The applicant provided a parking rationale indicating the reasoning for the proposed number of parking spaces.
 - o The use is neither a hospital with beds or a nursing facility and therefore, the applicant has indicated that the proposed parking totals are based on a combination of anticipated patient and staff volumes, as well as typical standards for medical office facilities relative to building area. The applicant proposes 1 space per 285 square feet of total patient care area to allow for flexibility and reasonable capacity to support the needs of unbuilt space. The lower level, which primarily consists of storage and utility space, is calculated at a lower ratio of 1 space per 1,000 square feet. The following table includes the total building proposed parking:

Lower Level	42,500 sq. ft. x 1.0 space/1000 sq. ft.	43 spaces
Levels 1-3	127,500 sq. feet x 1.0 space/285 sq. ft.	447 spaces
Central Utility Plant	6 maintenance staff	6 spaces
Total		496 spaces

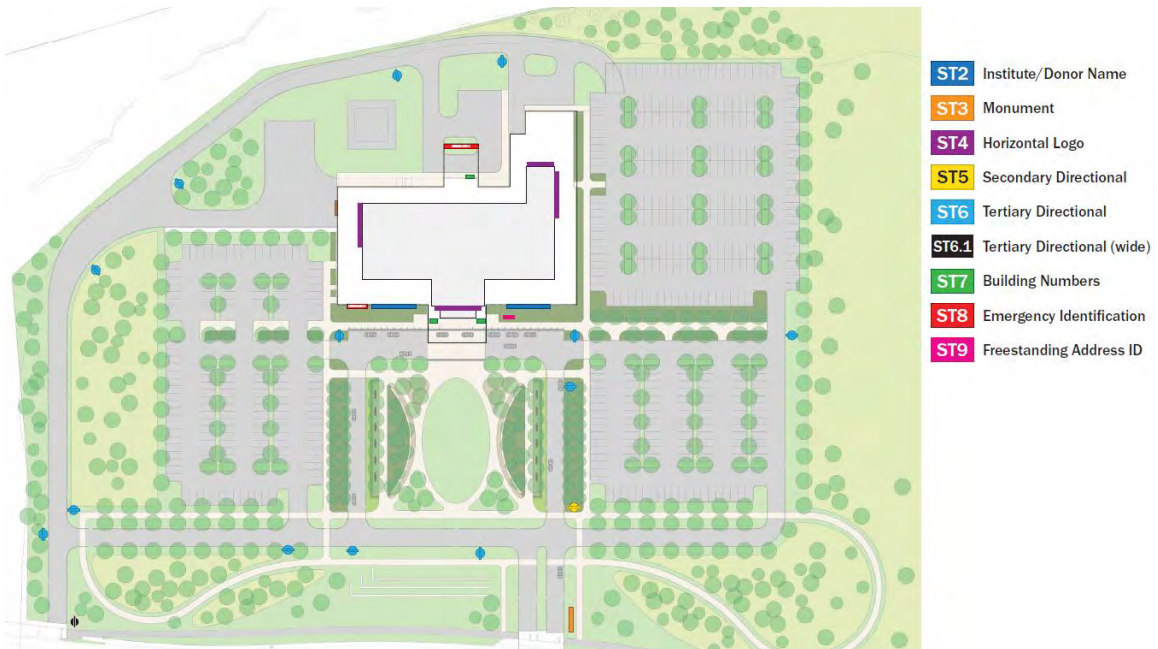
- The proposed site plan incorporates a comprehensive internal sidewalk network designed to enhance pedestrian connectivity throughout the site. This network

will tie into the leisure trail, promoting walkability beyond the development boundaries. Additionally, clearly marked pedestrian crosswalks are provided at key points across internal drive aisles to ensure safe and accessible movement for pedestrians between buildings and parking areas.

- The plan does not show bike parking and per the landscape architect's comments, 5 bike hitches should be installed (see condition under the *Landscape* section).

Signage

- The zoning text states that a master sign plan shall be submitted for subarea 1 as part of a final development plan application. Once a master sign plan is approved, all future sign applications shall be reviewed and approved by the ARB via a certificate of appropriateness application and do not require Planning Commission review. The applicant has submitted a master sign plan and details outlining each proposed sign.
- Due to the unique nature of the use and the need for effective wayfinding, signage within this subarea requires greater flexibility. As such, the zoning text and master sign plan shall govern signage requirements. In instances where specific signage is not addressed in either document, the relevant provisions of the Codified Ordinances shall apply. All signage should be designed to complement the architectural character of the building, with appropriate scale and placement. Signs should not obscure architectural features such as detailing, windows, entrances, or doorways.
- The zoning text lays out different types of signs that are permitted in Subarea 1
- The applicant proposes nine unique sign types including:
 - a. Institute/Donor Name – two signs
 - b. Monument (Primary Entry Monument Sign)– one sign
 - c. Horizontal Logo (Building Identification Sign) – four signs
 - d. Secondary Directional (Directional Sign) – one sign
 - e. Tertiary Directional (Directional Sign) – 12 signs
 - f. Tertiary Directional (wide) (Directional Sign) – one sign
 - g. Building Numbers (Ancillary Wall Sign) – three signs
 - h. Emergency Identification – two signs
 - i. Freestanding Address ID – one sign



Proposed Master Sign Plan

- The proposed signage types, placement, and quantity appear appropriate for the intended use. Additionally, the size of the wall signs is well-proportioned to the building's architectural design and provides sufficient visibility to identify the building from off-site.
- 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 and the area that is environmentally sensitive will not be developed on.
- 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The applicant has designed the new building in a way that is appropriate to the area and meets the architectural requirements in the DGR's.
- 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. As the proposed building is large, the applicant has achieved a thoughtful design that breaks up blank walls and is visually appealing.
- 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

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #4).

1. Add the FDP title block and accompanying notes to the FDP cover sheet.
2. Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
3. Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
4. The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
5. Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
6. Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
7. Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

V. SUMMARY

The proposed hospital use aligns with the land use recommendations of the Engage New Albany Strategic Plan and is consistent with the intent and requirements of the approved C-PUD zoning. The design for the building is of high quality and the site strategy, building massing, and exterior elevation seamlessly blend with the existing area and meets the recommendation of the Ganton

focus area of the strategic plan to have high-quality development along the frontage of 161. Additionally, the proposal supports the focus area's guidance to incorporate prominent green spaces that help define the heart of the development achieved through the inclusion of the large central green.

The overall site layout is thoughtfully designed to balance functionality with aesthetics, incorporating purposeful landscaping and open space to enhance the character of the area. The internal sidewalk network provides connections to the proposed leisure trail which will enhance pedestrian connectivity in the area. The extension of Ganton Parkway through the zoning district provides additional vehicular and pedestrian connectivity in the community and access to future development sites, while preserving the character of the immediate area. The signage plan is tailored to the facility's wayfinding needs and aligns with the approved zoning text.

IV. ACTION

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

Suggested Motion for FDP-57-2025:

Move to approve Certificate of Appropriateness application FDP-57-2025 with the following conditions:

1. That the owner dedicates Parcel ID 222-005432 to the city for the purposes of parkland and open space.
2. All comments from the city's landscape architect are met including:
 - o Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.
 - o Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
 - o Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
 - o Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.
3. That the applicant meet all lighting standards found in zoning text section III(G).
4. All comments from the city's engineer are met including:
 - o Confirm Add the FDP title block and accompanying notes to the FDP cover sheet.
 - o Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
 - o Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
 - o The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
 - o Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
 - o Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
 - o Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

5. All future exterior site and building modifications are subject to future review as part of a final development plan modification application, in accordance with the relevant requirements of the zoning text.

Approximate Site Location:



Source: NearMap

Development Review

project name	Na wide Children’s Hospital
prepared for	City of New Albany
date	July 25, 2025
date received	July 17, 2025

COMMENTS

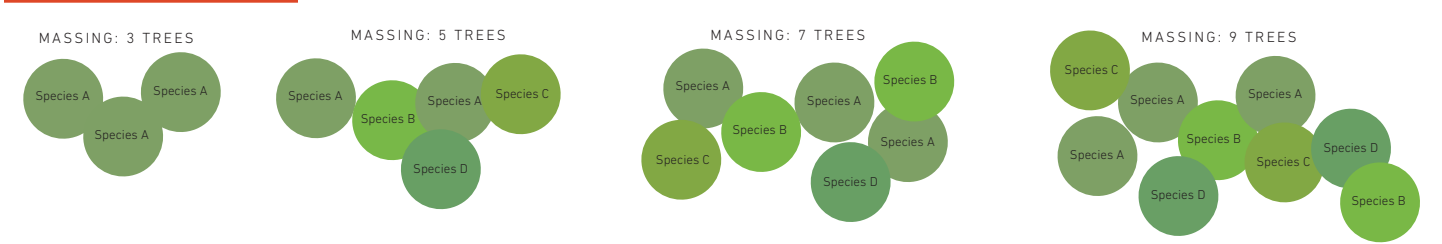
Site Plan

- 1. Color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet E al.
Per Ganton C-PUD Zoning District Part III, Subarea 1 Development Standar
light poles shall be black or New Albany green and constructed of metal.
- 2. Proposed wall c wn on shee al. If the proposed wall(s) are to remain,
update the plan to include details on the material and height of the wall(s). See diagram below.
- 3. Update the proposed site plan to include bicycle parking at a ra cle) hitches to every 100 vehicular
parking spaces.
- 4. Revise the fence at the west drive access to match the proposed c t the main drive along Ganton
Parkway. See diagram below.

Planting Plan

- 5. Update the proposed plan ees to properly screen the outlined
service area. See diagram below.

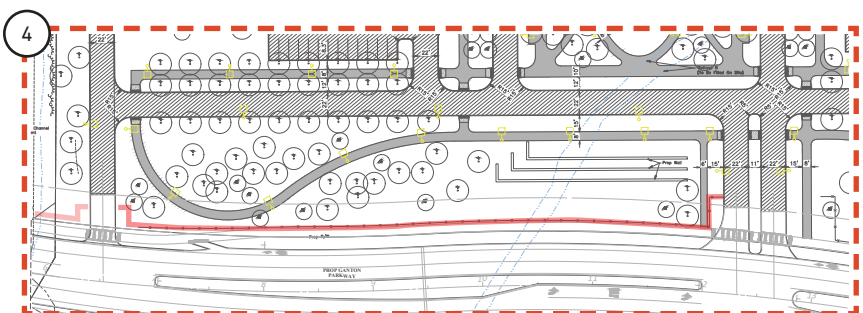
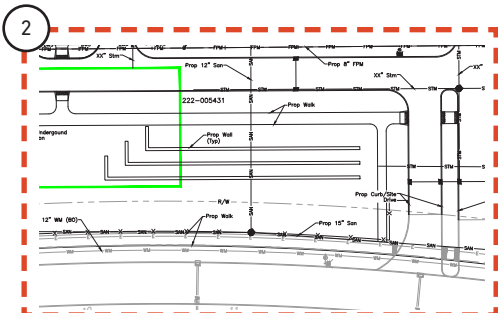
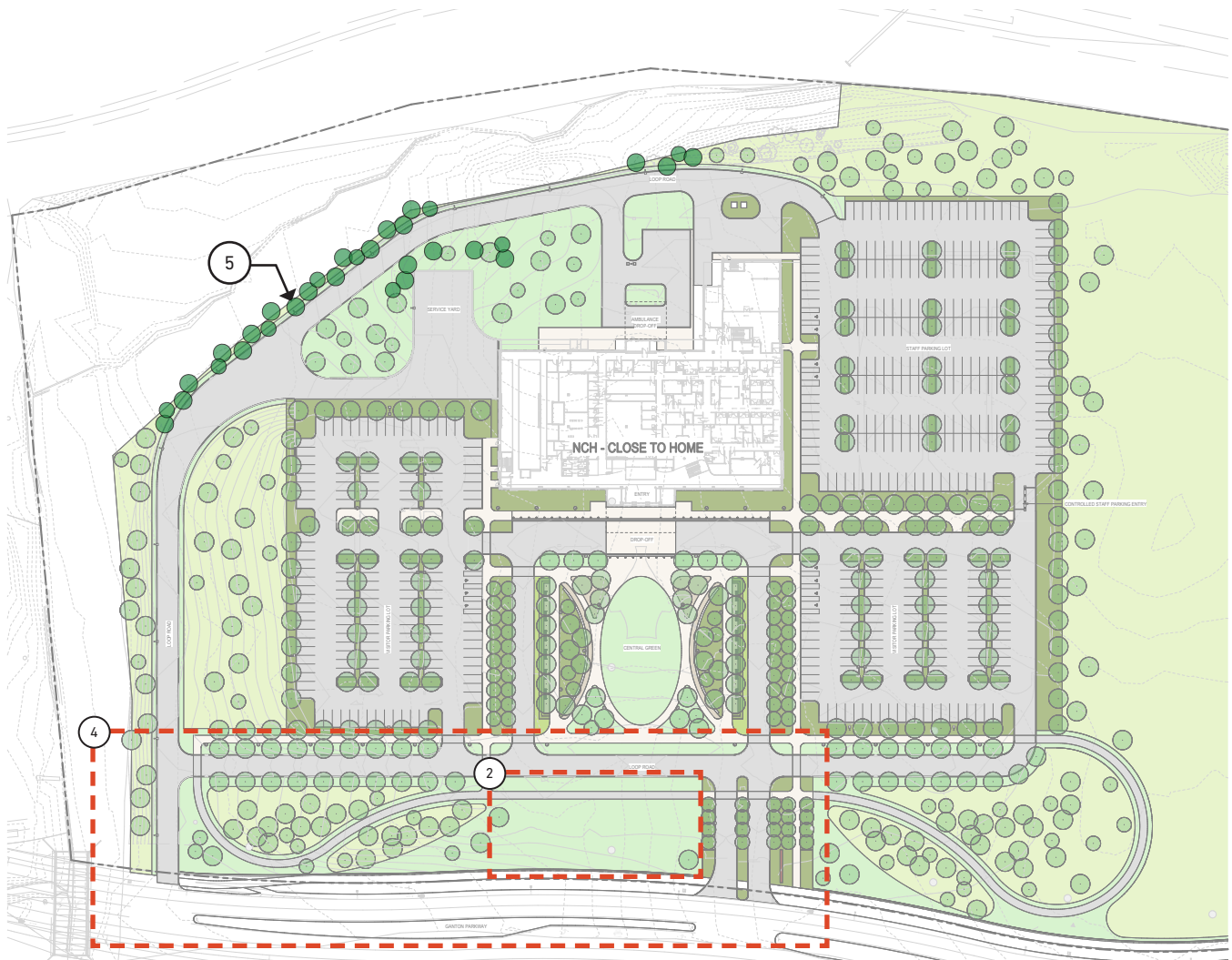
Tree Grouping Standards



***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.

Development Review

project name Na wide Children's Hospital
 prepared for City of New Albany
 date July 25, 2025
 date received July 17, 2025



Plan Enlargements

404.765-01
July 24, 2025

To: Sierra Saumenig
City Planner

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: Nationwide Children's
Hospital FDP

We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

1. Please refer to Exhibit A included with this memorandum. Add the FDP title block and accompanying notes to the FDP cover sheet.
2. Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
3. Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
4. The proposed Rose Run culvert will create a new 100 year water surface elevation on the parcel. We recommend that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
5. Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
6. Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
7. We will evaluate street, storm water management, sanitary sewer collection and water distribution related details once detailed construction plans become available.

MEF/JMH

(attachment)

cc: Josh Albright, Development Engineer



Community Development Department

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

Dear Bryce Shirley,

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, August 20, 2025

The New Albany Architectural Review Board took the following action on 08/11/2025 .

Final Development Plan

Location:

Applicant: Bryce Shirley,

Application: PLFDP20250057

Request: Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).

Motion: To Approve

Commission Vote: Motion Approved with Conditions, 6-0

Result: Final Development Plan, PLFDP20250057 was Approved with Conditions, by a vote of 6-0.

Recorded in the Official Journal this August 20, 2025

Condition(s) of Approval:

1. 1. That the owner permits the city to install park amenities on Parcel ID 222-00532, provided it is allowed under the conservation easement.
2. All comments from the city's landscape architect are met including:
 - o Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.
 - o Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
 - o Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
 - o Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.
3. That the applicant meet all lighting standards found in zoning text section III(G).
4. All comments from the city's engineer are met including:
 - o Confirm Add the FDP title block and accompanying notes to the FDP cover sheet.
 - o Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
 - o Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed

mix.

- o The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
- o Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
- o Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
- o Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner