



New Albany Architectural Review Board
Monday, September 8, 2025 Meeting Minutes - Approved

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, September 8, 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 the roll:

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

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

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

III. Action on minutes: June 9, 2025 and August 11, 2025

Chair Hinson asked if there were any corrections to the June 9, 2025 minutes.

Board Member Iten thanked staff for redrafting the minutes and stated he had no corrections. He moved for approval of the June 9, 2025 meeting minutes. Board Member Strahler seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Strahler yes, Ms. Moore yes, Mr. Hinson yes, Mr. Maletz yes. Having five yes votes, the motion passed and the June 9, 2025 minutes were approved as submitted.

Thereafter, Chair Hinson asked if there were any corrections to the August 11, 2025 minutes.

Hearing none, Board Member Iten moved for approval of the August 11, 2025 minutes. Board Member Moore seconded the motion.

Upon roll call: Mr. Iten yes, Ms. Moore yes, Mr. Hinson yes, Mr. Strahler yes, Mr. Maletz yes. Having five yes votes the motion passed and the August 11, 2025 minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Planner II Saumenig answered yes, the New Albany Food Pantry is planning to build a new structure and would like to be added to the agenda under Other business.

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

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

Chair Hinson asked whether there were any visitors present who wished to address the board.

Hearing none, he introduced the first case and asked to hear from staff.

VI. Cases:

ARB-67-2025 Church of the Resurrection Prayer Garden COA

Certificate of Appropriateness to allow for a prayer garden to be installed for the Church of the Resurrection at 6300 East Dublin Granville Rd. (PID: 222-000373-00).

Applicant: Scott R. Harper

Planner I Blackburn delivered the staff report.

Board Member Davie arrived.

Board Member Iten remarked that he agreed that the arches should be brick and the design of the cutouts are not appropriate and asked what would be more appropriate.

Planner I Blackburn responded that staff wanted to leave it up to the architect but wanted to be sure that the material choice for the arches is brick and that the ovals are changed to a more brick appropriate design or removed.

Applicant and Architect for the project Scott Harper agreed and stated that the material will be brick and that the site plan has been updated.

Board Member Iten discussed the piers. He stated that he had driven around New Albany to look for a similar corner treatment. He showed images of piers in New Albany and stated that he would love to see something closer to precedent rather than the broad square corner in the rendering. He continued that he did not have a problem with the higher corner but would like to have a treatment similar to precedent in New Albany, meaning a lower run up to a higher pier.

Mr. Harper understood and explained that the corners were designed to promote a more prayerful space.

Applicant Sue Larson, Business Manager for Church of the Resurrection added that placing piers there would be a substantial cost and the idea is, ideally, to have the walls disappear. Once the landscaping is all grown, the brick will not show. They are attempting to balance safety and prayerfulness by not creating a fortress.

Board Member Iten remarked that he would have difficulty approving it without the piers and will not approve it with the holes.

Board Member Moore noted that there are ovals on the rectilinear tower and that the detail ties it in.

Board Member Maletz said that he finds the openings distracting and is trying to figure out why. The rendering shows a much deeper opening, he referenced the walls at Edge of Woods. He would rather see it in brick than in limestone. He did not have as much concern about the corners. He confirmed that the church roof is copper and recommended that this roof be copper as well.

Mr. Harper and Ms. Lawson agreed to the copper roof and to the brick.
Ms. Lawson explained that this prayer garden is a tri connector for the church and the parish life center.

Chair Hinson stated that his concern of lack of piers is structural integrity – the piers provide structure.

Mr. Harper agreed and thought it was a very good idea for the ends. He added that the Mary statue is a life-sized bronze statue created by a local artist.

Board Member Davie remarked that the openings did not bother him except them appear to make the piers at the arch wider.

Board Member Iten recapped that there seemed to be consensus around replacing the limestone with brick and to retain the five openings but framed with brick they are less objectionable. It would be approved with a minimum 4-inch bump out at the corner and to narrow the arch so there is pier, subject to staff approval.

Mr. Harper and Ms. Lawson agreed to the conditions.

Planner I Blackburn noted the conditions in the staff report.

Board Member Iten moved to approve the certificate of appropriateness application ARB-67-2025 subject to the following conditions:

1. The applicant must revise the design and drawings per the City Architect's comments and the rendering provided, subject to staff approval:
 - a. The material choice for the arch in the brick wall is brick and is clearly shown in the submittal materials.
 - b. The design of the cut-outs in the brick wall are changed to brick rather than limestone and will only be along the main wall, not the pillars
2. The brick, roof, and brick mortar colors shall be within the same color family as the existing church.
3. If lighting is added, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.
4. The pier/pillars on either side of the arch, as well as around the entrances be narrowed to a pier that has similar dimensions and proportions commonly used within the New Albany Country Club. The ovals on the piers are to be removed.
5. On the corners of the prayer garden walls, there will be a minimum 4-inch bump out creating the look of a pillar – maintaining the dimensions and proportions of pillars in the New Albany Country Club.
6. The roofing material on the pavilion within the prayer garden is to be copper to match the existing church.

Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Ms. Moore yes, Mr. Strahler yes, Mr. Davie yes, Mr. Maletz yes. Having six yes votes the motion passed and certificate of appropriateness was granted.

ARB-54-2025 NAPLS Elementary School COA

Certificate of Appropriateness to allow a new elementary school for New Albany-Plain Local Schools at 5101 Swickard Woods Boulevard (PID: 222-002970 and 222-00356).

Applicant: Victoria Newell, Schorr Architects LLC

Planner II Saumenig delivered the staff report.

Chair Hinson invited the applicant to speak in support of the application.

Applicant and Architect Vickie Newell, Schorr Architects, spoke in support of the application.

Applicant and NAPLS Superintendent Sawyers explained the circulation around the campus and the bike routes.

Board Member Moore commented on the French balcony. She remarked that the fact that it is covered is great but noted there are a couple others, like the one at the high school, is rotting.

Ms. Newell agreed and clarified that that is why they are proposing other materials.

Board Member Maletz provided detailed comments. He remarked that the layout and massing have been appropriately designed. His suggestions for improvement are relevant to the north elevations. More specifically, the 2b jack arches need to be scaled up to match the overall architecture of the building and the building needs to be properly grounded due to its size. He discussed the water tables. The ridgeline of the secondary elements should be truncated, this would tie the rooflines and massing together. A false, herringbone window is common in New Albany and would be helpful here.

Ms. Newell agreed with many of Board Member Maletz' comments and agreed to accommodate many of his suggestions.

Board Member Davie supported Board Member Maletz' suggestion about the roof. He noted, additionally, that on the south elevation there are two semi-circle windows are disconnected from the windows looking into the cafeteria.

Board Member Iten agreed with the observations of Board Members Maletz and Davie.

Chair Hinson agreed strongly with the comments made.

Ms. Newell explained that there are many cost savings concerns to be balanced with design concerns.

Board Member Iten remarked that he was unsure how this can be approved with conditions.

Board Member Maletz asked where this is in the process and whether it had been reviewed by the City Architect. With the exception of the water tables, none of the comments involve structural changes.

Ms. Newell responded that this has not yet been submitted for the final review.

Planning Manager Christian stated that the board can impose a condition that the final rendering come back for review. The site work and permitting process can move forward with the board to review the final design aspects.

Ms. Newell agreed and said she will return with the final design.

Board Member Maletz moved to approve certificate of appropriateness application ARB-54-2025 with the following conditions:

1. That the following landscaping comments be addressed:
 - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods BLVD to the main entrance.

- Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at the Fodor Road to the buildings FFE. The addition of brick clad wall or strategic planting may help lessen the visual impacts of this condition.
 - Revise the proposed planting plan to include parking lot screening that meets the minimum 42” height requirement at the time of installation.
 - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
 - Provide plant material adjacent to the proposed mechanical yard for proper screening.
 - Revise the proposed planting plan to include approved deciduous shade trees for additional screening.
 - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.
2. Include 8 bicycle hitches.
 3. Provide the signage to match the existing school facilities and meets code requirements, it may approved administratively by staff.
 4. Exterior elevations and roof plans should comport with comments by the board and the final design is to be approved by the board.

Board Member Iten seconded the motion.

Upon roll call: Mr. Maletz yes, Mr. Iten yes, Mr. Strahler yes, Mr. Hinson yes, Mr. Davie yes, Ms. Moore yes. Having six yes votes the motion passed and the certificate of appropriateness was granted.

VII. Other business

1. Food Pantry – informal presentation.

Applicant and Architect Todd Parker presented an overview of the project. The board liked what they saw.

Board Member Strahler requested more screening for light spillage, particularly in the winter.

Board Member Davie remarked that it seems like it will benefit from a pull-through.

Mr. Parker explained that the church did not want to share their ingress/egress.

2. Master Sign Plan kick-off – informal presentation.

Wesley & Roberts presented a detailed strategic plan to address signage in the city. The plan will include design advisory, a targeted code update, and support.

VIII. Poll members for comment

Chair Hinson noted that today is his mother’s birthday.

The board commented that it was always a pleasure to meet.

IX. Adjourn

Having completed their agenda and having no further business, Chair Hinson entertained a motion for adjournment.

Board Member Davie moved to adjourn the September 8, 2025 meeting. Chair Hinson seconded the motion. Upon roll call: Mr. Davie yes, Mr. Hinson yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes. Having six yes votes, the motion passed and the meeting was adjourned.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

ARB-67-2025

Staff Report

Record of Action

ARB-54-2025

Staff Report

Record of Action



**Architectural Review Board Staff Report
September 8, 2025**

**NEW ALBANY-PLAIN LOCAL SCHOOLS ELEMENTARY SCHOOL
CERTIFICATE OF APPROPRIATENESS**

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

Review based on: Application materials received on August 8, 2025 and August 22, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed elementary school located at 5105 Swickard Woods Boulevard. The proposed facility will house grades Kindergarten through the Second-grade level. The proposed design includes 63 classroom spaces and all associated support spaces required for educational purposes. The 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.

This application has been informally presented to the ARB twice this year including:

1. May 12, 2025 – The applicant provided an informal presentation of the proposed elementary school, emphasizing that the design remains in progress. Board members stated that the renderings did not reflect New Albany’s established architectural character and raised several design concerns, including building orientation, treatment of Swickard Woods, fenestration, perspective, scaling, and roofline.
2. June 9, 2025 – The applicant presented updated floor plans and elevations for the proposed school, noting the building is now fully symmetrical and avoids all three wetlands stating that while some internal adjustments may continue, the overall massing will remain. The applicant sought feedback to ensure the design is on the right track. Board members felt the revisions were more consistent with community design principles and an improvement over prior iterations. The board emphasized the importance of roof massing, wing proportions, column ratios, and detailing, stressing that balance is more important than strict symmetry. The board also discussed column style, site circulation, parking, existing trees, and wetlands. Concerns were raised about a proposed service drive in the wooded area, with suggestions for improving the turf field connection instead. The board concluded that the updated plan shows improvement and reflects a better balance between aesthetics and cost.

II. SITE DESCRIPTION & USE

The development site is generally located north of Fodor Road and east and south of Swickard Woods Boulevard. The site is made up of 2 properties, containing ballfields and associated

structures. These will be removed as part of this project. Surrounding uses include New Albany Nature Preserve and Wetlands to the south, New Albany Early Learning Center to the west, and the New Albany-Plain Local Schools campus to the east and south.

III. EVALUATION

A. Certificate of Appropriateness

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

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

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

Landscape

- Urban Center Code Section 2.143.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
 - The applicant is meeting this requirement by providing landscaping in all applicable areas. Three sides of the properties consist of large tree stands and the applicant doesn't intend on disturbing these areas.
- Codified Ordinance 1171.03(a) states that good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking shall be laid out to avoid unnecessary destruction of heavily wooded areas.
 - The site contains heavily wooded areas and wetlands, and the applicant's layout has been designed to avoid disturbing these features, meeting this requirement.
- C.O. 1171.05(5)(e) requires parking lots over fifty thousand (50,000) square feet: A minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to twenty-five (25) inches plus one-half inch in tree trunk size for every four thousand (4,000) square feet over fifty thousand (50,000) square feet in ground coverage. The applicant states that the parking lot and building is approximately 254,836 sq. ft. requiring 51 trees at 51" total caliber (CAL). The applicant is meeting this requirement with 51 trees.
- C.O. 1171.06(a)(2) requires for each one hundred square feet of parking area, a minimum of 5 square feet of landscaped area shall be provided. There is 113,308 square feet of parking area which requires 5,665 square feet of landscaped area. The applicant is exceeding this requirement with 7,759 square feet of landscaped area.
- C.O. 1171.06(a)(3) requires one tree per 10 parking spaces to be installed in the parking lot. The applicant is providing 200 parking spaces thereby requiring 20 trees and this requirement is met.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #1). The City Landscape Architect's comments are:
 - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
 - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
 - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
 - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
 - Provide plant material adjacent to the proposed mechanical yard for proper screening.
 - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
 - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both

reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.

Lighting

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

Vehicular and Pedestrian circulation:

- The proposed development includes three access points:
 - One full access in front of the school off Swickard Woods Boulevard
 - One bus and service access that is gated off of Fodor Road
 - One gated access off Swickard Woods Boulevard
- The New Albany Public Service Department is finalizing a traffic impact study in conjunction with the school district to determine if any off-site improvements are necessary as part of the proposed project. The city law director states that the ARB does not have jurisdiction to consider or conditional approval on off-site traffic issues. Instead, these matters are handled by the city engineering staff.
- Urban Center Code section 2.140.1 states parking shall be provided as needed and supported by evidence-based standards.
 - The applicant provided a parking statement indicating that there will be 176 spaces for everyday use and an additional 24 spaces for special events totaling 200 spaces. Parking demand was planned based on two spaces per classroom, which for 63 classrooms equals 126 spaces. The calculation also considered the school's 129 employees, along with an estimated 47 visitor spaces needed on a typical school day. While the New Albany zoning code requires three spaces per classroom for schools, it does not distinguish between elementary schools with non-driving students and high schools where students drive, making the proposed approach more tailored to the actual use. Additionally, the applicant is providing 16 bus parking spaces.
 - The proposed dimensions of the parking spaces meet code requirements.
 - Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
 - As there are 200 parking spaces, code requires 4 hitches per 100 spaces. Therefore, staff recommends a condition that the site includes 8 bicycle hitches (condition #2).

Signage

- No signage was submitted with this application; however, the applicant noted that future signage will consist of the school's name displayed on the main entry entablature and one non-illuminated ground sign designed to match the existing school facilities. Staff recommends a condition of approval stating that, provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff (condition #3).
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The existing ball fields and associated structures will be removed, while the wetlands, tree areas, and stream corridor protection zone will remain preserved and unaffected.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the new building in a way that is appropriate to the historic character of the area.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and complements existing buildings (including the school campus) in the immediate area.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

B. Urban Center Code Compliance

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

1. Lot and Building Standards

Campus (UCC Section 2.138)

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

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

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

IV. SUMMARY

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

Overall, this plan supports New Albany's four pillars: lifelong learning, by ensuring students continue to receive an outstanding education; health and wellness, through active spaces designed for children to play; arts and culture, which are integrated into the school's learning program; and environmental sustainability, achieved through thoughtful site design that preserves the wetlands.

V. ACTION

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

Suggested Motion for ARB-54-2025:

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

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

Approximate Site Location:



Source: NearMap

Development Review

project name	NPLSD Elementary School
prepared for	City of New Albany
date	August 20, 2025
date received	August 13, 2025

COMMENTS

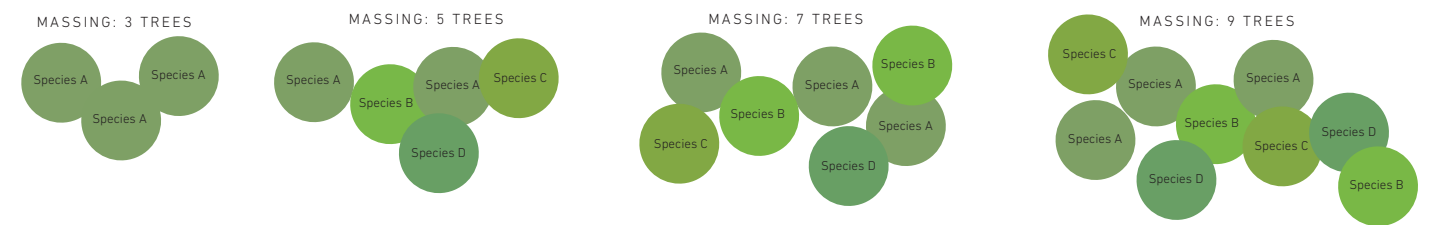
Site Plan

- 1. Adjust the proposed site plan to include additional safe pedestrian connections from Swickward Woods Blvd. to the main entrance. See diagram.
- 2. Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the buildings FFE. The addition of a brick clad wall or strategic planting may help to lessen the visual impacts of this condition. See diagram.

Planting Plan

- 3. Revise the proposed planting plan to include parking lot screening that meets the minimum 42” height requirement at time of installation. Refer New Albany Code of Ordinances, Chapter 1171.06 (b). See diagram.
- 4. Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
- 5. Provide plant material adjacent the proposed mechanical yard for proper screening. See diagram.
- 6. Revise the proposed planting plan to include approved deciduous shade trees for additional site screening. See diagram.
- 7. Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance. See diagram.

Tree Grouping Standards



***NOTES:**
The provided diagram is for clarification and design intent 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 Scott Harper,

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

Tuesday, September 09, 2025

The New Albany Architectural Review Board took the following action on 09/08/2025 .

Certificate of Appropriateness

Location: 6300 E DUBLIN GRANVILLE RD

Applicant: Scott Harper,

Application: PLARB20250067

Request: Certificate of Appropriateness to allow for a prayer garden to be installed for the Church of the Resurrection at 6300 East Dublin Granville Rd. (PID: 222-000373-00).

Motion: To Approve with Conditions

Commission Vote: Motion Approval with Conditions, 6-0

Result: Certificate of Appropriateness, PLARB20250067 was Approval with Conditions, by a vote of 6-0.

Recorded in the Official Journal this September 09, 2025

Condition(s) of Approval:

1. The applicant must revise the design and drawings per the City Architect's comments and the rendering provided, subject to staff approval:
 - a. The material choice for the arch in the brick wall is brick and is clearly shown in the submittal materials.
 - b. The design of the cut-outs in the brick wall are changed brick rather than limestone and will only be along the main wall, not the pillars
2. The brick, roof, and brick mortar colors shall be within the same color family as the existing church.
3. If lighting is added, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.
4. The pier/pillars on either side of the arch, as well as around the entrances be narrowed to a pier that has similar dimensions and proportions commonly used within the New Albany Country Club.
5. On the corners of the prayer garden walls, there will be a minimum 4-inch bump out creating the look of a pillar- maintaining the dimensions and proportions of pillars in the New Albany County Club
6. The roofing material on the pavilion within the prayer garden is to be copper to match the existing church.

Staff Certification:

Kylie Blackburn

Kylie Blackburn
Planner



**Architectural Review Board Staff Report
September 8, 2025**

**NEW ALBANY-PLAIN LOCAL SCHOOLS ELEMENTARY SCHOOL
CERTIFICATE OF APPROPRIATENESS**

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

Review based on: Application materials received on August 8, 2025 and August 22, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed elementary school located at 5105 Swickard Woods Boulevard. The proposed facility will house grades Kindergarten through the Second-grade level. The proposed design includes 63 classroom spaces and all associated support spaces required for educational purposes. The 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.

This application has been informally presented to the ARB twice this year including:

1. May 12, 2025 – The applicant provided an informal presentation of the proposed elementary school, emphasizing that the design remains in progress. Board members stated that the renderings did not reflect New Albany’s established architectural character and raised several design concerns, including building orientation, treatment of Swickard Woods, fenestration, perspective, scaling, and roofline.
2. June 9, 2025 – The applicant presented updated floor plans and elevations for the proposed school, noting the building is now fully symmetrical and avoids all three wetlands stating that while some internal adjustments may continue, the overall massing will remain. The applicant sought feedback to ensure the design is on the right track. Board members felt the revisions were more consistent with community design principles and an improvement over prior iterations. The board emphasized the importance of roof massing, wing proportions, column ratios, and detailing, stressing that balance is more important than strict symmetry. The board also discussed column style, site circulation, parking, existing trees, and wetlands. Concerns were raised about a proposed service drive in the wooded area, with suggestions for improving the turf field connection instead. The board concluded that the updated plan shows improvement and reflects a better balance between aesthetics and cost.

II. SITE DESCRIPTION & USE

The development site is generally located north of Fodor Road and east and south of Swickard Woods Boulevard. The site is made up of 2 properties, containing ballfields and associated

structures. These will be removed as part of this project. Surrounding uses include New Albany Nature Preserve and Wetlands to the south, New Albany Early Learning Center to the west, and the New Albany-Plain Local Schools campus to the east and south.

III. EVALUATION

A. Certificate of Appropriateness

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

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

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

Landscape

- Urban Center Code Section 2.143.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
 - The applicant is meeting this requirement by providing landscaping in all applicable areas. Three sides of the properties consist of large tree stands and the applicant doesn't intend on disturbing these areas.
- Codified Ordinance 1171.03(a) states that good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking shall be laid out to avoid unnecessary destruction of heavily wooded areas.
 - The site contains heavily wooded areas and wetlands, and the applicant's layout has been designed to avoid disturbing these features, meeting this requirement.
- C.O. 1171.05(5)(e) requires parking lots over fifty thousand (50,000) square feet: A minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to twenty-five (25) inches plus one-half inch in tree trunk size for every four thousand (4,000) square feet over fifty thousand (50,000) square feet in ground coverage. The applicant states that the parking lot and building is approximately 254,836 sq. ft. requiring 51 trees at 51" total caliber (CAL). The applicant is meeting this requirement with 51 trees.
- C.O. 1171.06(a)(2) requires for each one hundred square feet of parking area, a minimum of 5 square feet of landscaped area shall be provided. There is 113,308 square feet of parking area which requires 5,665 square feet of landscaped area. The applicant is exceeding this requirement with 7,759 square feet of landscaped area.
- C.O. 1171.06(a)(3) requires one tree per 10 parking spaces to be installed in the parking lot. The applicant is providing 200 parking spaces thereby requiring 20 trees and this requirement is met.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #1). The City Landscape Architect's comments are:
 - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
 - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
 - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
 - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
 - Provide plant material adjacent to the proposed mechanical yard for proper screening.
 - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
 - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both

reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.

Lighting

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

Vehicular and Pedestrian circulation:

- The proposed development includes three access points:
 - One full access in front of the school off Swickard Woods Boulevard
 - One bus and service access that is gated off of Fodor Road
 - One gated access off Swickard Woods Boulevard
- The New Albany Public Service Department is finalizing a traffic impact study in conjunction with the school district to determine if any off-site improvements are necessary as part of the proposed project. The city law director states that the ARB does not have jurisdiction to consider or conditional approval on off-site traffic issues. Instead, these matters are handled by the city engineering staff.
- Urban Center Code section 2.140.1 states parking shall be provided as needed and supported by evidence-based standards.
 - The applicant provided a parking statement indicating that there will be 176 spaces for everyday use and an additional 24 spaces for special events totaling 200 spaces. Parking demand was planned based on two spaces per classroom, which for 63 classrooms equals 126 spaces. The calculation also considered the school's 129 employees, along with an estimated 47 visitor spaces needed on a typical school day. While the New Albany zoning code requires three spaces per classroom for schools, it does not distinguish between elementary schools with non-driving students and high schools where students drive, making the proposed approach more tailored to the actual use. Additionally, the applicant is providing 16 bus parking spaces.
 - The proposed dimensions of the parking spaces meet code requirements.
 - Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
 - As there are 200 parking spaces, code requires 4 hitches per 100 spaces. Therefore, staff recommends a condition that the site includes 8 bicycle hitches (condition #2).

Signage

- No signage was submitted with this application; however, the applicant noted that future signage will consist of the school's name displayed on the main entry entablature and one non-illuminated ground sign designed to match the existing school facilities. Staff recommends a condition of approval stating that, provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff (condition #3).
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The existing ball fields and associated structures will be removed, while the wetlands, tree areas, and stream corridor protection zone will remain preserved and unaffected.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the new building in a way that is appropriate to the historic character of the area.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and complements existing buildings (including the school campus) in the immediate area.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

B. Urban Center Code Compliance

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

1. Lot and Building Standards

Campus (UCC Section 2.138)

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

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

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

IV. SUMMARY

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

Overall, this plan supports New Albany's four pillars: lifelong learning, by ensuring students continue to receive an outstanding education; health and wellness, through active spaces designed for children to play; arts and culture, which are integrated into the school's learning program; and environmental sustainability, achieved through thoughtful site design that preserves the wetlands.

V. ACTION

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

Suggested Motion for ARB-54-2025:

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

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

Approximate Site Location:



Source: NearMap

Development Review

project name	NPLSD Elementary School
prepared for	City of New Albany
date	August 20, 2025
date received	August 13, 2025

COMMENTS

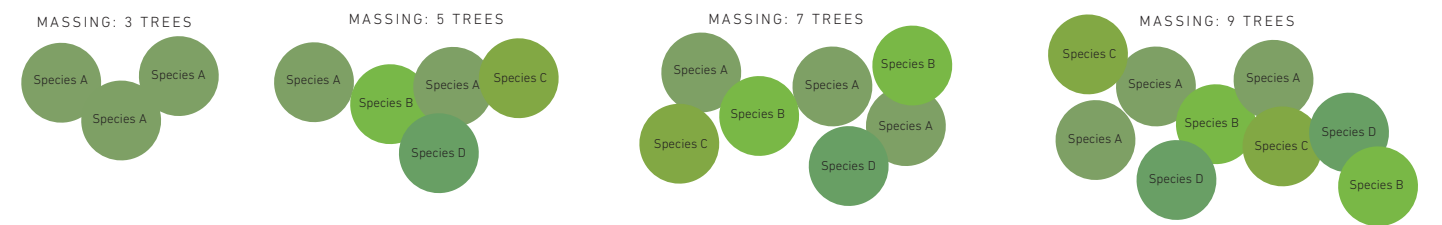
Site Plan

- 1. Adjust the proposed site plan to include additional safe pedestrian connections from Swickward Woods Blvd. to the main entrance. See diagram.
- 2. Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the buildings FFE. The addition of a brick clad wall or strategic planting may help to lessen the visual impacts of this condition. See diagram.

Planting Plan

- 3. Revise the proposed planting plan to include parking lot screening that meets the minimum 42” height requirement at time of installation. Refer New Albany Code of Ordinances, Chapter 1171.06 (b). See diagram.
- 4. Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
- 5. Provide plant material adjacent the proposed mechanical yard for proper screening. See diagram.
- 6. Revise the proposed planting plan to include approved deciduous shade trees for additional site screening. See diagram.
- 7. Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance. See diagram.

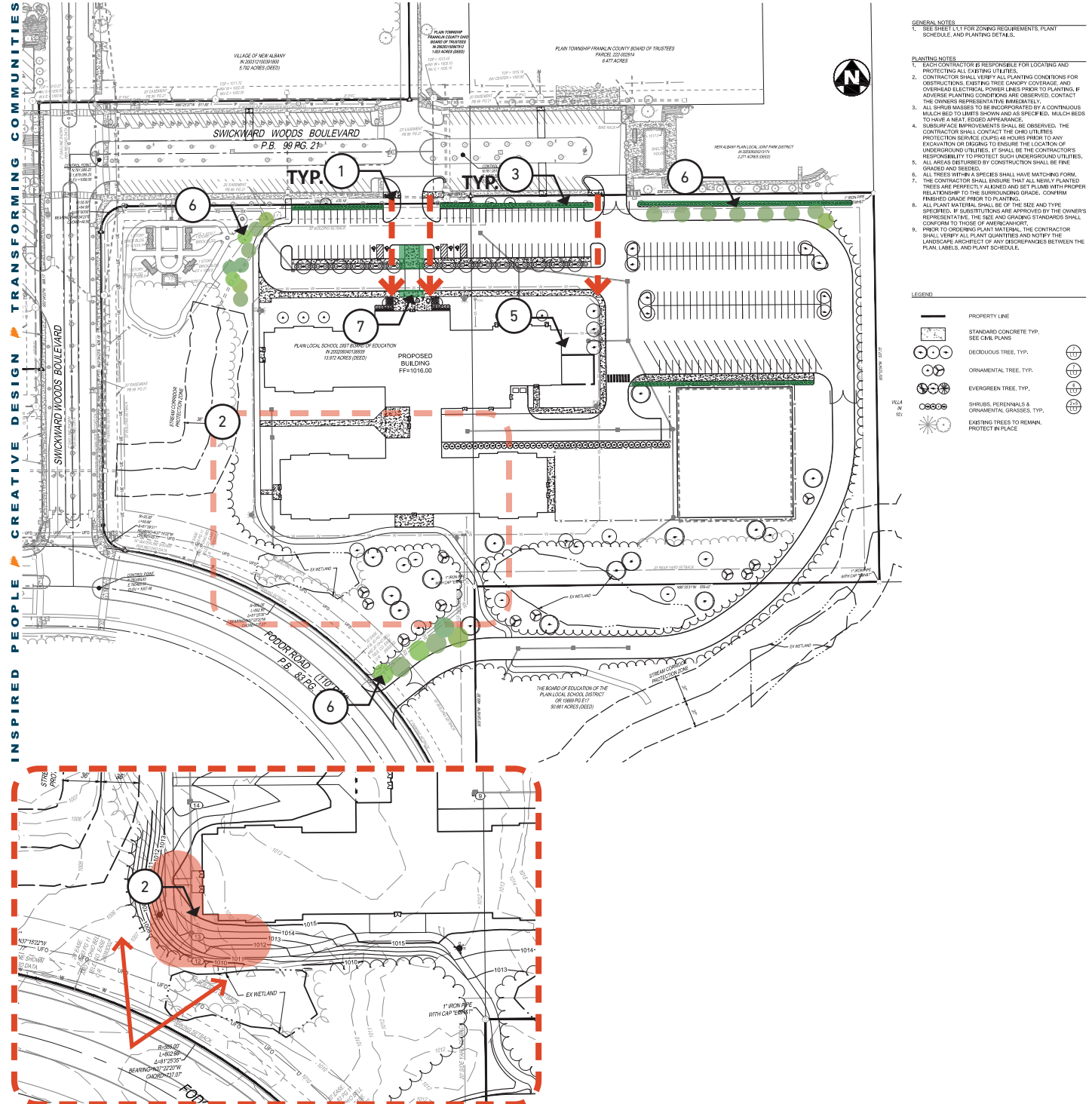
Tree Grouping Standards



***NOTES:**
The provided diagram is for clarification and design intent 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 NPLSD Elementary School
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Community Development Department

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

Dear Victoria Newell, Schorr Architects Inc.,

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

Tuesday, October 14, 2025

The New Albany Architectural Review Board took the following action on 09/08/2025 .

Certificate of Appropriateness

Location: 5101 SWICKARD WOODS BL

Applicant: Victoria Newell, Schorr Architects Inc.,

Application: PLARB20250054

Request: Certificate of Appropriateness to allow a new elementary school for New Albany-Plain Local Schools at 5101 Swickard Woods Boulevard (PID: 222-002970 and 222-00356).

Motion: To Approve

Commission Vote: Motion Approved with conditions, 6-0

Result: Certificate of Appropriateness, PLARB20250054 was Approved with conditions, by a vote of 6-0.

Recorded in the Official Journal this October 14, 2025

Condition(s) of Approval:

1. That the following landscaping comments be addressed:
 - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods BLVD to the main entrance.
 - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at the Fodor Road to the buildings FFE. The addition of brick clad wall or strategic planting may help lessen the visual impacts of this condition.
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viewshed when approaching the main entrance.

2. Include 8 bicycle hitches.
3. Provide the signage to match the existing school facilities and meets code requirements, it may approved administratively by staff.
4. Exterior elevations and roof plans should comport with comments by the board and the final design is to be approved by the board.

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner