



New Albany Architectural Review Board Meeting Agenda
Monday, January 12, 2026, 7:00 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes: November 10, 2025

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

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

VI. Cases:

FDP-88-2025 Healthy New Albany Food Pantry FDP

Certificate of Appropriateness to allow a final development plan for a new Healthy New Albany food pantry at 5220 Johnstown Road (PID: 222-004475).

Applicant: Todd Parker

ARB-99-2025 Church of the Resurrection Parsonage COA

Certificate of Appropriateness to allow an addition onto the parsonage located at 5575 Morgan Road (PID: 222-000583).

Applicant: Scott R. Harper

ARB-102-2025 Village Center Mixed-Use Development Modifications COA

Certificate of Appropriateness to allow architectural and landscape changes to an approved mixed-use development located generally north and west of E Main Street and east of 605 (PIDs: 222-000085, 222-005551-00, and 222-005550).

Applicant: Mershad Development c/o Kareem Amr

VII. Other business

1. Master Sign Plan Update

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board

Monday, November 10, 2025 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Board held a regular meeting on Monday, November 10, 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

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

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

Staff members present: Planning Manager Christian, Deputy Clerk Madriguera.

III. Action on minutes: October 13, 2025

Chair Hinson asked if there were any corrections to the minutes from the October 13, 2025 meeting.

Board Member Strahler stated that on page six, his explanation for his vote to deny the rezoning request should include “for residential area along SR 605.”

Deputy Clerk Madriguera noted the correction.

Chair Hinson asked if there were further corrections. Hearing none, he moved to approve the October 13, 2025 minutes as corrected. Board Member Brown seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes, Mr. Iten yes, Mr. Maletz yes, Mr. Strahler yes. Having six yes votes, the motion passed and the October 13, 2025 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planning Manager Christian answered none from staff.

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

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

Chair Hinson asked if 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 and asked to hear the staff report.

VI. Cases:

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

Planning Manager Christian provided a brief introduction of the application. He explained that the application was previously approved by the board on the condition that the application returns for review and approval of the final design elements.

Tom Rubey representing the New Albany Company (NACO) told the board that NACO agrees with all of the design changes and so too does the Architectural Review Committee (ARC). He further stated that all of the board's previous comments were considered.

Applicant and Architect Victoria Newell of Schorr Architects, LLC, spoke in support of the project. She explained each of the design changes, and that she was working to balance cost constraints and overruns with aesthetic design.

Chair Hinson discussed the jack arches and asked whether there was any reason not to have higher jack arches on the second floor.

Ms. Newell responded that the, consistent with the first floor jack arches, the upper floor jack arches were raised to four brick courses. She continued that six course jack arches are not on any other NAPLS building and she recommended consistency.

Board Member Maletz noted the coins and that they appeared to be floating. As a result, he suggested either doing the coins or the water table.

Ms. Newell stated that the water table was cost prohibitive.

New Albany Plain Local Schools Superintendent Sawyers approached the lectern and advised the board that the project was about \$3 million over budget, and as a result, NAPLS and the NAPLS Board of Education is interested in eliminating the coins if the board recommends it.

Board Member Maletz commented that the gutter looked over-scaled and confirmed that it was not a concealed gutter. He also asked whether the jack arches are three or four courses. asked whether there was a concealed gutter, because it appeared over-scaled. He further remarked that the keystones are costly and do not contribute to the design.

Ms. Newell answered that the gutter is not a recessed or concealed, and was happy to scale it back. She further remarked that the bricks were consistent. The keystones were added at the request of NACO.

Chair Hinson confirmed that the jack arches were straight noting that they appeared to be different in the rendering and the presentation. He remarked that they are only as good as the person cutting them, and they should not look like the jack arches at the Intermediate School. The jack arches in the rendering are appropriate but the presentation showing the cast keystone was not appropriate.

Board Member Davie remarked that the white panels are quite heavy in appearance. He understood that they were likely necessary and he was okay with them but they nonetheless were heavy in appearance.

Board Member Brown remarked that he can appreciate the cost concerns, he agreed to eliminating the coining if the coining was not necessary, particularly to save cost dollars. He confirmed that the landscaping comments would be addressed, and whether additional landscaping was needed. He further confirmed that the conditions listed in the staff report were approved at the last meeting.

Planning Manager Christian explained that staff would review the landscaping and that the parking lots are required to be screened from adjacent properties. He further stated that Board Member Brown's comments about the necessity of additional landscaping would be considered when the plan is reviewed.

Brown noted that there is no residential property adjacent and he was unsure whether additional landscaping was needed.

Board Member Iten asked the board whether there was anything that the board would object to, noting that the motion would be to approve the revised details.

Board Member Maletz remarked that he would just ask that the applicants and NACO would take the board's comments under advisement; he hoped the comments were taken into consideration.

Architect Newell stated that she would be happy to remove the coins subject to NACO's approval.

Board Member Iten moved to approve the revised drawings as shown, and asked that the board's comments regarding the removal of the coins, and the jack arches be considered. Board Member Maletz seconded the motion.

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

The board thanked the applicants.

VII. Other business

1. Master Sign Plan Update.

Thereafter, the board went into the conference room to see the sign boards and to hear an update regarding adoption of a master sign plan for the city.

2. Planning Manager Christian updates.

Planning Manager Christian reminded the board about the opportunity to have their photographs taken on November 18th, and he reminded them board appreciation event on December 9th.

VIII. Adjourn

Having no further business and having completed the agenda, Board Member Iten moved to adjourn the November 10, 2025 meeting of the New Albany Architectural Review Board. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Hinson yes, Mr. Davie yes, Mr. Strahler yes, Mr. Brown yes. Having six yes votes, the motion passed and the November 10, 2025 meeting of the New Albany Architectural Review Board was adjourned at 8:30 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

ARB-54-2025

Staff Report

Record of Action – to be added



Architectural Review Board Staff Report

November 10, 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 October 10, 2025, and October 24, 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, which will serve grades Kindergarten through Second Grade. The facility includes 63 classrooms and associated support spaces. The site is located within the Urban Center Code (UCC) zoning district and is subject to the UCC requirements, the New Albany Design Guidelines and Requirements, and city code regulations.

UPDATE:

The application was previously approved by the Architectural Review Board on September 8, 2025; however, it is returning for review and approval of the architectural design elements. The ARB conditioned the approved certification of appropriateness that the final design would come back before the board for consideration. The updated architectural elevations are included in the application packet.

The comments provided by the ARB are outlined below, followed by the applicant's responses.

1. **Cupola** – The detailing of the cupola is inconsistent with architectural precedent and lacks appropriate traditional Georgian hierarchy. The mid-rail banding course is overly heavy, and the upper fascia is inconsistently detailed.
 - Response: The design of the Cupola has been modified. It is the applicant's understanding that a more pronounced overhang is preferred.
2. **Divided Lites** – The window lite patterns are inconsistent. The proportions of the lite cuts should remain uniform regardless of window dimensions.
 - Response: This was addressed and modifications were made to the divided light size, proportions, and pattern in the current documents submitted.
3. **Window Detailing** – The jack arches above the windows are too short and should be increased to at least six courses to align with window proportions. A rowlock sill is recommended on all windows. Keystones are inconsistent in size and placement and do not conform to standard jack arch detailing.

- Response: The jack arch details were corrected, the first-floor jack arches were raised to five brick courses, the upper floor jack arches were raised to four brick courses. Six course brick arches do not fit without raising the height of the building or reducing the cornice line. Six course jack arches are not provided on any of the existing NAPLS school facilities and is not in character to the overall campus of NAPLS. The BIM software has limitations on how the jack arch and keystone can appear in the model. This element is better viewed in an enlarged detail. Included is an enlarged detail elevation of this condition to better illustrate the intent. Rowlocks were added at windowsills.

4. **Corners** – Quoins are recommended on exterior corners, at minimum at the front entry.

- Response: Quoining has been added as requested by ARB. The addition of this detail was also supported by NACO. We do not believe it is appropriate to eliminate the quoins as recommended by the City Architect, but we have redesigned the feature to address his concern.

5. **Pediment** – The main entry pediment should not be stucco; brick or siding is more appropriate. The sunburst lite is also misaligned within the pediment and should be properly detailed with exterior trim.

- Response: The pediment cladding material is horizontal metal panel siding and was not intended to be stucco, as clarified during the hearing. The model has been revised to more clearly depict the material.

6. **Intermediate Banding Course** – The current solder course should be replaced with a stacked rowlock banding course, three courses high.

- Response: It was agreed at the ARB hearing to revise the Solider course band to a 3-course projected running bond. This is a quite common Georgian detail. The comment regarding a rowlock revision was provided post the hearing. This detail has not been handled consistently on the NAPLS school facilities. The primary school has a soldier course, the middle school has a single rowlock, there is no banding at the High School or the Early Learning Center. The Intermediate school has no banding and intermediate stone detailing. We are utilizing modular brick and prefer keeping the three-course projected running bond band to maintain coursing (3-bricks / 8"). A stacking three-course rowlock band will place the brickwork out of coursing. The applicant will provide the detail as the board believes it is best, but if the stacking (3) course rowlock is preferred we recommend adjusting the proposed detailing at the water table to keep the brick on coursing.

7. **Base Banding Course** – The base detailing is inconsistent with traditional Georgian precedent. The current double banding course should be replaced with a proper water table base to provide appropriate visual grounding for the structure.

- Response: The applicant advised at the hearing they would not accommodate a fully projected water table at the base of the structure. This request is cost prohibited for NAPLS for this school facility. Adding this feature requires added width of the foundation system and additional CMU backup construction. This detail has not been handled consistently on the NAPLS school facilities. The High School and Intermediate School have true projected water tables, the Middle School and Primary School have a single projected running bond course, The Early Learning Center has (2) projected running bond courses. The applicant is proposing a similar detail with two projecting rowlocks.

8. **Main Pediment Detail** – The connection between the pediment rake, frieze board, and fascia is incorrectly detailed; the rake should be raised to meet proper proportion.

- Response: Projection difference at the pediment detail is the extension of the gutter assembly. This extension is present at other NAPLS facilities. The

applicant fully understands this request and will work to improve this detail, but the detail requires input from the fabricators of the custom assembly which has not be finalized. The applicant will provide an updated detail prior to the hearing. It will follow similar detailing provided at the Early Learning Center which has a similar projection at the gutter assembly.

9. **Downspouts** – Downspout locations should be reevaluated around the building to ensure functionality and visual balance.
 - Response: No objection to shifting downspout locations.
10. **Blank Elevations** – False “brick-in” windows are recommended on blank elevations to maintain a consistent fenestration rhythm.
 - Response: Herringbone recessed panels were provided at multiple locations.
11. **Entry Entablature** – The entry entablature appears too low in relation to the main building’s eave height. While this condition varies across the campus, it should be addressed for consistency within this building.
 - Response: The input regarding the height of the entablature was provided after the hearing. The element was originally at a higher elevation but was lowered following previous recommendations from the City Architect. NACO also requested a reduction in the entry height. No additional modifications have been made in this submission.
12. **Roof Ridge** – The roof ridge should be truncated to create a low-slope cap, reducing overall ridge height and improving the hierarchy between primary and secondary roof masses. This approach aligns with typical New Albany design strategies.
 - Response: Design studies were completed illustrating the effect this change has on the building. The height of the ridge can only be lowered approximately 3ft due to the construction of the mechanical roof well. Reducing the ridge height at the intermediate areas of the building facade amplified the non-symmetrical placement of south classroom wing with respect to the north classroom wing. This change did not achieve the desired appearance or improve the elevation and as such we have maintained the current design of the roof structure.
13. **Additional information provided by the applicant:**
 - **Flanking Gable Ends** – The original design submitted for formal review included a Palladian window with a hipped roof. This element was revised to a gable end with standard windows at the request of the City Architect. Unfortunately, NACO/RAMSA did not favor the change and requested to add the feature back. We compromised between these comments and included the Palladian window with a pediment gable in lieu of the hipped roof element. NACO/RAMSA additionally requested we remove the gabled pediment building projections for the north and south courtyard elevations to deemphasize the non-symmetrical juxtaposition of the classroom wings. These modifications are included in the current submission documents.

The remainder of the staff report is the same as the applicant has not made any changes to site layout/dimensions, landscaping, lighting, or vehicular and pedestrian circulation.

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



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

Wednesday, November 12, 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, 6-0

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

Recorded in the Official Journal this October 14, 2025

Condition(s) of Approval:

On previous record of action from the September 8, 2025 ARB meeting

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner



**Architectural Review Board Staff Report
January 12, 2026 Meeting**

**HEALTHY NEW ALBANY FOOD PANTRY
FINAL DEVELOPMENT PLAN
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 5220 Johnstown Road (PID: 222-004475)
APPLICANT: Todd Parker
REQUEST: Certificate of Appropriateness & Final Development Plan
ZONING: New Albany Presbyterian Church Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN: Residential
APPLICATION: FDP-88-2025

Review based on application materials received December 9, 2025.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness for a Healthy New Albany food pantry. The development proposal includes the 8,460-square-foot building and associated parking, signage, and landscaping. The food pantry is proposed as an accessory use to the existing Rose Run Presbyterian Church.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board. According to Section 1157.09 of the Codified Ordinances, the purview of the Architectural Review Board includes the visual and functional components of the proposed building and its site, including the site design, building location, form and massing, and design elements, such as exterior materials, window and door design, colors, and ornamentation.

Per C.O. 1159.09(h), applicants may submit the preliminary and final development plans as a single application, which the applicant has done for this case. In addition to the recommendation of the Architectural Review Board, the appropriateness of the use is considered as part of the purview of the Planning Commission and will be evaluated at its scheduled meeting on January 21, 2026.

Because the development site is located within an Infill Planned Unit Development (I-PUD), the applicable standards are those outlined in the New Albany Presbyterian Church I-PUD zoning text, the New Albany Design Guidelines and Requirements, and other relevant city code provisions.

II. SITE DESCRIPTION & USE

The subject property currently comprises approximately 10.99 acres of land at the intersection of Johnstown Road and Harlem Road. The property includes the Rose Run Presbyterian Church, of which the food pantry is proposed to be an accessory use. The lot is proposed to be split in a manner such that the church is on the northern portion and the food pantry is on the southern portion of the existing area; the Rose Run Presbyterian Church will retain ownership of both parcels of land. The new parcel will be approximately 2.83 acres and have frontage on Harlem Road.

The full site is abutted by low-density residential uses to its east and southwest, medium-density residential uses to its south, and Comprehensive Planned Unit Development (C-PUD) residential uses in the Lansdowne (New Albany Country Club Section 20) and Waterston (New Albany Country Club Section 17) subdivisions to the north. The Oakland Nursery is located to the west across Johnstown Road.

III. STATEMENT FROM THE CITY ATTORNEY

It is understood that an application to construct a food pantry on the parcel currently owned by the New Albany Presbyterian Church (the “Church”) adjacent to the intersection of Johnstown Road and Harlem Road has been submitted for review. In constructing a food pantry, it is recognized the Church will be splitting its lot, but retaining ownership of both parcels. The Church, then, intends on leasing one parcel for the construction and operation of the food pantry. Operation of a food pantry is a permissible “accessory use” of the Church’s property. Similarly, a building containing a food pantry is a permissible “accessory building” as defined by the I-PUD Development Standards Text established for the Church’s I-PUD Zoning District and the New Albany Code of Ordinances Sections 1105.02(a)-(b). Furthermore, permitting the operation of a food pantry as an accessory use of the Church ensures compliance with the Federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) which prohibits local governments from imposing a “substantial burden” on and discriminating against religious activity and institutions through land use regulations and zoning.

IV. EVALUATION

Architectural Review Board Review Criteria

Section 8(III)(1) of the Design Guidelines and Requirements (DGRs) requires civic and institutional projects to have a development plan submit for review by the Architectural Review Board. The Board should evaluate its site design, building locations, building form and massing information, and palette of design elements, including exterior materials, window and door design, colors, and ornamentation.

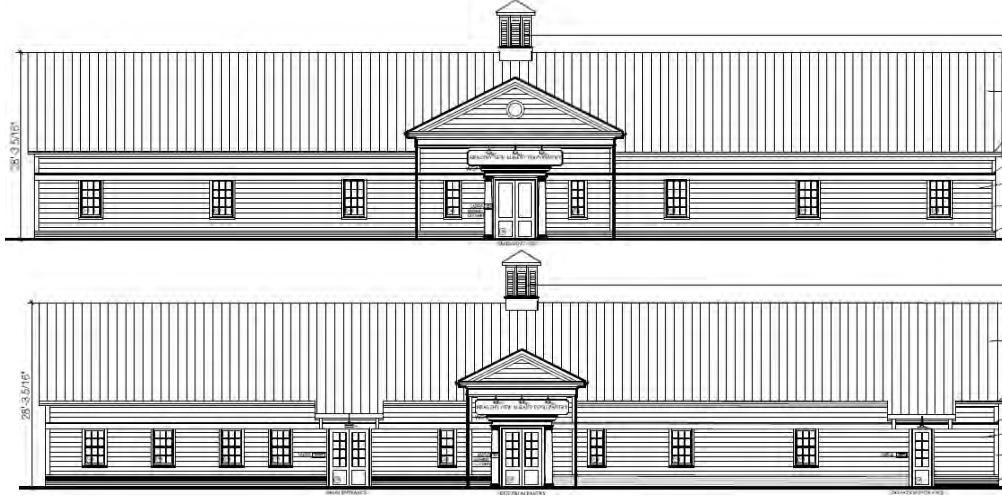
A. Certificate of Appropriateness Review Criteria

Per C.O. Section 1157.09, modifications to the building and site should be evaluated by the Architectural Review Board and City staff according to the following criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The applicant is proposing to construct an 8,460-square-foot food pantry as an accessory use associated with the Rose Run Presbyterian Church. The building will front Harlem Road and may be accessed via a parking lot to the rear or from the leisure trail along the road. The development uses design elements of the Georgian architectural style. DGR Section 1: Design Principles and American Architectural Precedent and Section 8: Civic and Institutional Buildings apply to the proposed development.
 - The City Architect had no concerns or comments for the proposed development.
 - DGR Section 8(III)(2) recommends that, in general, high-style and ornate designs with grander scale are appropriate for major structures such as government buildings, schools, and churches, while more modest, smaller-scaled styles are appropriate for other types of public structures. As an accessory use, the food pantry offers an appropriately smaller scale in height and square footage compared to the existing church while still utilizing distinguishing qualities of Georgian architecture.
 - DGR Section 8(III)(3) requires entrances to civic and institutional buildings to be oriented toward primary streets and roads and should be of a distinctive character that makes them easy to locate. The front building elevation features a set of double doors distinguished by

columns and a pediment that all face Harlem Road. The main entrance on the rear of the building features signage, columns, and a pediment as well.

- The design of the building conforms with American architectural styles as required by DGR Section 8(III)(4) and as described in DGR Section 1, including in wall height and width, roof shape, and proportions of windows to doors.
 - The proposal includes four-sided architecture and avoids windowless, blank walls. Vertically oriented, double-hung windows are included on every elevation, and they are used on the side elevations to create the appearance of a second story.
 - The building includes formal symmetry, entrances with a pediment and entablature, pilasters, and a gable roofline and dormers, all of which are character-defining features of American Georgian architecture.



Images: Front building elevation (top) and rear building elevation (bottom).

- The zoning text requires buildings to be no more than 45 feet in height when measured to the ridge of the roofline. The food pantry is proposed to be approximately 28 feet and 3.31 inches in height when measured as such.
- The zoning text allows primary exterior materials such as brick, stone, wood, fiber cement board, metal board and batten, and hardi-plank, and prohibits the use of vinyl siding. The proposed food pantry uses horizontally oriented board siding that matches part of the existing Rose Run Presbyterian Church, which is permitted. Additionally, the zoning text recommends the quantity of exterior building materials be minimized, which the proposed development is following by using one main exterior siding material.

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

- A 150-foot-wide private utility easement is located through the site, within which any above-grade improvements, including landscaping, are not permitted by the utility company. The zoning text acknowledges the presence of the electrical easement and exempts the development from landscape buffering requirements along this boundary between the development and residential development.
- The following landscaping requirements for the proposed development are contained in C.O. 1171.05:
 - All areas used for service and loading must be screened on portions of the lot abutting districts where residences are a permitted use with minimum seven-foot-tall screening; natural vegetation screening shall have a minimum opaqueness of 75 percent during full foliage and shall be planted no closer than three feet to any property line. Green giant arborvitae and red maples are proposed to screen the

loading space from Johnstown Road. The utility easement prevents landscape screening from residential uses generally west and south of the site.

- Trash and garbage containers shall be screened or enclosed by walls, fences, or natural vegetation at least six feet in height, and natural vegetation shall have a maximum opaqueness of 75 percent at full foliage. Container systems shall not be located in front yards and shall conform to the side and rear yard pavement setbacks. The dumpsters are located in the loading area and are fully enclosed by a trash enclosure wall and gate. Further, the loading area is screened from Harlem Road by landscaping.
- The total proposed ground coverage of structures and vehicular use areas is 29,802 square feet. For developments with this amount of ground coverage, there must be a minimum of one tree for each 5,000 square feet of ground coverage and a total tree planting equal to 10 inches plus one-half inch tree trunk size for every 2,000 square feet over 20,000 feet in ground coverage. This necessitates five trees with tree trunk sizes of 12 inches. Staff recommends a condition of approval that the site have at least five trees with trunk sizes of at least 12 inches (condition #1).
- The following landscaping requirements for the proposed parking lot are contained in C.O. 1171.06:
 - Large parking lots must be separated by peninsulas or islands into a series of smaller interconnected lots, and individual landscape areas should be no smaller than 350 square feet. The proposed parking lot is separated by parking lot peninsulas. Staff recommends a condition of approval that the parking lot peninsulas be landscaped and no smaller than 350 square feet (condition #2).
 - A minimum of five feet of landscaped area needs to be provided for each 100 square feet of parking area (or fraction thereof); the area was not specified. Staff recommends a condition of approval that a minimum of five feet of landscaped area is provided for each 100 square feet of parking area (condition #3).
 - Parking areas must contain a minimum of one deciduous canopy tree for every 10 parking spaces. The proposed parking lot has 36 parking spaces, which necessitates four deciduous canopy trees. The applicant has proposed three deciduous canopy trees in the parking lot peninsulas that match those in the church parking lot. Staff recommends a condition of approval that there be four deciduous canopy trees in the parking lot (condition #4).
 - Trees used in parking lot islands must have a clear trunk at five feet above the ground, and the remaining areas must be landscaped with shrubs or ground cover not to exceed two feet in height. Staff recommends a condition of approval that the parking lot trees have a clear trunk at a minimum of five feet above the ground, and the parking lot landscaping not exceed two feet in height (condition #5).
 - Parking lots must be screened from primary streets, residential areas, and open space by a 3.5-foot minimum height evergreen hedge, masonry wall, or combination of walls and plantings. Zoning text section VII(6) additionally requires this headlight screening provision be met for parking areas. The parking lot is located behind the proposed building and is thus already largely screened from the primary street. Residential areas exist generally west and south of the parking lot; because a portion of the parking lot is located in the private utility easement, landscaping or wall screening is only viable along a portion of the lot. Eastern white pines are proposed along the western portion of the parking lot where possible outside of the utility easement, though more opaque coverage is recommended. Staff recommends a condition of approval that the parking lot be screened with minimum 3.5-foot-tall plantings or a masonry wall along its western side outside of the private utility easement, subject to staff approval (condition #6).
- Per C.O. 1171.08, landscape treatments at the perimeter of stormwater basins shall be designed either with maintained turf to the pond's edge or a naturalized planting of native landscape material, subject to approval of the City Landscape Architect. The landscape plantings shall be in large masses and drifts, and shall not include decorative landscape

- boulders, large mulch beds, or specimen plantings. Staff recommends a condition of approval that landscape plantings be installed at the perimeter of the stormwater basin in the area outside of the private utility easement, subject to staff approval (condition #7).
- Zoning text section VII(2) defines “Protected Trees” as any tree with a trunk that measures six inches or more in diameter at breast height (4.5 feet above the ground) and states that all Protected Trees that die or are severely harmed due to construction shall be replaced elsewhere within the zoning district on a tree-for-tree basis with at least a 2.5-inch diameter at installation. Staff recommends a condition of approval that any harmed Protected Trees be replaced in the zoning district with at least a 2.5-inch diameter at installation, subject to staff approval (condition #8).
- Per the zoning text, street trees are not required along Harlem Road.
- The City Landscape Architect provided the following comments. Staff recommends a condition of approval that the City Landscape Architect’s comments be met, subject to staff approval (condition #9).
 - Provide proposed grading for the on-site retention basin in accordance with City of New Albany standards.
 - Consider revising the proposed placement of the trees in front of the building to be more consistent with the existing buffer planted along the remainder of the parcels boundary.
 - Narrow the main drive connection from Harlem Road to the parking lot, referencing the adjacent church property for guidance on widths.
 - Revise the proposed landscape plan to include the proper planting along the edge of the outlined basin, where possible.

Lighting

- External cut-off lighting is proposed to illuminate wall signage and building entries. The main entrance light is ceiling-mounted, and the rest of the lighting is wall-mounted. All proposed lighting is black and similar in appearance and style.
- C.O. 1169.12(c)(1) requires external lighting of signs to be of a lighting technology that delivers 50 or more lumens per watt and to utilize a warm color temperature range of less than 5,000 Kelvin. The proposed lights all deliver 125 lumens per watt and utilize a warm color temperature range of 6,500 Kelvin. Staff recommends a condition of approval that the external sign lights be reduced to less than 5,000 Kelvin (condition #10).
- No parking lot lighting is proposed; because of this, a photometrics plan was not submitted.

Vehicular and Pedestrian circulation:

- Vehicular access to the site is proposed from one new full-access curb cut via Harlem Road. Vehicular circulation continues past and behind the building to the parking lot.
- The zoning text requires a minimum of one loading space for church uses and related accessory uses. One loading space is proposed on the south side of the building.
- The zoning text states that parking for all accessory uses shall be provided in accordance with C.O. 1167.
 - The proposed parking spaces meet the minimum length and width requirements with a width of nine feet and a length of 19 feet. Additionally, the maneuvering lane is 22 feet in width and meets requirements.
 - The proposed loading space exceeds minimum length, width, and height clearance requirements.
 - C.O. 1167.05 requires community centers to have one parking space per 400 square feet of gross floor area. The size of the proposed food pantry (8,460 square feet) necessitates 21 parking spaces. The applicant has provided 36 parking spaces and exceeds the minimum parking requirement.
- The existing leisure trail at the northernmost part of the site will be extended southward along the remainder of the site’s Harlem Road frontage. Staff recommends a condition of approval that the bike path meet New Albany specifications and be constructed of asphalt

- with a minimum width of eight feet (condition #11). Additional sidewalks to the front and rear of the building are included from the leisure trail for pedestrian access to the site.
- There are six pedestrian doors in total on the building exterior. Each is designated for specific pedestrian circulation into or out of the building:
 - East elevation: one double-door exit.
 - West elevation: one double-door exit, one double-door main entrance, and one single-door donation entrance. Each set of doors has windows.
 - North elevation: one single-door volunteer entrance.
 - South elevation: one single-door warehouse exit. Additionally, there is a single-bay door for loading and unloading.

Signage

- The zoning text states that all signage shall conform with C.O. 1169. Institutional developments are permitted to have a maximum of three sign types, excluding by-right sign types. The applicant proposes two sign types: a wall sign and a dual-post sign. A by-right wall plaque is proposed as well.
- The applicant proposes one wall sign on the west (rear) elevation above the exit. The sign is dark navy in color with a white plaque trim and white, six-inch-tall lettering. Wall signs are regulated by C.O. 1169.16(d). Staff recommends a condition of approval that the wall sign project no more than 18 inches from the building and its relief be no less than one inch (condition #12).
 - Quantity: one wall sign—meets code (max. one per building frontage)
 - Area: 33.38 square feet—meets code (max. 45 square feet)
 - Projection: not specified (max. 18-inch projection from building)
 - Relief: not specified (min. 1-inch sign relief)
 - Illumination: external—meets code (external or halo lighting)



*Image: Proposed wall sign on the rear elevation.
Includes white lettering on a dark navy background and white trim.*

- The applicant proposes one dual-post sign located near the vehicular entrance to the site. Such signs are regulated by C.O. 1169.17(b). Staff recommends a condition of approval that the dual-post sign width be no more than 7.5 inches and relief be no less than one inch (condition #13).
 - Quantity: one—meets code (one per street entrance)
 - Area: 22.5 square feet—meets code (max. 30 square feet per side)
 - Height: 6 feet, 8 inches—meets code (max. 7 feet)
 - Width: not specified (max. 7.5 inches)
 - Relief: not specified (min. 1-inch sign relief)
 - Illumination: none



Image: Proposed dual-post sign.

- The applicant proposes one by-right wall plaque on the west (rear) elevation next to the main entrance. Wall plaques are regulated by C.O. 1169.18(d). Staff recommends a condition of approval that the wall plaque project no more than four inches from the building façade and the wall plaque be made of a durable material (condition #14).
 - Quantity: one—meets code (max. one per building)
 - Area: 1.66 square feet—meets code (max. 4 square feet)
 - Relief: not specified (max. 4 inches from façade)
 - Illumination: none
 - Material: not specified (must be a durable material such as cut or etched stone, glass, tile, or metal)



Image: Proposed wall plaque.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - An existing shed is proposed to be removed to facilitate construction of the food pantry; the shed is not considered a distinguishing feature of the site.
 - Numerous trees are proposed to be removed to facilitate construction of the food pantry. The zoning text requires protected trees to be replanted on a tree-for-tree basis. A condition of approval is included to help preserve the original environmental quality of the site.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The design of the new building is appropriate to the area and existing church, and it meets the architectural requirements of the DGRs.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The proposed building will utilize distinctive stylistic features of American Georgian architecture, such as by use of vertically oriented, double-hung windows; formal symmetry; doors with a pediment and entablature; pilasters; and a gable roofline and dormers.
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.*
 - No additions or alterations to structures are proposed.

V. ENGINEER'S COMMENTS

The City Engineer has reviewed the final development plan and provided the following comments. Staff recommends a condition of approval that these comments be addressed by the applicant, subject to staff approval (condition #15).

1. Add notes and the title block depicted on Exhibit A to the cover sheet.
2. Update the Project Data table on the cover sheet to show parking stalls required/provided and ADA stalls required/provided.
3. Show stop bars/signs at all curb cuts.
4. Provide a Traffic Access Study and determine if improvements in the public right-of-way are required to support the project.
5. Staff shall evaluate storm water management, water distribution, sanitary sewer collection, and other construction-related details once detailed construction plans become available.

VI. SUMMARY

The applicant proposes a final development plan for an 8,460-square-foot food pantry at 5220 Johnstown Road. The site design, building location, building form and massing, and design elements appear appropriate and conform to applicable Design Guidelines and Requirements. The building architecturally complements the existing church and utilizes character-defining qualities of Georgian architecture, such as by use of formal symmetry, doors with a pediment and entablature, pilasters, and a gable roofline and dormers.

A 150-foot-wide private utility easement impedes the use of above-grade improvements on a portion of the site, including landscaping. The zoning text allows development to not meet landscaping requirements contained in the codified ordinances within the easement, including landscaping otherwise required for parking lot screening or stormwater basin landscaping. Landscaping conditions of approval have been recommended to ensure city landscaping requirements are met where possible outside of the easement. Additionally, the proposed signage is appropriate for the development and meets codified requirements when subject to the recommended conditions of approval.

VII. ACTION

Should the Architectural Review Board find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to recommend approval of final development plan application FDP-88-2025 to the New Albany Planning Commission with the following conditions:

1. The site will have at least five trees with trunk sizes of at least 12 inches.
2. The parking lot peninsulas will be landscaped and no smaller than 350 square feet.
3. A minimum of five feet of landscaped area will be provided for each 100 square feet of parking area.
4. There will be four deciduous canopy trees in the parking lot.
5. The parking lot trees will have a clear trunk at a minimum of five feet above the ground, and the parking lot landscaping will not exceed two feet in height.
6. The parking lot will be screened with minimum 3.5-foot-tall plantings or a masonry wall along its western side outside of the private utility easement, subject to staff approval.
7. Landscape plantings will be installed at the perimeter of the stormwater basin in the area outside of the private utility easement, subject to staff approval.
8. Any harmed Protected Trees will be replaced in the zoning district with at least a 2.5-inch diameter at installation, subject to staff approval.
9. The City Landscape Architect's comments will be met, subject to staff approval.
10. The external sign lights will be reduced to less than 5,000 Kelvin.
11. The bike path will be constructed of asphalt with a minimum width of eight feet.
12. The wall sign will project no more than 18 inches from the building and its relief be no less than one inch.
13. The dual-post sign width will be no more than 7.5 inches and the dual-post sign relief will be no less than one inch.
14. The wall plaque will project no more than four inches from the building façade and the wall plaque will be made of a durable material.
15. The engineer's comments shall be addressed by the applicant, subject to staff approval.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																					
Project Information	<p>Site Address <u>5220 Johnstown Road</u></p> <p>Parcel Numbers <u>222-004475</u></p> <p>Acres <u>3.23</u> # of lots created _____</p> <table border="1" style="width: 100%;"><thead><tr><th style="text-align: left;">Choose Application Type</th><th style="text-align: left;">Description of Request:</th></tr></thead><tbody><tr><td><input type="checkbox"/>Appeal</td><td><input type="checkbox"/> Extension Request</td></tr><tr><td><input checked="" type="checkbox"/>Certificate of Appropriateness</td><td><input type="checkbox"/> Variance</td></tr><tr><td><input type="checkbox"/>Conditional Use</td><td><input type="checkbox"/> Vacation</td></tr><tr><td><input type="checkbox"/>Development Plan</td><td></td></tr><tr><td><input type="checkbox"/>Plat</td><td></td></tr><tr><td><input type="checkbox"/>Lot Changes</td><td></td></tr><tr><td><input type="checkbox"/>Minor Commercial Subdivision</td><td></td></tr><tr><td><input type="checkbox"/>Zoning Amendment (Rezoning)</td><td></td></tr><tr><td><input type="checkbox"/>Zoning Text Modification</td><td></td></tr></tbody></table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	<input type="checkbox"/> Extension Request	<input checked="" type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Vacation	<input type="checkbox"/> Development Plan		<input type="checkbox"/> Plat		<input type="checkbox"/> Lot Changes		<input type="checkbox"/> Minor Commercial Subdivision		<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification	
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City, State, Zip	City, State, Zip																					
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Email	Email																					
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p> <p>Signature of Owner <u>Todd Parker</u> <small>Digital signature by Todd Parker Date: 2025.10.10 17:59:46 -04'00'</small> Date: <u>10 Oct. 2025</u> Signature of Applicant <u>Robert G Armstrong MDiv MA LPCC</u> <small>Digital signature by Robert G Armstrong MDiv MA LPCC Date: 2025.10.22 11:44:28 -04'00'</small> Date: <u>22 Oct 2025</u></p>																					

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots	155.00 / each	
	(minimum fee \$1,000.00)	3875.00	
Engineering fee	26 – 50 lots	75.00 / each	
	Each additional lot over 26	5750.00	
Engineering fee	Over 51 lots	50.00 / each	
	Each additional lot over 51	300.00	
Development Plan – Non-PUD			
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
Engineering fee	Plus each lot	50.00 / each	
	1-25 lots	155.00 / each	
	(minimum fee \$1,000.00)	3875.00	
Engineering fee	26 – 50 lots	75.00 / each	
	Each lot over 26	5750.00	
Engineering fee	Over 51 lots	50.00 / each	
	Each lot over 51		

Plat – Subdivision Final		
Planning		650.00
	Plus each lot	15.00 / each
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each
Engineering fee	26-50 lots	3875.00
	Each lot over 26	75.00 / each
Engineering fee	Over 51 lots	5750.00
	Each lot over 51	50.00 / each
Lot Changes		200.00
Minor Commercial Subdivision		200.00
Vacation (Street or Easement)		1200.00
Variance		
	Non-single family, commercial, subdivision, multiple properties	600.00
	Single Family residence	250.00
	In conjunction with Certification of Appropriateness	100.00
Extension Request		0.00
Zoning		
	Rezoning - First 10 acres	700.00
	Each additional 5 acres or part thereof	50.00 / each
	Rezoning to Rocky Fork Blacklick Accord	250.00
	Text Modification	600.00
Easement Encroachment		800.00

F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM
F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2025

SHEET LEGEND

G100	COVER SHEET
L100	ARCHITECTURAL SITE PLAN
L101	CONTEXTUAL SITE AND IMAGES
L102	LANDSCAPE PLAN
L103	DUMPSTER ENCLOSURE DETAILS
C100	EXISTING CONDITIONS + SITE DEMO
C200	CIVIL SITE LAYOUT PLAN
C201	CIVIL FIRE TRUCK ROUTING
C300	CIVIL SITE UTILITY & GRADING PLAN
A100	FLOOR PLAN
A101	MEZZANINE PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	EXTERIOR LIGHTING
A203	EXTERIOR LIGHTING
A300	BUILDING SECTION
A400	CONCEPT IMAGE - EAST
A401	CONCEPT IMAGE - EAST ENTRY
A402	CONCEPT IMAGE - WEST
A403	CONCEPT IMAGE - SOUTH
A404	CONCEPT IMAGE - NORTH
E100	EXTERIOR LIGHT LOCATION PLAN

PROJECT DATA

PROPOSED IS A NEW 3 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE AND ROOFTOP TERRACE.

ADDRESS:
5220 JOHNSTOWN ROAD
NEW ALBANY, OH 43054

PARCEL #:
222-004475

ZONING DISTRICT:
I -PUD

LAND OWNER:
ROSE RUN PRESBYTERIAN CHURCH, INC.

FACILITY OWNER:
HEALTHY NEW ALBANY

Builder

SCALE: NTS

PROJECT NO. 24002

COVER SHEET

12 DECEMBER 2025

G100



F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM
F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2025

Builder

SCALE: 1"=50'-0"

PROJECT NO. 24002

SITE PLAN

12 DECEMBER 2025

L100

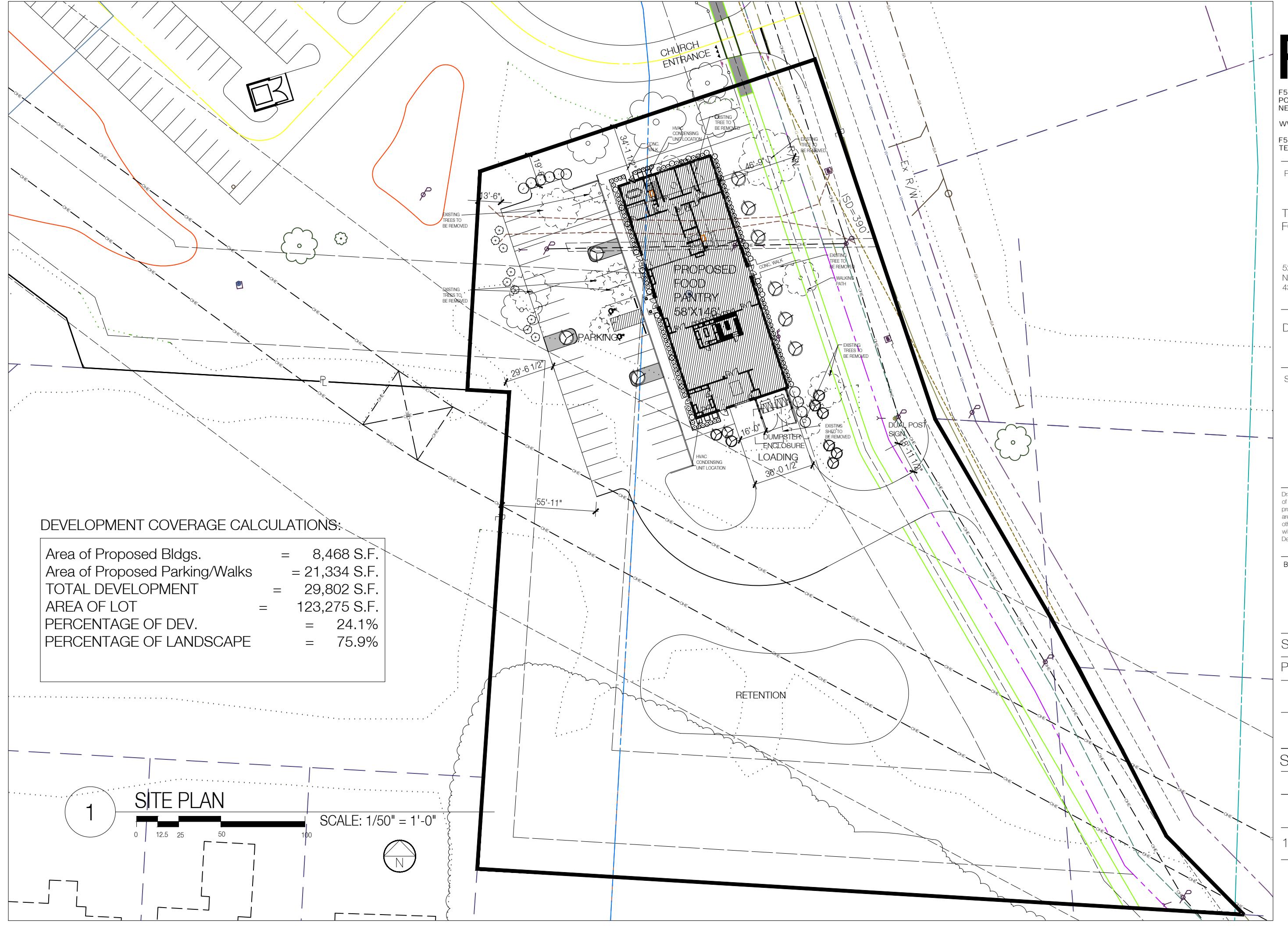
DEVELOPMENT COVERAGE CALCULATIONS:

Area of Proposed Bldgs.	= 8,468 S.F.
Area of Proposed Parking/Walks	= 21,334 S.F.
TOTAL DEVELOPMENT	= 29,802 S.F.
AREA OF LOT	= 123,275 S.F.
PERCENTAGE OF DEV.	= 24.1%
PERCENTAGE OF LANDSCAPE	= 75.9%

1 SITE PLAN

SCALE: 1/50" = 1'-0"

0 12.5 25 50 100



PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

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Site Concept Plan W/ Aerial

Nearmap

FOOD PANTRY SITE

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Builder



Rose Run Presbyterian Precedent Image



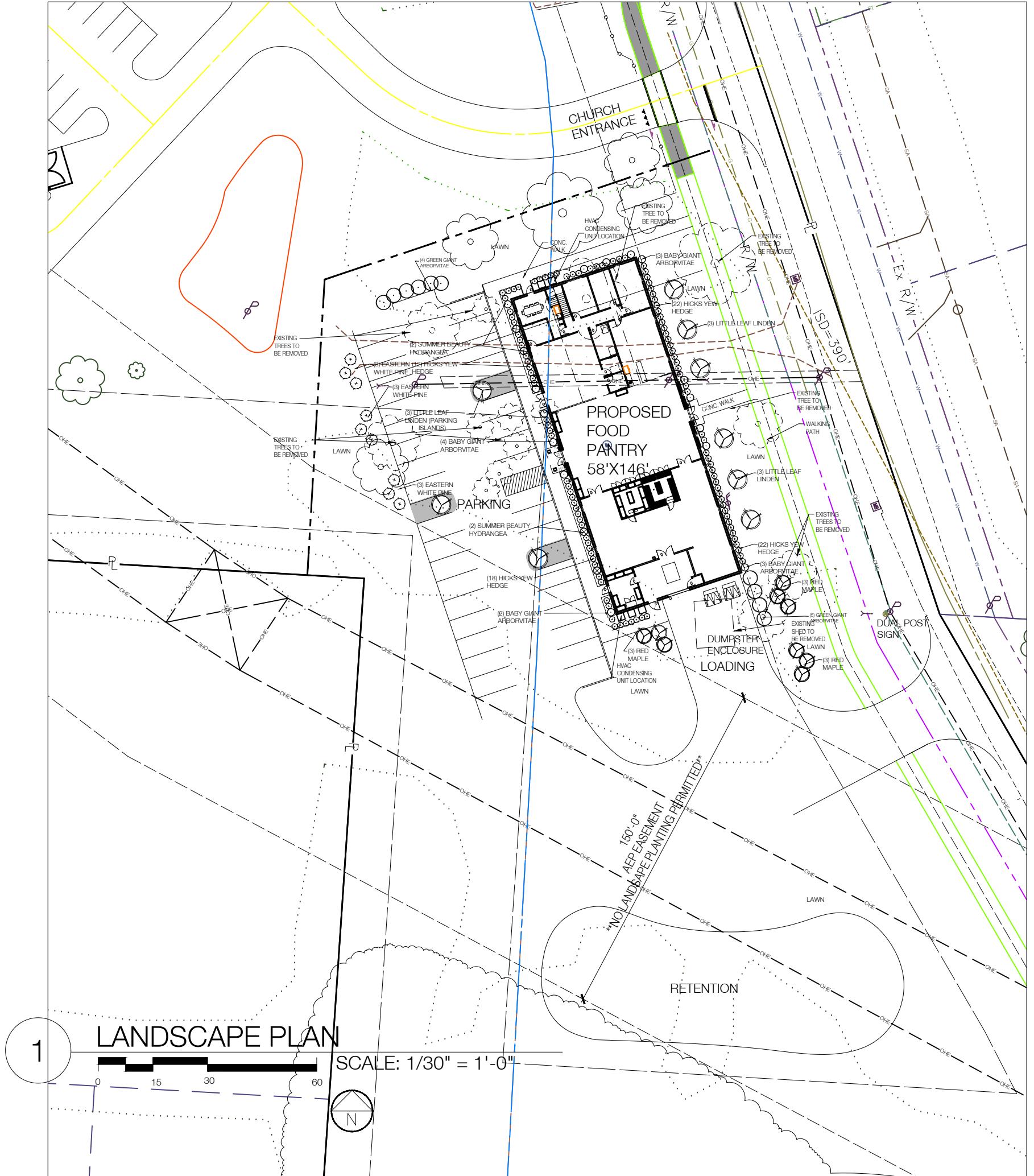
Rose Run Presbyterian Precedent Image

SCALE: N.T.S

PROJECT NO. 24002

SITE CONTEXT

12 DECEMBER 2025



PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL / COMMON NAME	SIZE	F5 DESIGN/ARCHITECTURE INC PO BOX 86 NEW ALBANY, OHIO 43054 WWW.F5DESIGN.COM F5MAIL@F5DESIGN.COM TEL 614.224.4946
	4	HYDRANGEA MACROPHYLLA / SUMMER BEAUTY HYDRANGEA	3 GAL.	
	74	TAXUS X MEDIA 'HICKSII' / HICKS YEW - HEDGE	3 GAL	
	9	TILIJA CORDATA / LITTLE LEAF LINDEN (TO MATCH EXISTING TREES IN CHURCH PARKING LOT)	2 IN. CAL.	PROJECT NAME: THE NEW ALBANY FOOD PANTRY
	12	ACER RUBRUM / RED MAPLE	2 IN. CAL.	5220 JOHNSTOWN ROAD NEW ALBANY, OHIO 43023
	9	PINUS STROBUS / EASTERN WHITE PINE	5' B&B	DESIGN REVIEW
	12	THUJA PLICATA "STANDISHII" VIRGINIAN / BABY GIANT ARBORVITAE	3'-4' HEIGHT	
	9	THUJA PLICATA "STANDISHII" GREEN GIANT/ GREEN GIANT ARBORVITAE	6'-8' HEIGHT	SEAL/SIGNATURE

5

DESIGN/ARCHITECTURE INC
BOX 86
W ALBANY, OHIO 43054

WWW.F5DESIGN.COM

MAIL@F5DESIGN.COM
L 614.224.4946

PROJECT NAME:

THE NEW ALBANY FOOD PANTRY

220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

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uilder

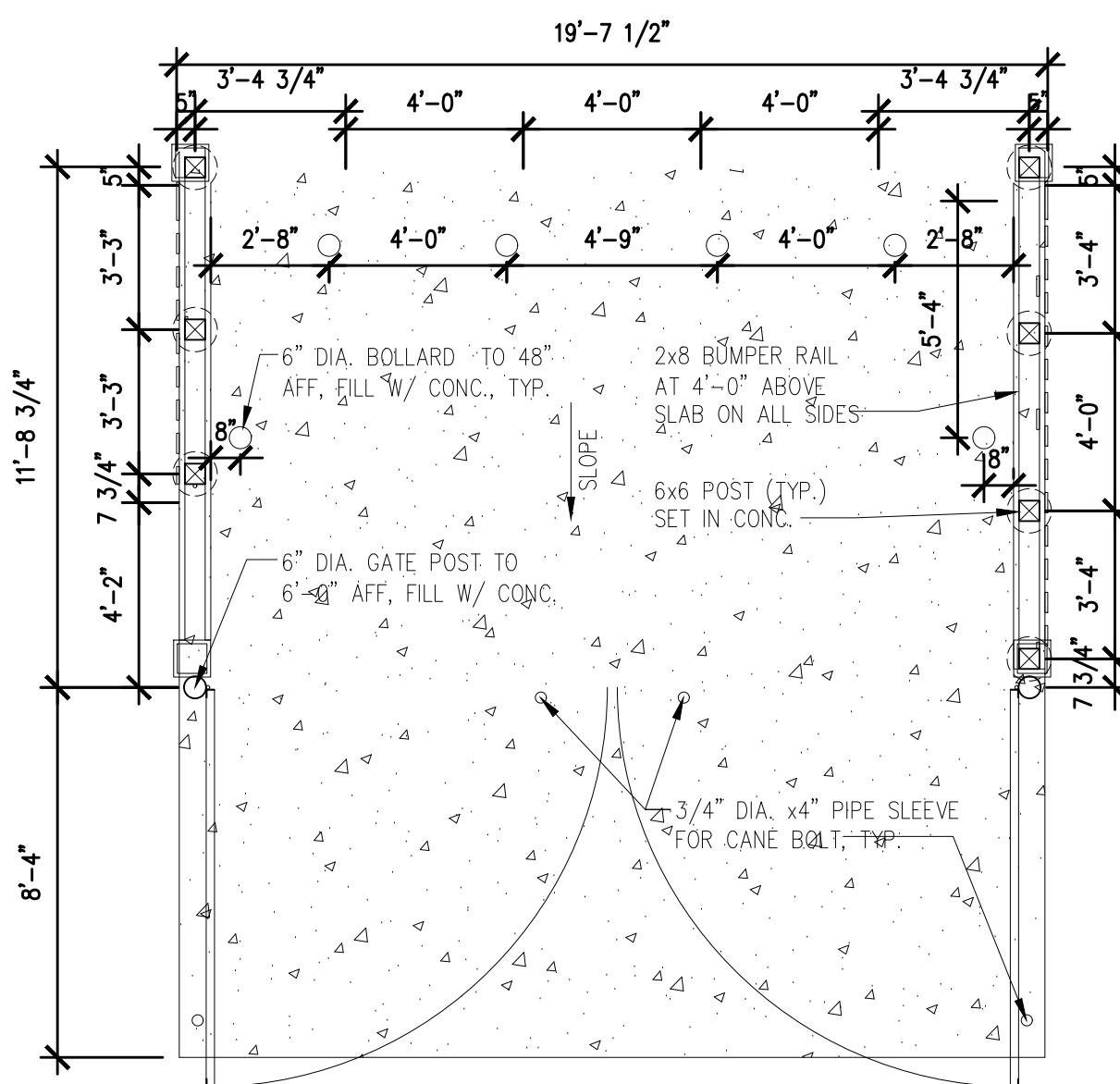
SCALE: 1"=50'-0"

PROJECT NO. 24002

LANDSCAPE PLAN

2 DECEMBER 2025

L102

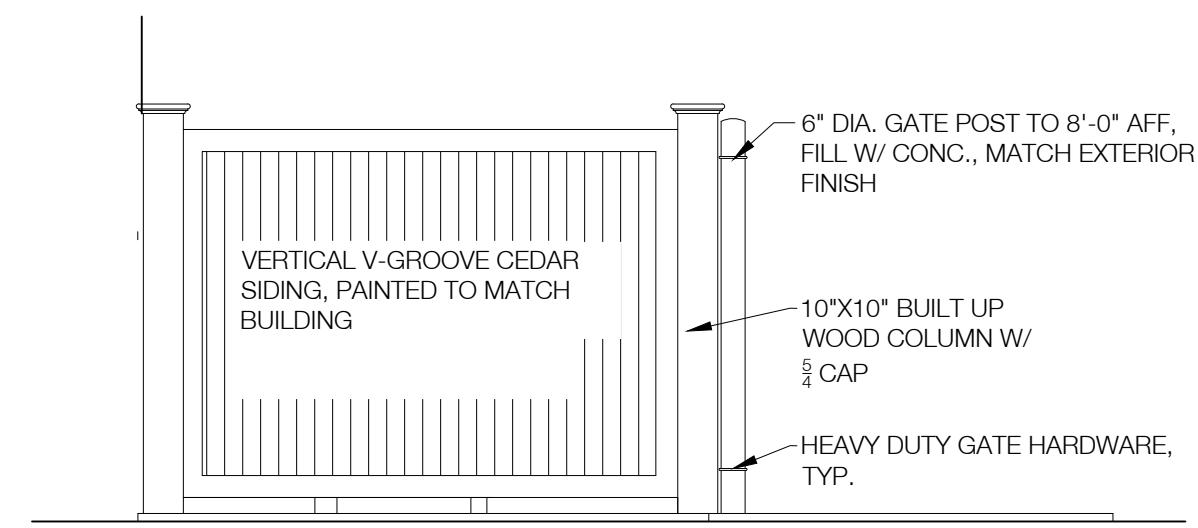


1 TRASH ENCLOSURE PLAN

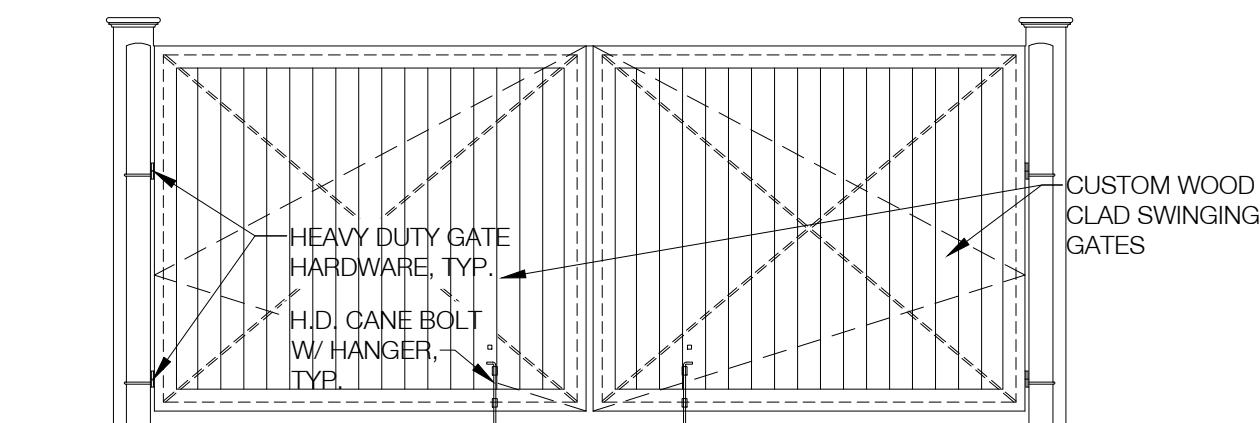
L103 SCALE: 1/4" = 1'-0"



REAR ELEVATION



SIDE ELEVATION



2 TRASH ENCLOSURE ELEVATIONS

L103 SCALE: 1/4" = 1'-0"



1. EXISTING BASE MAP INFORMATION OBTAINED FROM SURVEY COMPLETED BY CEC IN AUGUST 2025 AND SUPPLEMENTED BY AUDITORS DATA ACCESSED AUGUST 2025 AND RECORD PLANS PREPARED BY EMH&T FOR THE NEW ALBANY PRESBYTERIAN CHURCH COMPLETED IN 2011.

2. EASEMENTS SHOWN ARE PER RECORD PLANS PREPARED BY EMH&T.

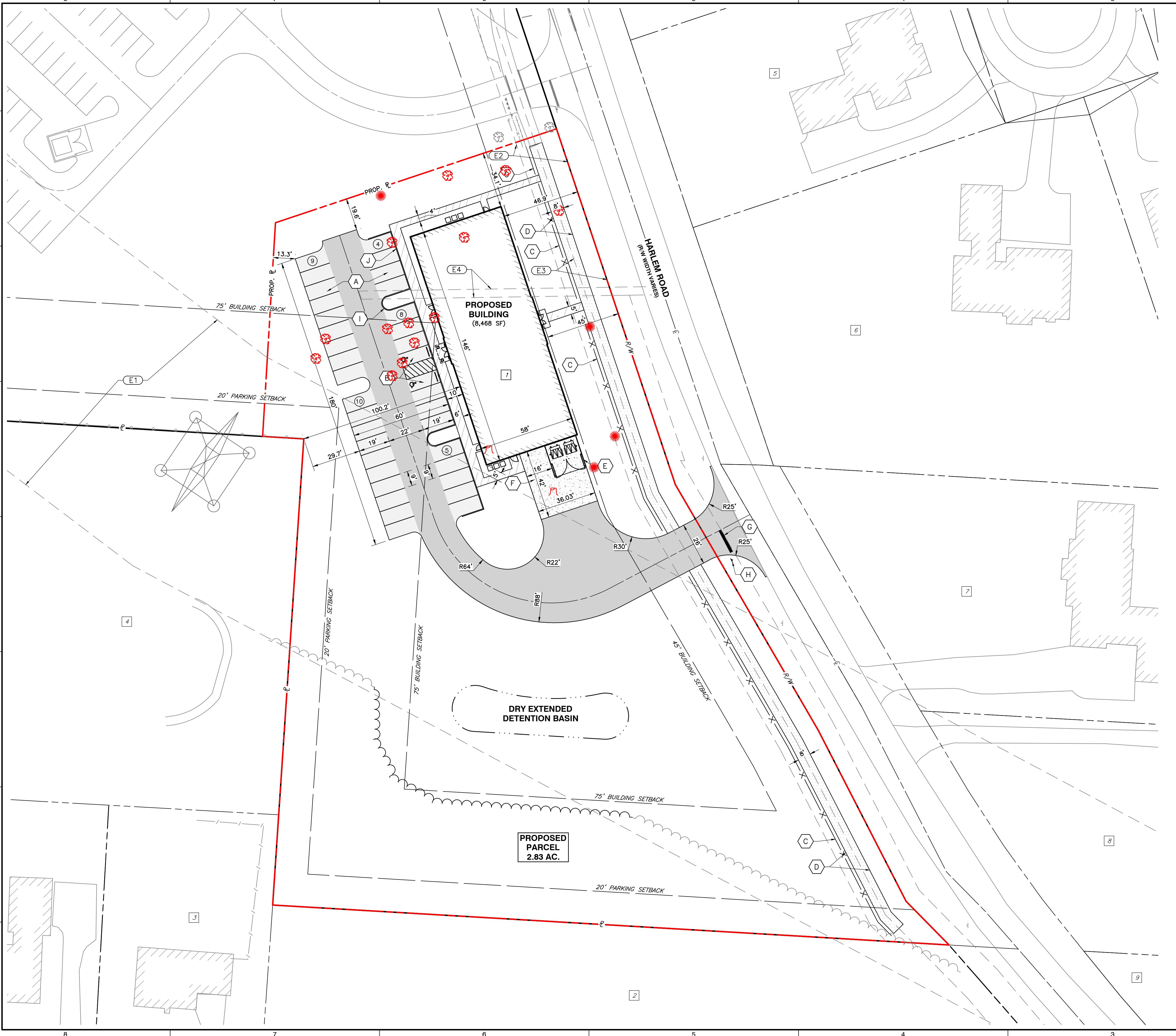


SUBMITTAL RECORD	
NO	DATE
11142025	1ST SUBMITTAL

LEGEND
EXISTING SUBJECT PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING RIGHT OF WAY
EXISTING CENTERLINE
EXISTING EDGE OF PAVEMENT
EXISTING STRUCTURE
EXISTING EASEMENT
EXISTING FENCE
EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
EXISTING SIGN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATER LINE
EXISTING WATER STRUCTURE
EXISTING POWER POLE
EXISTING GUY WIRE
EXISTING OVERHEAD WIRE
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING GAS LINE
EXISTING GAS BOX (VALVE)
EXISTING CONCRETE (TBR)
EXISTING DRIVE PAVEMENT (TBR)
EXISTING GRAVEL (TBR)
RIGHT-OF-WAY PROPERTY LINE
CENTER LINE
TO BE REMOVED
DO NOT DISTURB

KEY NOTES
(E1) 150' ELECTRIC EASEMENT
(E2) PATH EASEMENT
(E3) GAS EASEMENT
(E4) ELECTRIC EASEMENT (TO BE VACATED)

EXISTING CONDITIONS & DEMOLITION PLAN		LIFESTYLE COMMUNITIES, LTD HEALTHY NEW ALBANY FOOD PANTRY HARLEM ROAD CITY OF NEW ALBANY FRANKLIN COUNTY, OHIO	
DATE: NOVEMBER 2025	DRAWN BY: J.W.	1=30'	CHECKED BY: JTH
DWG SCALE: 1=30'	PROJECT NO: 354-347	APPROVED BY:	
DRAWING NO: C100		SHEET 2 OF 5	
REFERENCES			
1. EXISTING BASE MAP INFORMATION OBTAINED FROM SURVEY COMPLETED BY CEC IN AUGUST 2025 AND SUPPLEMENTED BY AUDITORS DATA ACCESSED AUGUST 2025 AND RECORD PLANS PREPARED BY EMH&T FOR THE NEW ALBANY PRESBYTERIAN CHURCH COMPLETED IN 2011.			
2. EASEMENTS SHOWN ARE PER RECORD PLANS PREPARED BY EMH&T.			



1. EXISTING BASE MAP INFORMATION OBTAINED FROM SURVEY COMPLETED BY CEC IN AUGUST 2025 AND SUPPLEMENTED BY AUDITORS DATA ACCESSED AUGUST 2025 AND RECORD PLANS PREPARED BY EMH&T FOR THE NEW ALBANY PRESBYTERIAN CHURCH COMPLETED IN 2011.

2. EASEMENTS SHOWN ARE PER RECORD PLANS PREPARED BY EMH&T.

KEY NOTES	
A	9'W x 19'L PARKING SPACE
B	8'W x 19'L ACCESSIBLE PARKING SPACE
C	FENCE
D	PATH
E	DUMPSTER ENCLOSURE
F	LOADING DOCK
G	20" STOP BAR
H	STOP SIGN (R1-1-24)
I	CURB, STRAIGHT 18"
J	INTEGRAL CURB & SIDEWALK
E1	150' ELECTRIC EASEMENT
E2	PATH EASEMENT
E3	GAS EASEMENT
E4	ELECTRIC EASEMENT (TO BE VACATED)

SUBMITTAL RECORD	
NO:	11142025
DATE:	1ST SUBMITTAL
DESCRIPTION:	Engineering, Surveying and Landscape Architecture in the State of North Carolina will be provided by CEC Surveying and Landscape Architects of NC, LLC. Landscape Architectural Services in the State of Ohio will be provided by CEC Landscape Architects, LLC. SEE Landscape Architects of NC, LLC for details.
HEC	8800 Lyra Drive Suite 300 Columbus, OH 43240 Ph: 614.540.6633 www.cecinc.com

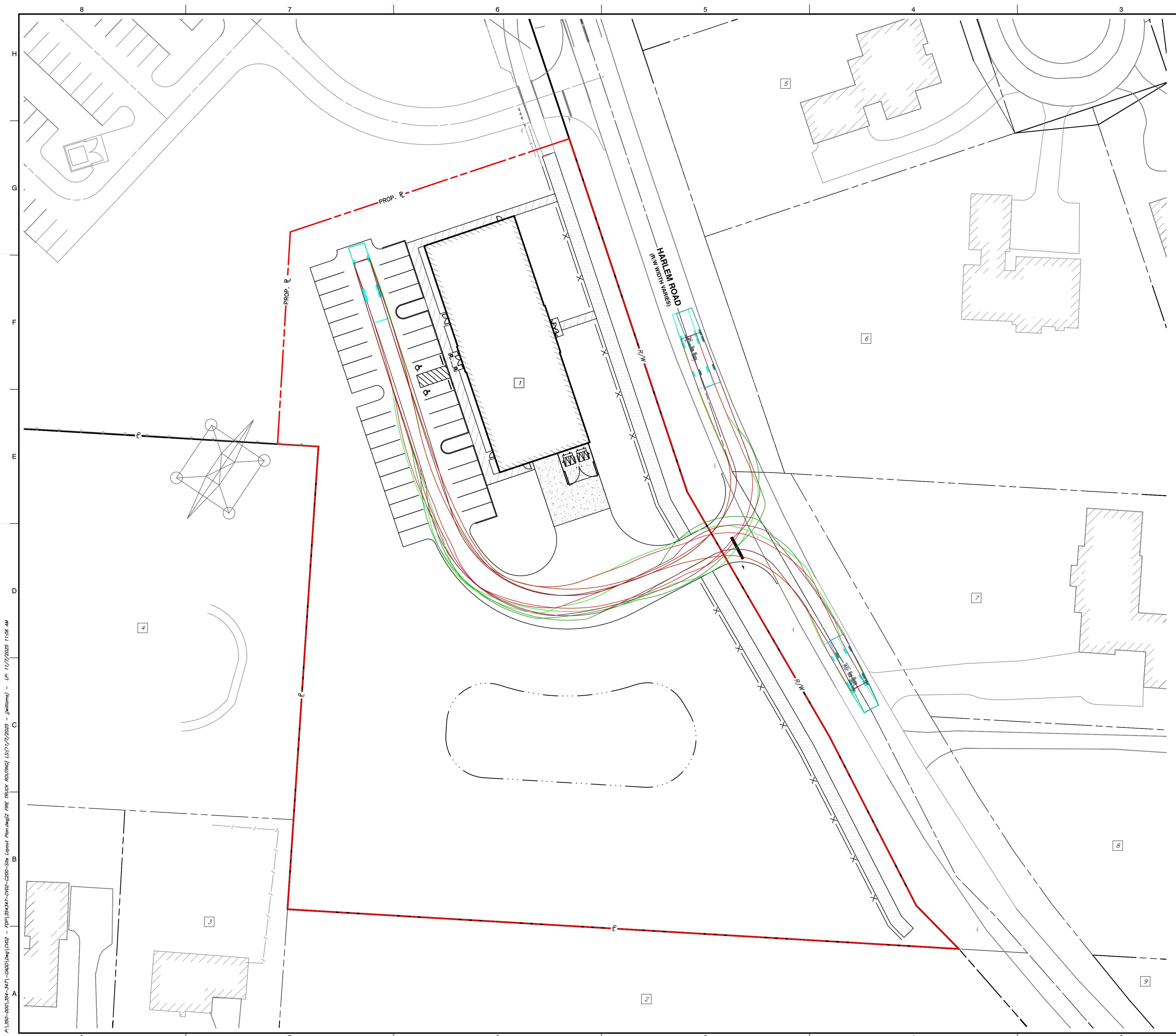
LIFESTYLE COMMUNITIES, LTD
HEALTHY NEW ALBANY FOOD PANTRY
HARLEM ROAD
CITY OF NEW ALBANY
FRANKLIN COUNTY, OHIO

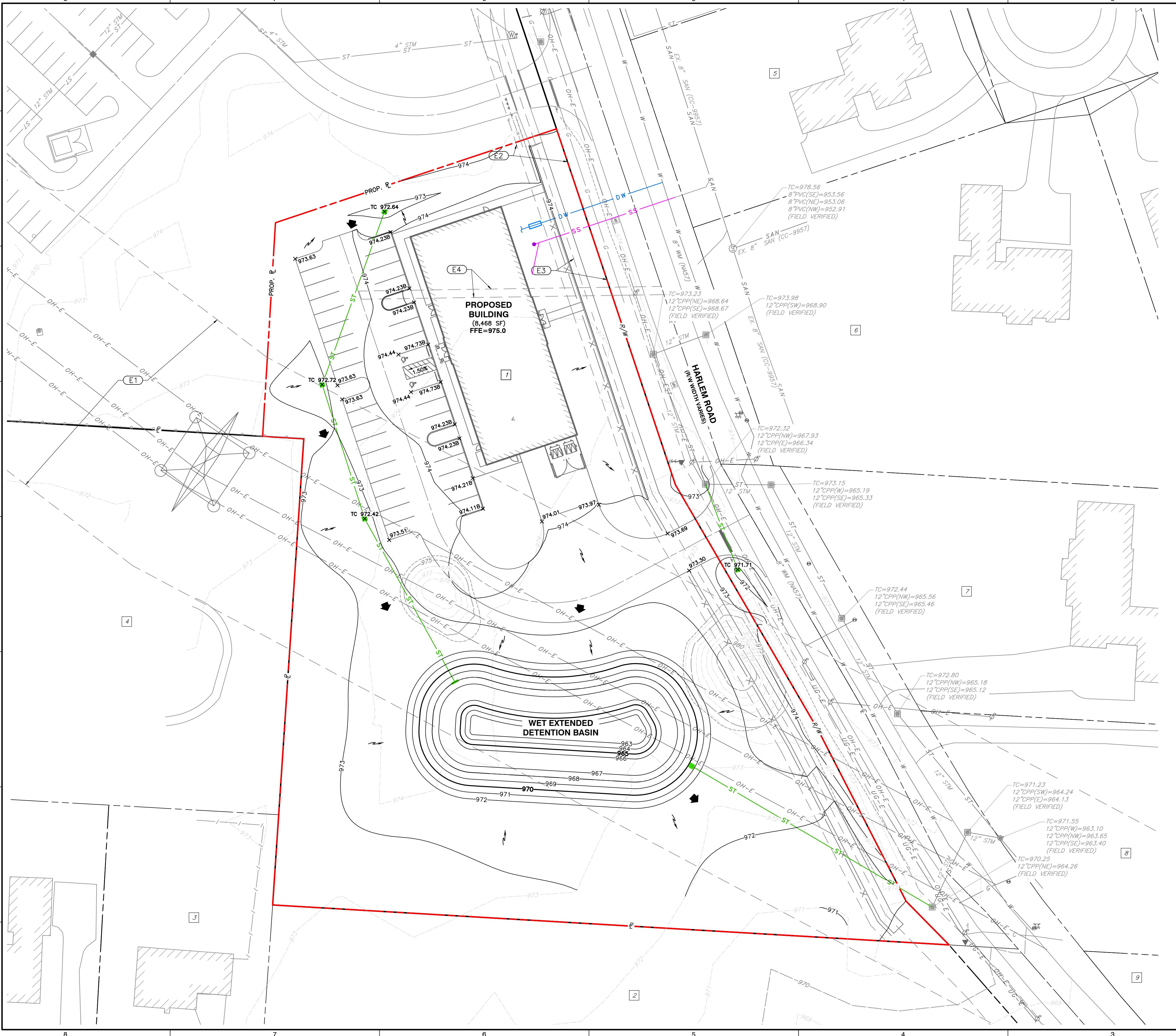
SITE LAYOUT PLAN

DATE: NOVEMBER 2025 DRAWN BY: J.W.
Dwg Scale: 1"=30' CHECKED BY: JTH
Project No: 354-347
Approved By:

C200

Drawing No: C200
Sheet 3 of 5





REFERENCES

- EXISTING BASE MAP INFORMATION OBTAINED FROM SURVEY COMPLETED BY CEC IN AUGUST 2025 AND SUPPLEMENTED BY AUDITORS DATA ACCESSED AUGUST 2025 AND RECORD PLANS PREPARED BY EMH&T FOR THE NEW ALBANY PRESBYTERIAN CHURCH COMPLETED IN 2011.
- EASEMENTS SHOWN ARE PER RECORD PLANS PREPARED BY EMH&T.

DRAWING NO.: **C300**
SHEET 3 OF 3

SITE UTILITY & GRADING PLAN

LIFESTYLE COMMUNITIES, LTD
HEALTHY NEW ALBANY FOOD PANTRY
HARLEM ROAD
CITY OF NEW ALBANY
FRANKLIN COUNTY, OHIO

SUBMITTAL RECORD	
NO.	DATE
DESCRIPTION	

EMH&T Civil & Environmental Consultants, Inc. | Suite 300 Columbus, OH 43240 Ph: 614.540.6633 | www.cecinc.com

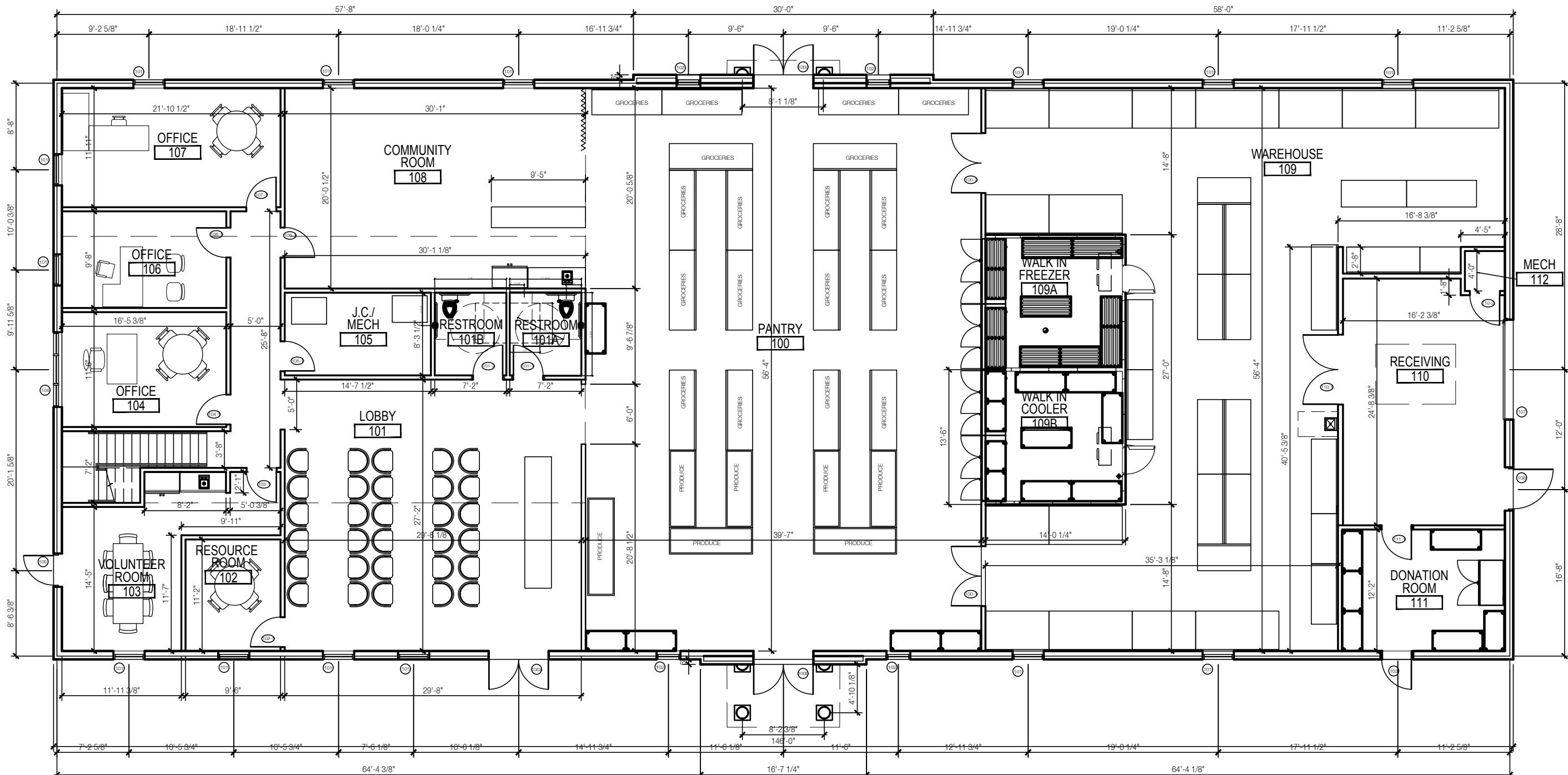


LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING SIGN
- EXISTING SANITARY SEWER
- EXISTING SANITARY STRUCTURE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING WATER LINE
- EXISTING WATER STRUCTURE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING OVERHEAD WIRE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING GAS BOX (VALVE)
- PROPOSED PROPERTY LINE
- PROPOSED STRUCTURE
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE OF ROAD
- PROPOSED PAVEMENT
- PROPOSED CURE
- PROPOSED WATER BODY
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY SERVICE
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED HEADWALL
- PROPOSED SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED BOTTOM/FACE OF CURB
- PROPOSED TOP OF CASTING
- PROPOSED SPOT SLOPE
- PROPOSED FLOW ARROW
- PROPOSED MAJOR FLOOD ROUTING

DATE: NOVEMBER 2025 DRAWN BY: J.W. JTH 1=30' CHECKED BY: 350-347 APPROVED BY: DRAFT

1
1
1
1
1
1
1
1
1



1

FLOOR PLAN

SCALE: 3/32" = 1'-0"

0 1 2 4 8 16

F5

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PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL /SIGNATURE

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Builder

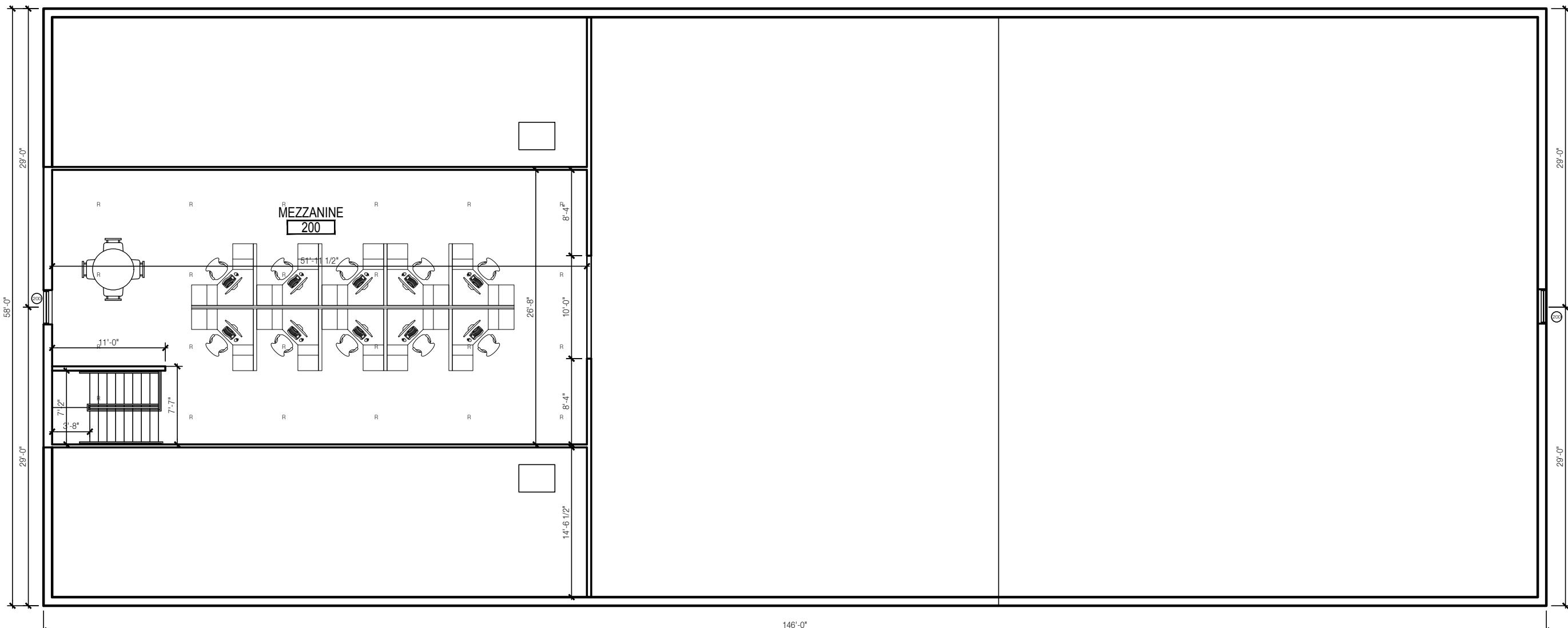
SCALE: 3/32"=1'-0"

PROJECT NO. 24002

MEZZANINE PLAN

12 DECEMBER 2025

A101



1

MEZZANINE PLAN

SCALE: 3/32" = 1'-0"



2

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



1

WEST ELEVATION



WINDOW & EXTERIOR DOOR SCHEDULE			
THE NEW ALBANY FOOD PANTRY		NEW ALBANY, OHIO	
- WINDOW NOMENCLATURE IS BASED ON CLAD WOOD S.D.L. WINDOWS WITH 3 1/2" BRICKMOLD BY MARVIN WINDOWS (U.N.O.)			
- FIRST FLOOR ROUGH OPENING HEIGHT VERIFY ON ELEVATION			
DESIGNATION	NOMENCLATURE	OPERATION	NOTES
(100)	6'-0" X 9'-0"	FRENCH ENTRY DOOR	
(101)	UWDH 3066	DOUBLE HUNG	
(102)	UWDH 2266	DOUBLE HUNG	
(103)	3'-0" X 9'-0"	OUTSWING DOOR	
(104)	UWDH 3066 W/ (2) 2266	DOUBLE HUNG	
(105)	4'-0" X 9'-0"	OUTSWING DOOR	
(106)	10'-0" X 10'-0"	OVERHEAD DOOR	
(200)	UWDH 3066	DOUBLE HUNG	

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Builder

SCALE: 3/32"=1'-0"

PROJECT NO. 24002

Gavalume standing seam metal roofing
Galvanized half round gutter
1x8 belt w/ 5/4x chamfered cap
Horizontal cement board siding
1x6 corner board
Brick base to match existing

ELEVATIONS

12 DECEMBER 2025

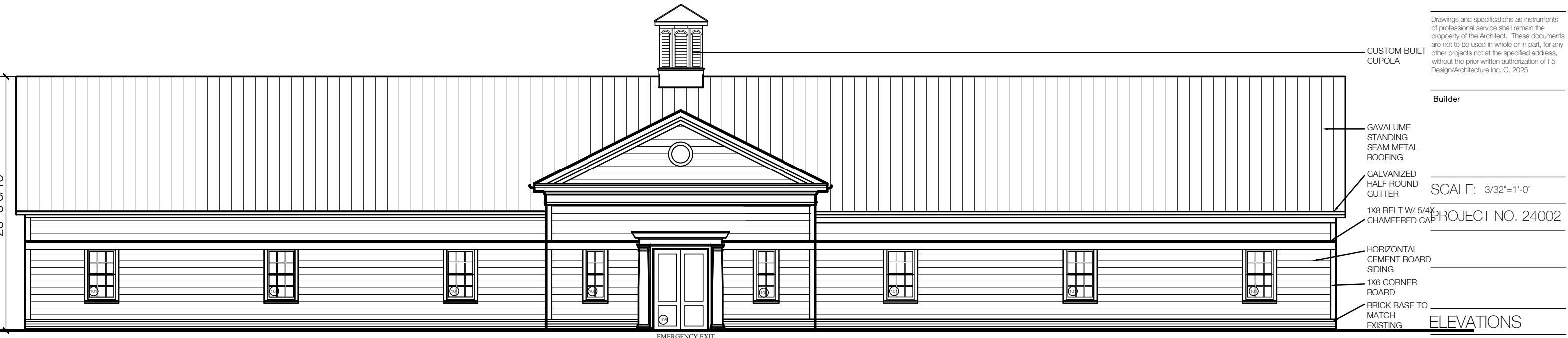
A200



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

2



EAST ELEVATION

SCALE: 3/32" = 1'-0"

1

WINDOW & EXTERIOR DOOR SCHEDULE

THE NEW ALBANY FOOD PANTRY

NEW ALBANY, OHIO

- WINDOW NOMENCLATURE IS BASED ON CLAD WOOD S.D.L. WINDOWS
WITH 3 1/2" BRICKMOLD BY MARVIN WINDOWS (U.N.O.)

- FIRST FLOOR ROUGH OPENING HEIGHT VERIFY ON ELEVATION

DESIGNATION	NOMENCLATURE	OPERATION	NOTES
100	6'-0" X 9'-0"	FRENCH ENTRY DOOR	
101	UWDH 3066	DOUBLE HUNG	
102	UWDH 2266	DOUBLE HUNG	
103	3'-0" X 9'-0"	OUTSWING DOOR	
104	UWDH 3066 W/ (2) 2266	DOUBLE HUNG	
105	4'-0" X 9'-0"	OUTSWING DOOR	
106	10'-0" X 10'-0"	OVERHEAD DOOR	
200	UWDH 3066	DOUBLE HUNG	

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NEW ALBANY, OHIO 43054
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TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

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Builder

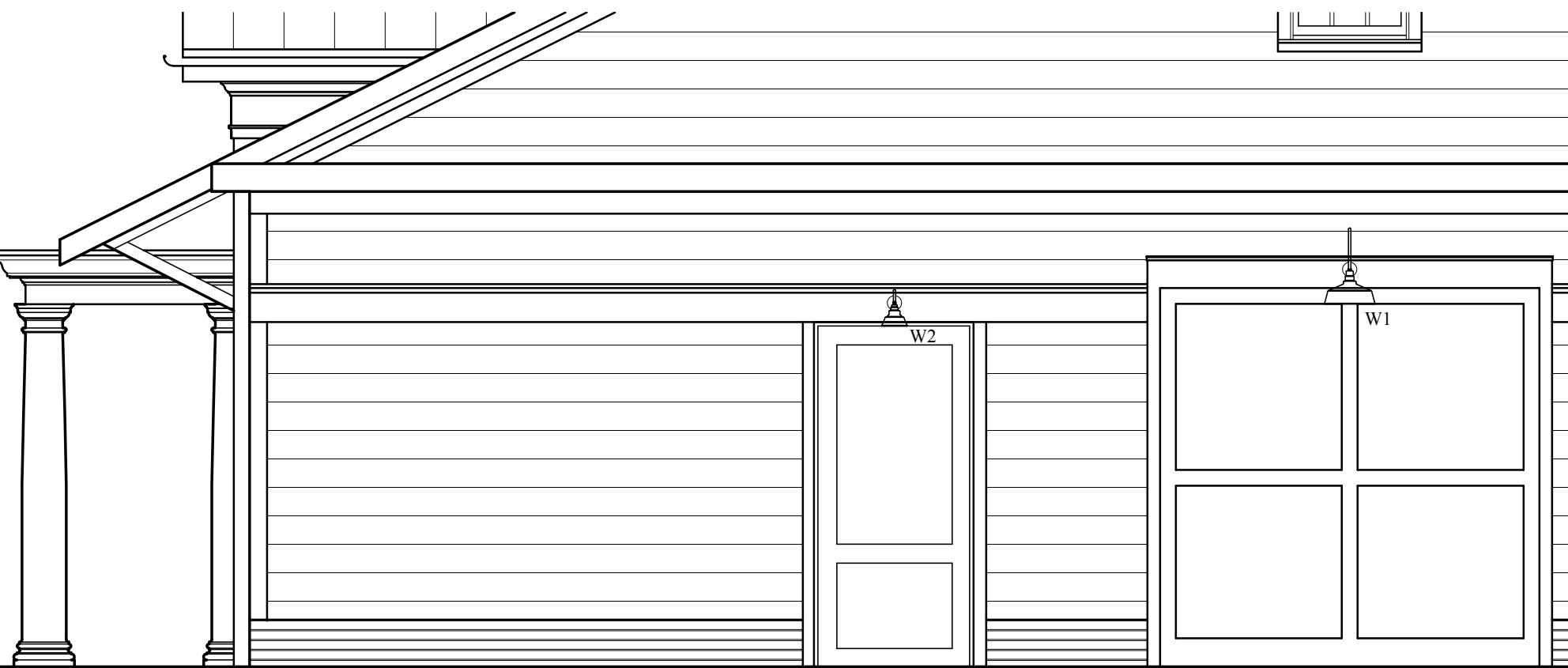
SCALE: 3/32"=1'-0"

PROJECT NO. 24002

ELEVATIONS

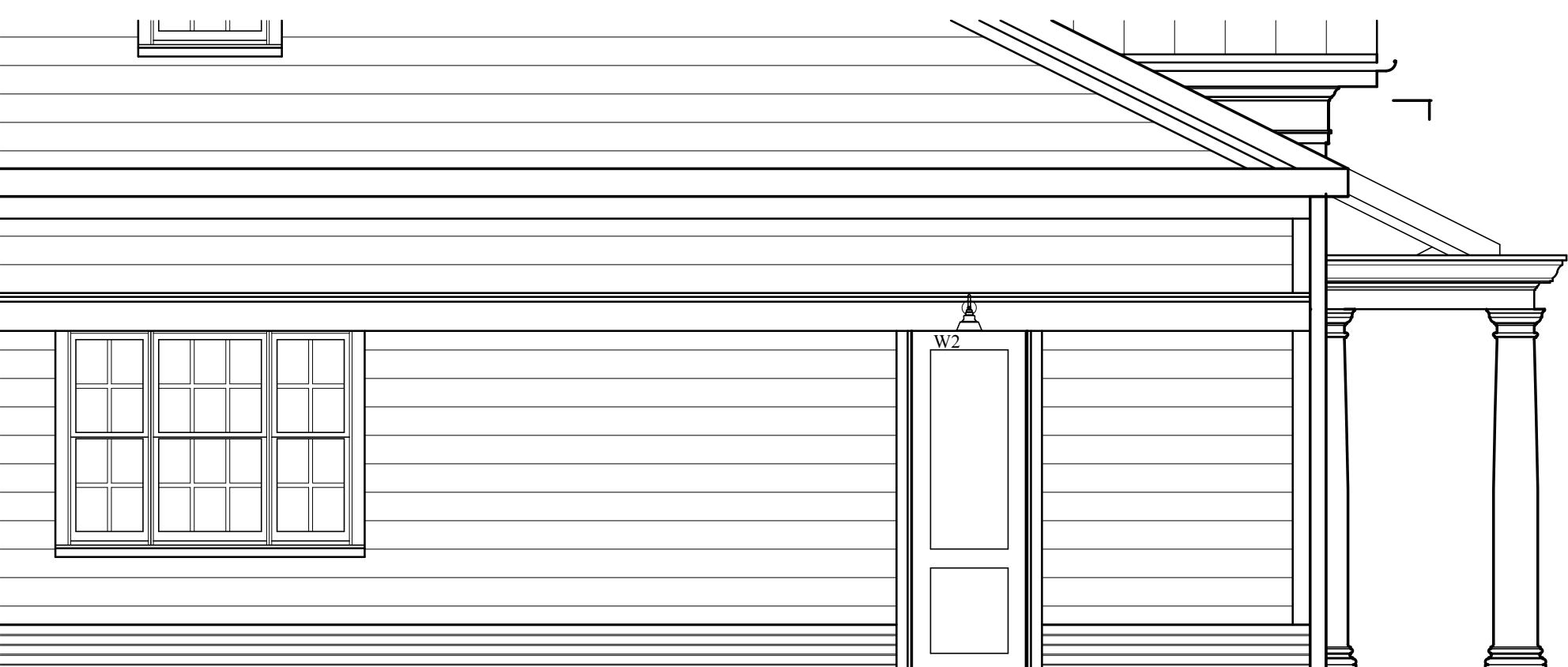
12 DECEMBER 2025

A201



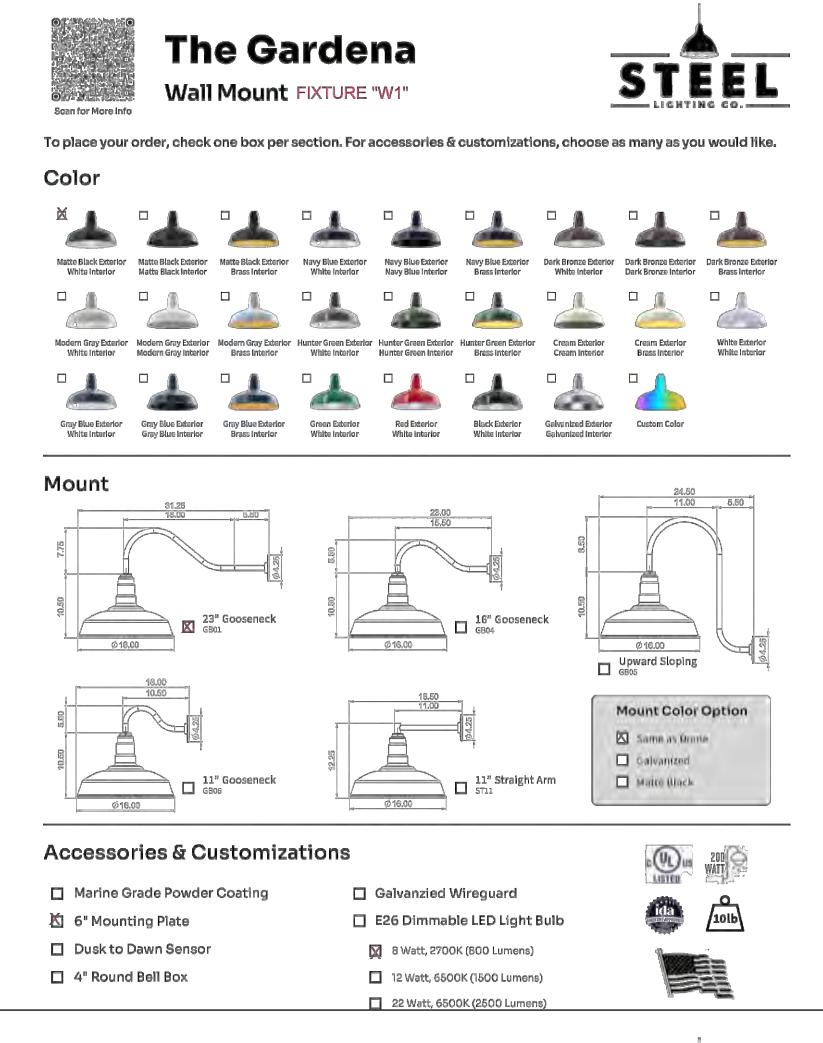
WAREHOUSE EXIT

SOUTH ELEVATION - EXTERIOR LIGHTING



VOLUNTEER ENTRANCE

NORTH ELEVATION - EXTERIOR LIGHTING



F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

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TEL 614.224.4946

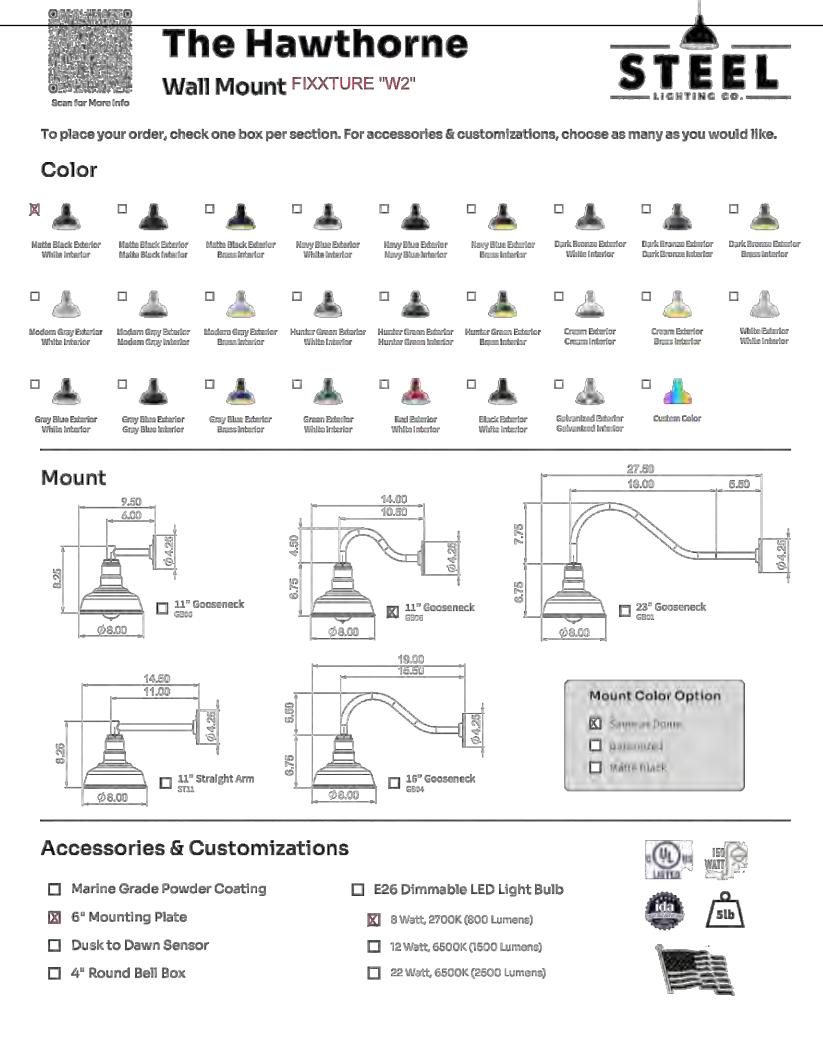
PROJECT NAME:

THE NEW ALBANY FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SFAI /SIGNATURE



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Builder

SCALE: 1/4"=1'-0"

PROJECT NO. 24002

EXT. LIGHTING

12 DECEMBER 2025

A202



MAIN ENTRANCE

EXIT FROM PANTRY

WEST ELEVATION - EXTERIOR LIGHTING

 Scan for More Info

The Carson
Ceiling Mount FIXTURE "P1"

To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color

<input checked="" type="checkbox"/> Matte Black Exterior	<input type="checkbox"/> Matte Black Exterior								
White Interior	White Interior	Brass Interior	Brass Interior	White Interior	Brass Interior	Brass Interior	White Interior	Brass Interior	Brass Interior

<input type="checkbox"/> Modern Gray Exterior	<input type="checkbox"/> Modern Gray Exterior	<input type="checkbox"/> Modern Gray Exterior	<input type="checkbox"/> Hunter Green Exterior						
White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior

<input type="checkbox"/> Gray Blue Exterior	<input type="checkbox"/> Gray Blue Exterior	<input type="checkbox"/> Gray Blue Exterior	<input type="checkbox"/> Green Exterior	<input type="checkbox"/> Red Exterior	<input type="checkbox"/> Black Exterior	<input type="checkbox"/> Galvanized Exterior	<input type="checkbox"/> Custom Color	<input type="checkbox"/> Custom Color	<input type="checkbox"/> Custom Color
White Interior	White Interior	Brass Interior	White Interior	White Interior	White Interior	Galvanized Interior			

STEEL
LIGHTING CO.

F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054
WWW.F5DESIGN.COM
F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

 Scan for More Info

The Venice
Wall Mount FIXTURE "W3"

To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color

<input checked="" type="checkbox"/> Matte Black Exterior	<input type="checkbox"/> Matte Black Exterior								
White Interior	White Interior	Brass Interior	Brass Interior	White Interior	Brass Interior	Brass Interior	White Interior	Brass Interior	Brass Interior

<input type="checkbox"/> Modern Gray Exterior	<input type="checkbox"/> Modern Gray Exterior	<input type="checkbox"/> Modern Gray Exterior	<input type="checkbox"/> Hunter Green Exterior						
White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior	White Interior

<input type="checkbox"/> Gray Blue Exterior	<input type="checkbox"/> Gray Blue Exterior	<input type="checkbox"/> Gray Blue Exterior	<input type="checkbox"/> Green Exterior	<input type="checkbox"/> Red Exterior	<input type="checkbox"/> Black Exterior	<input type="checkbox"/> Galvanized Exterior	<input type="checkbox"/> Custom Color	<input type="checkbox"/> Custom Color	<input type="checkbox"/> Custom Color
White Interior	White Interior	Brass Interior	White Interior	White Interior	White Interior	Galvanized Interior			

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Builder

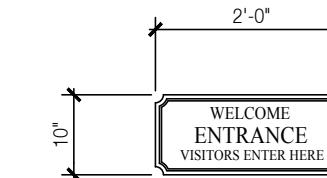
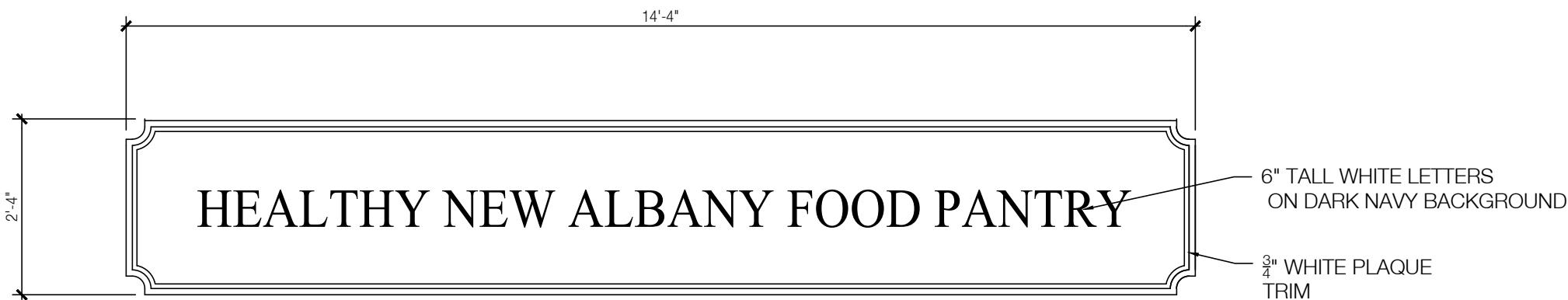
SCALE: 1/4"=1'-0"

PROJECT NO. 24002

EXT. LIGHTING

12 DECEMBER 2025

A203

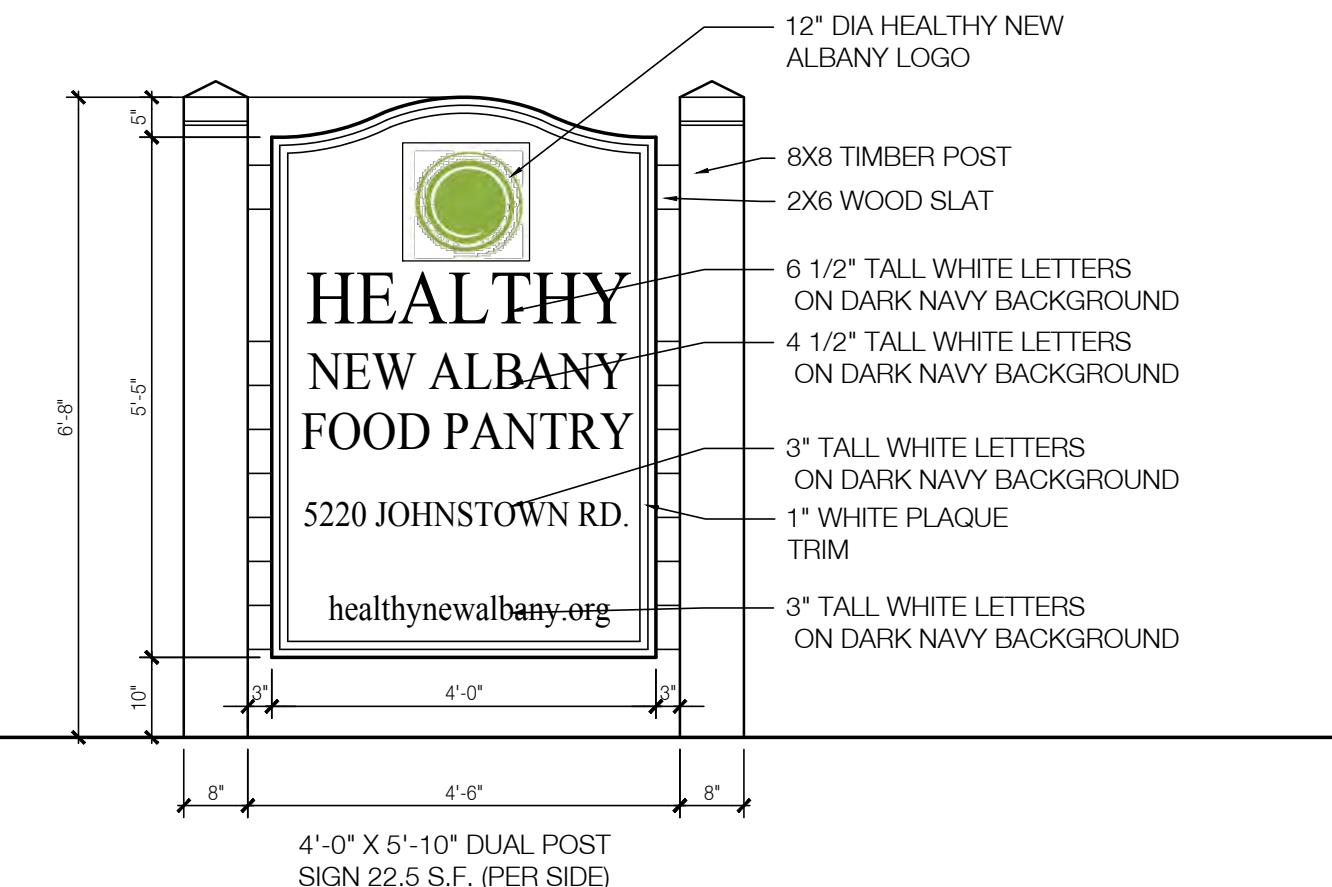


10"X2'-0" SIGN PLAQUE
1.66 S.F. (NON ILLUMINATED)

14'-4"X2'-4" SIGN PLAQUE
33.38 S.F. (EXTERNALLY
ILLUMINATED)

1 WS1- WALL MOUNTED SIGN - EAST AND WEST ELEVATION
SCALE: 1/2" = 1'-0"

2 WS2- WALL MOUNTED SIGN - WEST ELEV.
SCALE: 1/2" = 1'-0"



3 S1- DUAL POST SIGN
SCALE: 1/2" = 1'-0"

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Builder

SCALE: AS NOTED

PROJECT NO. 24002

EXT. SIGNAGE

12 DEC. 2025

A204

F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM
F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2025

Builder

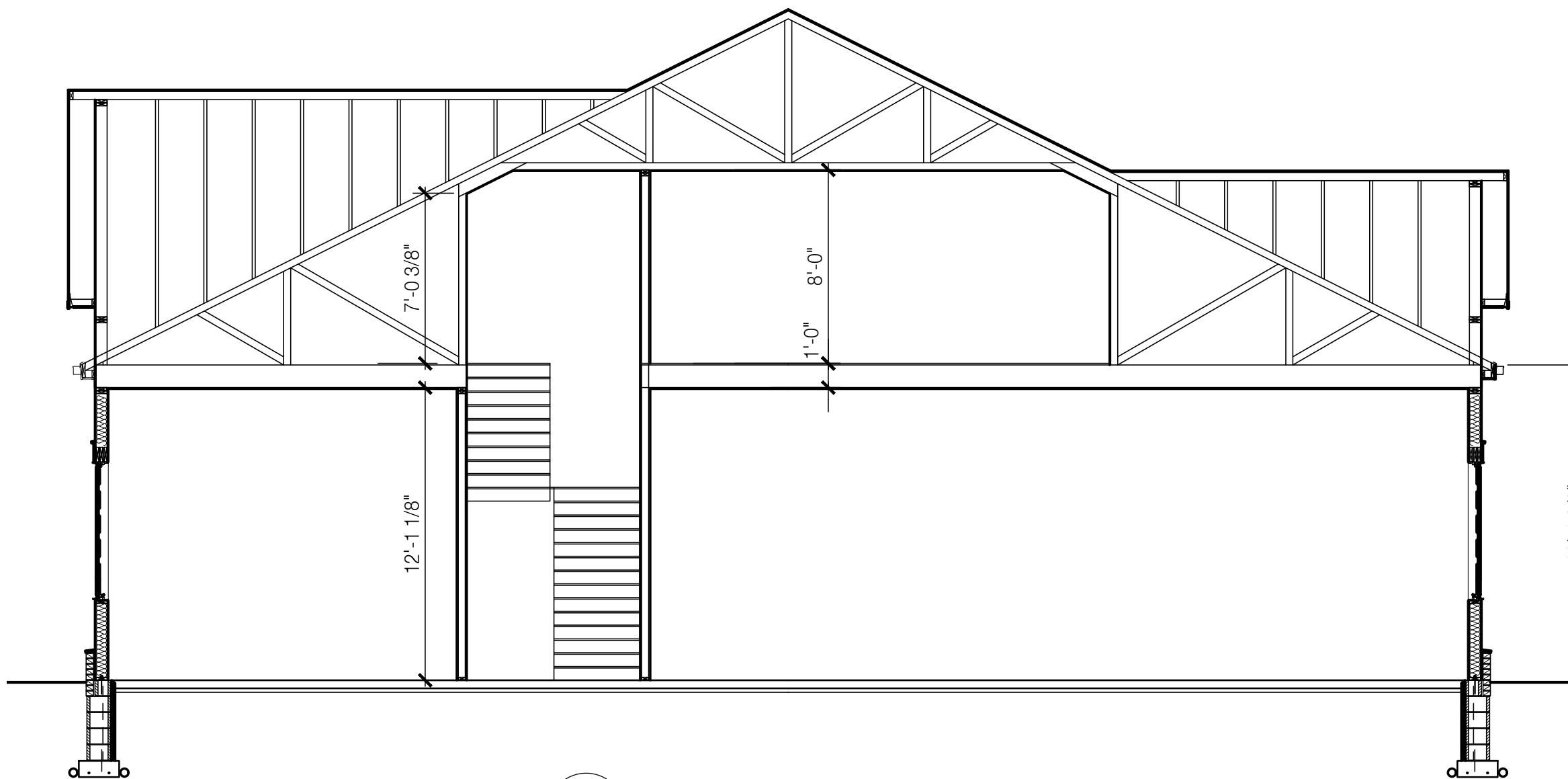
SCALE: 3/16"=1'-0"

PROJECT NO. 24002

BLDG. SECTION

12 DECEMBER 2025

A300



1
BUILDING SECTION

SCALE: 3/16" = 1'-0"

0 1 2 4 8

F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

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Builder

SCALE: NTS

PROJECT NO. 24002

CONCEPT IMAGES

1

CONCEPT IMAGE - EAST SIDE
NOT TO SCALE

12 DECEMBER 2025

A400

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

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Builder

SCALE: NTS

PROJECT NO. 24002

CONCEPT IMAGES

1

CONCEPT IMAGE - EAST ENTRY
NOT TO SCALE

12 DECEMBER 2025

A401



F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

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Builder

SCALE: NTS

PROJECT NO. 24002

CONCEPT IMAGES



1

CONCEPT IMAGE - WEST SIDE
NOT TO SCALE

12 DECEMBER 2025

A402

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

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Builder

SCALE: NTS

PROJECT NO. 24002

CONCEPT IMAGES

1

CONCEPT IMAGE - SOUTH SIDE
NOT TO SCALE

12 DECEMBER 2025

A403

F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY

5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2025

Builder

SCALE: NTS

PROJECT NO. 24002

CONCEPT IMAGES

1

CONCEPT IMAGE - NORTH SIDE
NOT TO SCALE

12 DECEMBER 2025

A404



PROJECT NAME:

THE NEW ALBANY
FOOD PANTRY5220 JOHNSTOWN ROAD
NEW ALBANY, OHIO
43023

DESIGN REVIEW

SEAL/SIGNATURE

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Builder

SCALE: 3/32" = 1'-0"

PROJECT NO. 24002

RCP

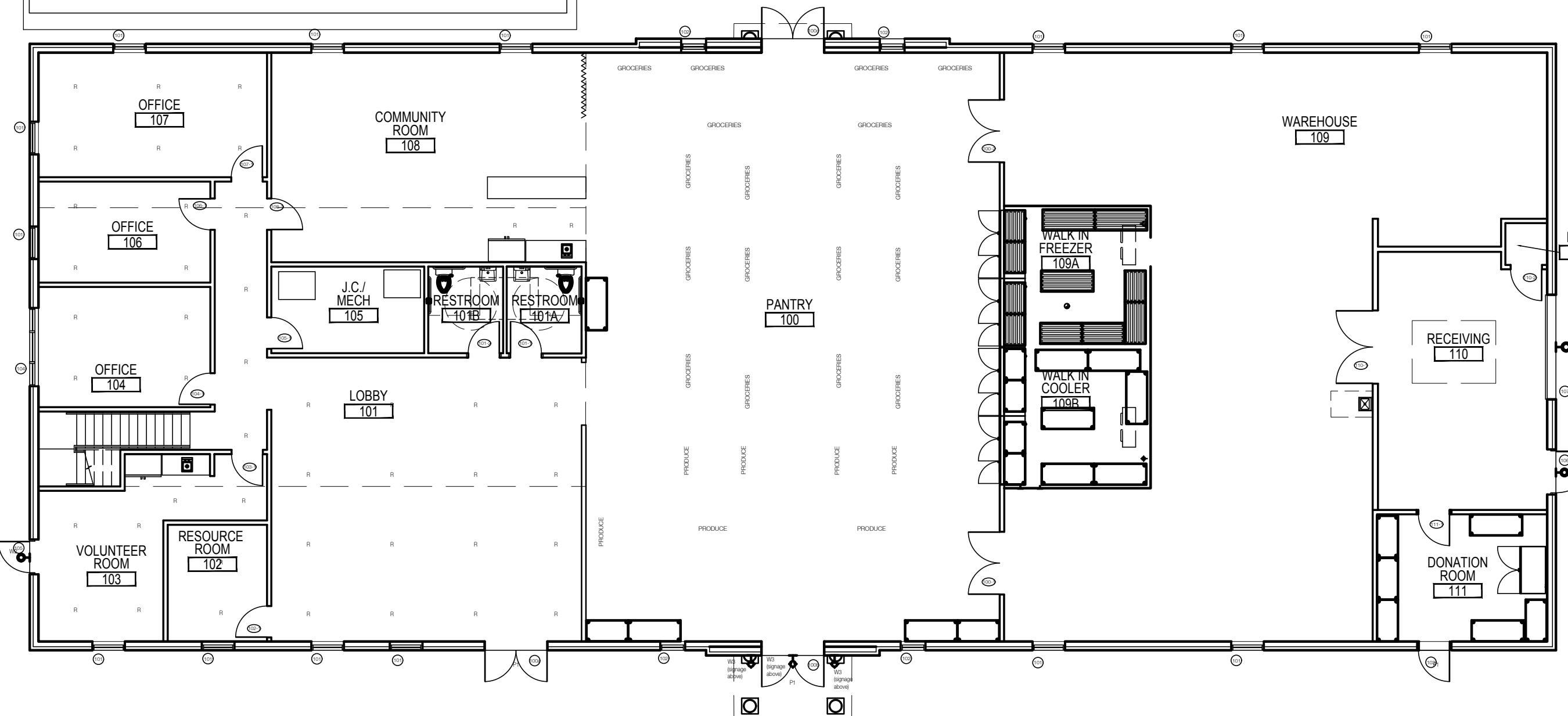
12 DECEMBER 2025

E100

REFLECTED CEILING PLAN

SYMBOL LEGEND

	W1 EXTERIOR WALL MOUNT GOOSE NECK LIGHTING - LARGE
	W2 EXTERIOR WALL MOUNT GOOSE NECK LIGHTING - SMALL
	W3 EXTERIOR WALL MOUNT GOOSE NECK LIGHTING - SIGNAGE
	P1 EXTERIOR ARCHITECTURAL PENDANT, LARGE, tbd
	P2 INTERIOR ARCHITECTURAL SUSPENDED Track Lighting, tbd
	P3 INTERIOR ARCHITECTURAL PENDANT, MEDIUM, tbd
	R 4" RECESSED CAN LIGHT, tbd
	B BATTERY POWERED EMERGENCY LIGHT AND EXIT SIGN
	W WALL MOUNTED EMERGENCY LIGHT W/ BATTERY BACK-UP
	E REMOTE EGRESS LIGHT FIXTURE
	S 4" SUSPENDED FLUORESCENT, 4'-0" SEGMENT LENGTHS, tbd
	O INTERIOR ARCHITECTURAL SCONCE BY OWNER



1

REFLECTED CEILING PLAN

SCALE: 3/32" = 1'-0"

0 1 2 4 8 16



Architectural Review Board Staff Report

January 12, 2026

CHURCH OF THE RESURRECTION PARSONAGE ADDITION CERTIFICATE OF APPROPRIATENESS

LOCATION: 5575 Morgan Road (PID: 222-000583)
APPLICANT: Scott R. Harper
REQUEST: Certificate of Appropriateness
ZONING: R-3 Medium- Density Single-Family Residential District
STRATEGIC PLAN: Residential
APPLICATION: ARB-99-2025

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

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval for an addition onto the existing parsonage for extra living space within the house. The property is located outside of the Village Center, but per Section 8 of the Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board. Since the parsonage functions in conjunction with the church, it is required to submit a plan for review.

Per Section 1157.07(b), any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for a house addition, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and the New Albany Design Guidelines and Requirements.

II. SITE DESCRIPTION & USE

The parsonage sits to the west of The Church of the Resurrection campus in the R-3 zoning district and is owned by the church. The house sits on a 0.58-acre lot and was built in 2009; it is surrounded by other residential lots. The house is and has been used as a parsonage, and the addition intends to allow for additional gathering space for the Priests.

III. EVALUATION

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 addition of the building and site should be evaluated on these criteria.

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Section 8 (II.1) states that the selection of architectural style shall be appropriate to the context, location, and function of the building based on the architectural style in which they are built.

- Since the house is used as a parsonage, it is appropriate that the building is residential in nature and is appropriate with the surrounding buildings. The applicant wishes to add an addition onto the south side of the existing house to allow for more gathering space for the Priests.
- The applicant is proposing to use all the same materials and colors that are on the rest of the house to ensure it is a smooth transition between the existing home and addition. The applicant has also used a design for the doors and windows to ensure the addition will match the same windows on the existing house.
- The applicant is showing the new chimney to be constructed of the same siding found on the house. Staff recommends a condition of approval to change the chimney to be constructed of brick to match the existing chimney (condition #1).
- The city architect reviewed the proposed plans and said that the proposed modifications are appropriate with regard to the existing house as long as the condition of the chimney is met.
- Section 8 (III.3) states that the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate.
 - The house is fronting onto Morgan Rd and has an existing driveway to the house.
- 2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The applicant's design is contingent on a lot combination between 5575 Morgan Rd, where the home is currently and the lot to the south at 5563 Morgan Rd. The addition will be crossing onto the lot to the south, therefore requiring a lot combination. Staff recommends a condition of approval that no construction may be allowed until the lot combination has been finalized (condition #2).
 - Streetscape:
 - The house has an existing pedestrian walkway along the front of the property. The city attorney has suggested requiring this walkway and streetscape be extended if/when there is development to the southern sites.
 - Staff recommends a condition of approval that a 10-foot public access and streetscape easement be provided extending from the edge of right-of-way along the west side of Morgan Road that extends the length of the property, subject to staff approval (condition #3).
 - Landscaping:
 - Codified Ordinance 1171.05(c) recommends that institutional uses which abut districts where residences are a permitted use, a buffer zone with a minimum width of twenty-five (25) feet should be created. Such screening within the buffer zone shall have an opaqueness of seventy-five percent (75%) during full foliage and shall be a variety which will attain ten (10) feet in height within five (5) years of planting.
 - The City Attorney has recommended not requiring additional screening beyond what currently exists on the site. Given the parsonage use and the surrounding residential lots, the building and existing landscaping are already compatible with the area and would otherwise become unnecessarily prominent if additional screening were required.
 - Staff recommends a condition of approval that the 75% opacity landscape screening be put in if the use of the site changes (condition #4).
 - Parking:

- The applicant is not adding additional parking or driveway then what already exists on the site.
- Lighting:
 - The applicant is not proposing to add any additional lighting onto the house.
- Signage:
 - There is no current signage on the property, and the applicant is not requesting any be added with this application.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

- The original qualities and character of the existing structure will not be destroyed as the applicant proposes to use the same primary building colors and materials on the addition as used on the rest of the house.

4. *All buildings, structures and sites shall be recognized as products of their own time.*

- The addition's design is complementary to the existing house.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*

- This is met as the addition is consistent with the existing house.

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.*

- The removal of the proposed addition to the house would not harm the form and integrity of the original structure.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new public buildings are created in the community, and the selection of architectural style shall be appropriate to the context, location, and function of the proposed elements. The design for the parsonage addition is of high quality and seamlessly blends with the existing house. The use of the same building materials, colors, and window ratio ensures that the addition will be a continuation of the existing house.

With the recommended change from the city architect, it does not appear that the original quality or character of the site will be destroyed or compromised as part of the construction of the addition, and it will continue to seamlessly blend into the residential surroundings.

V. ACTION

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

Suggested Motion for ARB-99-2025:

Move to approve Certificate of Appropriateness application ARB-99-2025 with the following conditions:

1. Per the city architect, the chimney material on the addition are changed to brick.
2. The lot combination must be submitted and approved before construction can begin.

3. A 10-foot public access and streetscape easement be provided extending from the edge of the right-of-way along the west side of Morgan Road that extends the length of the property, subject to staff approval.
4. The 75% opacity landscape screening is to be put in if the use of the site changes.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																					
Project Information	<p>Site Address <u>5575 Morgan Rd.</u> Parcel Numbers <u>222-000583-00 & 222-000584-00</u> Acres <u>1.15</u> # of lots created <u>1</u></p>																					
Choose Application Type	<table border="1" style="width: 100%;"><tr><td style="width: 50%;"><input type="checkbox"/>Appeal</td><td style="width: 50%;"><input type="checkbox"/> Extension Request</td></tr><tr><td><input type="checkbox"/>Certificate of Appropriateness</td><td><input type="checkbox"/> Variance</td></tr><tr><td><input type="checkbox"/>Conditional Use</td><td><input type="checkbox"/> Vacation</td></tr><tr><td><input checked="" type="checkbox"/>Development Plan</td><td></td></tr><tr><td><input type="checkbox"/>Plat</td><td></td></tr><tr><td><input type="checkbox"/>Lot Changes</td><td></td></tr><tr><td><input type="checkbox"/>Minor Commercial Subdivision</td><td></td></tr><tr><td><input type="checkbox"/>Zoning Amendment (Rezoning)</td><td></td></tr><tr><td><input type="checkbox"/>Zoning Text Modification</td><td></td></tr></table>		<input type="checkbox"/> Appeal	<input type="checkbox"/> Extension Request	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/> Development Plan		<input type="checkbox"/> Plat		<input type="checkbox"/> Lot Changes		<input type="checkbox"/> Minor Commercial Subdivision		<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification			
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Contacts	Applicant Information	Property Owner Information																				
	<table border="1" style="width: 100%;"><tr><td style="width: 50%;">Name</td><td><u>Scott R. Harper, AIA, NCA</u></td></tr><tr><td>Address</td><td></td></tr><tr><td>City, State, Zip</td><td></td></tr><tr><td>Phone Number</td><td></td></tr><tr><td>Email</td><td></td></tr></table>	Name	<u>Scott R. Harper, AIA, NCA</u>	Address		City, State, Zip		Phone Number		Email		<table border="1" style="width: 100%;"><tr><td style="width: 50%;">Name</td><td><u>Diocese of Columbus</u></td></tr><tr><td>Address</td><td></td></tr><tr><td>City, State, Zip</td><td></td></tr><tr><td>Phone Number</td><td></td></tr><tr><td>Email</td><td></td></tr></table>	Name	<u>Diocese of Columbus</u>	Address		City, State, Zip		Phone Number		Email	
Name	<u>Scott R. Harper, AIA, NCA</u>																					
Address																						
City, State, Zip																						
Phone Number																						
Email																						
Name	<u>Diocese of Columbus</u>																					
Address																						
City, State, Zip																						
Phone Number																						
Email																						
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p> <p>Signature of Owner <u>Suzanne Larson</u> Date: <u>12-11-25</u> Signature of Applicant <u>Suzanne Larson</u> Date: <u>12-11-25</u></p>																					

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Church of the Resurrection - Rectory Addition

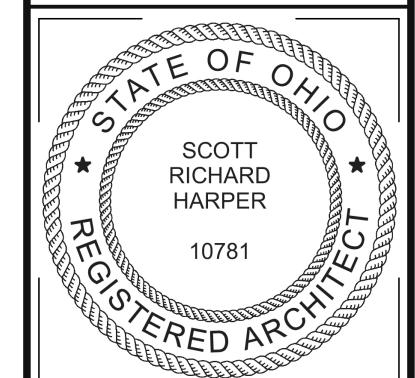
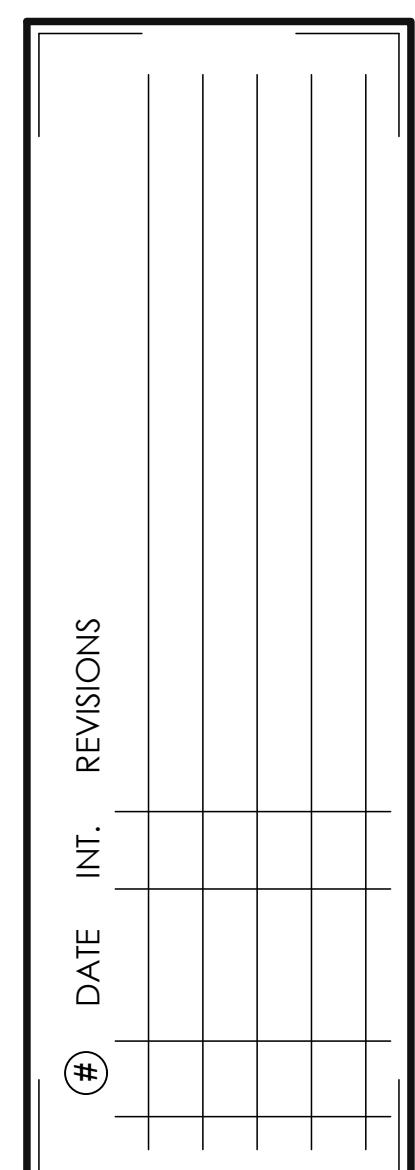
New Albany, Ohio

LOCATION:
Church of The Resurrection- Rectory
5575 Morgan Rd.
New Albany, OH 43054

OWNER:
Diocese of Columbus
197 E Gay St.
Columbus, OH 43215

ARCHITECT:
Harper Architectural Studio, LLC
424 A Beecher Road
Gahanna, Ohio 43230

PH: (614) 895-2050

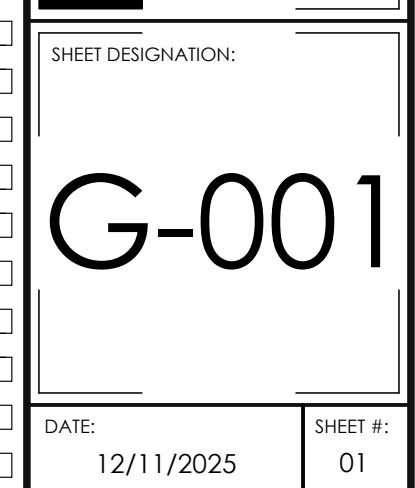
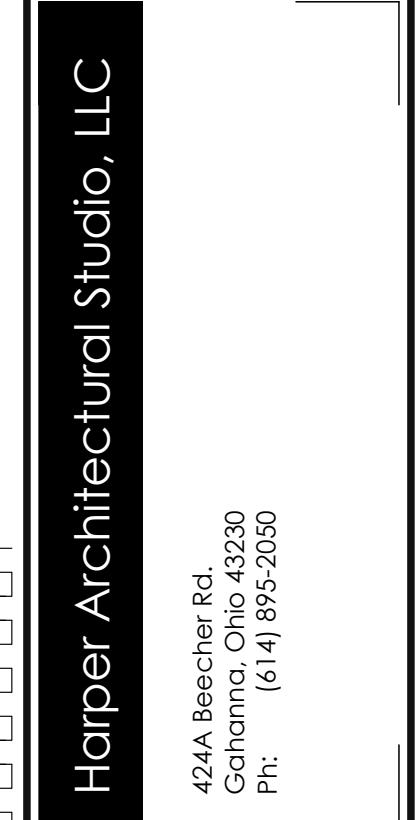
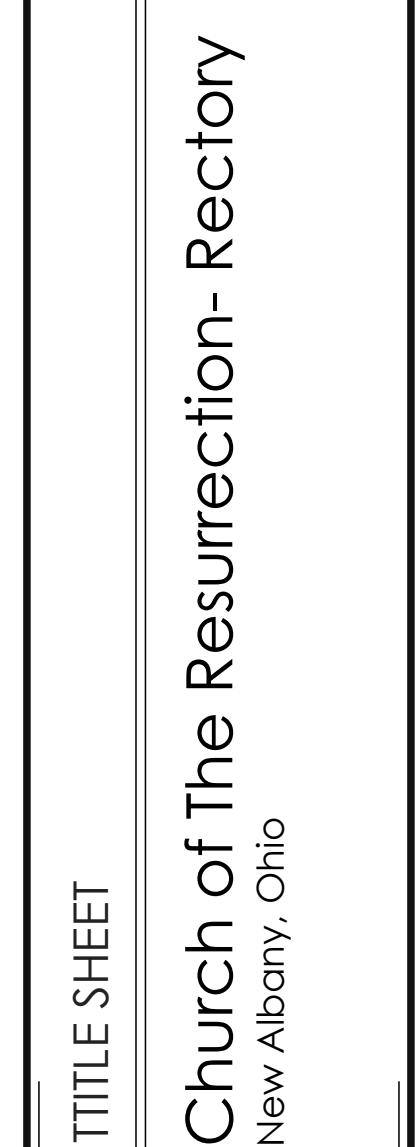
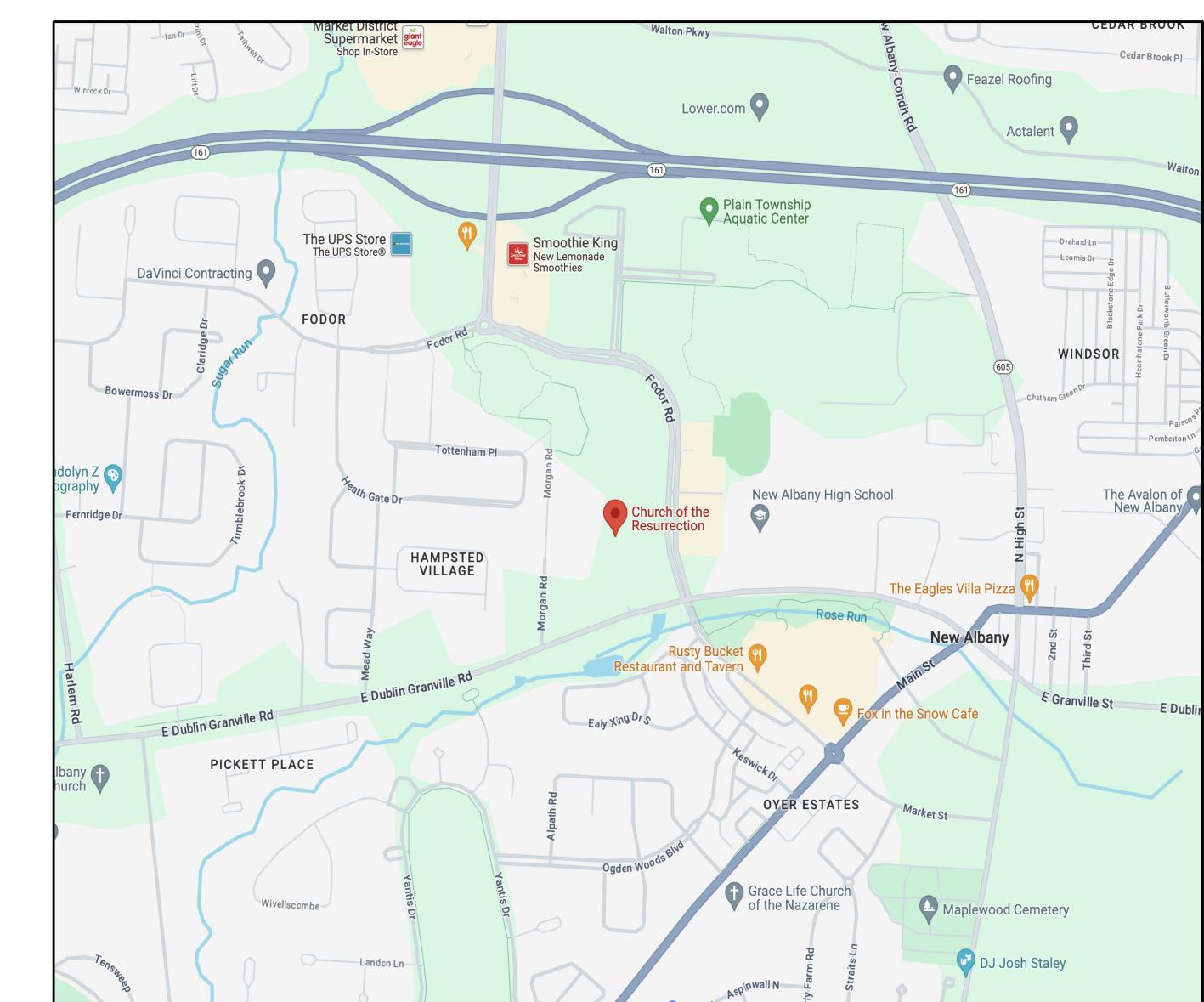


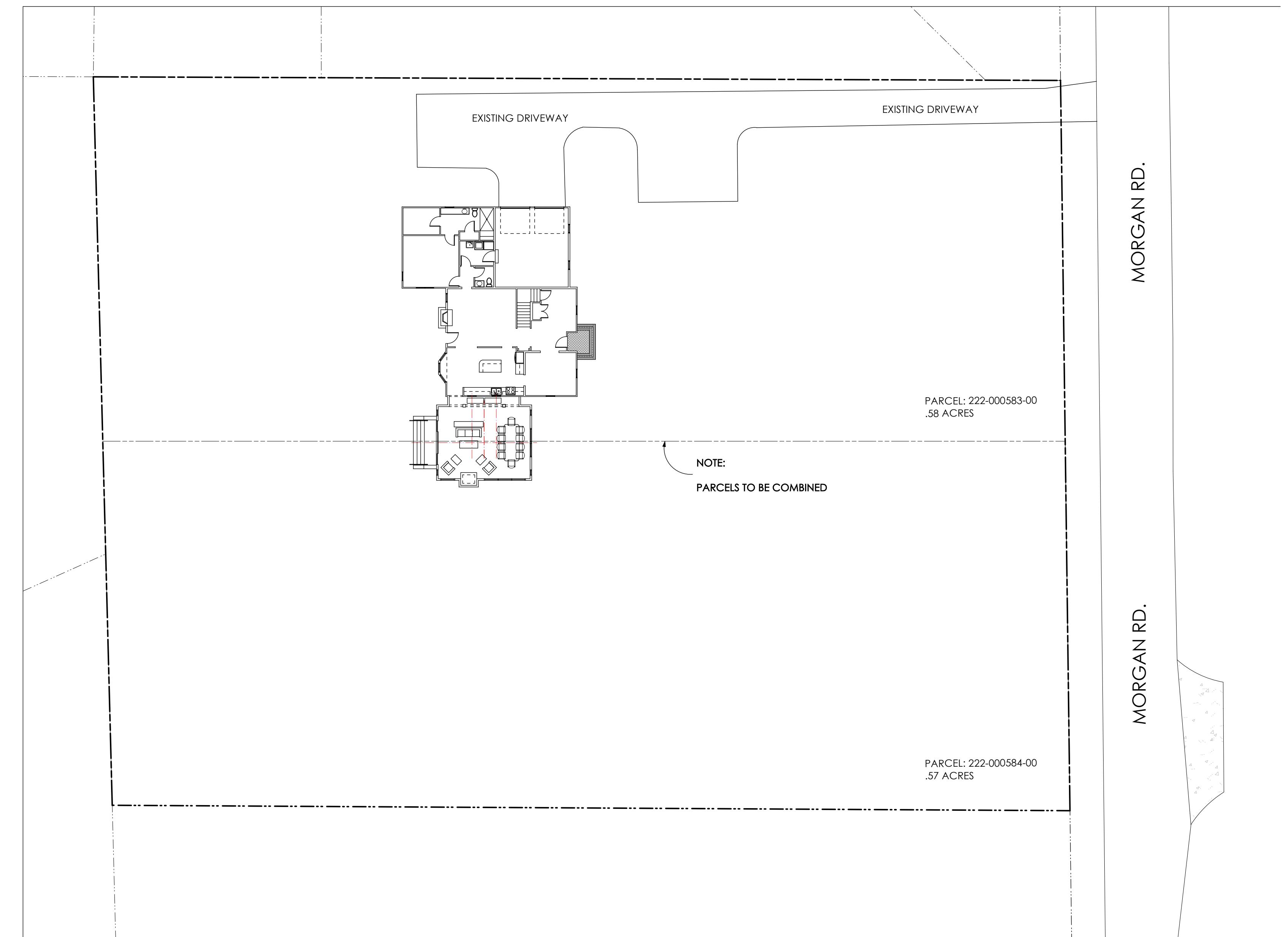
Scott R. Harper License #10781
Expiration Date 12/31/2025

INDEX TO DRAWINGS

SHEET #	DESIGNATION	CONTENTS
ARCHITECTURAL DRAWINGS		
01	G-001	TITLE SHEET
02	SP-100	SITE PLAN
03	A-100	FLOOR PLAN
04	A-200	EXTERIOR ELEVATIONS

LOCATION MAP:





SITE PLAN
SCALE: 1"=20.00"

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424A Beecher Rd
Gahanna, Ohio 43230
Ph: (614) 895-2050

Harper Architectural Studio, LLC
424A Beecher Rd
Gahanna, Ohio 43230
Ph: (614) 895-2050

SHEET DESIGNATION:
SP-100

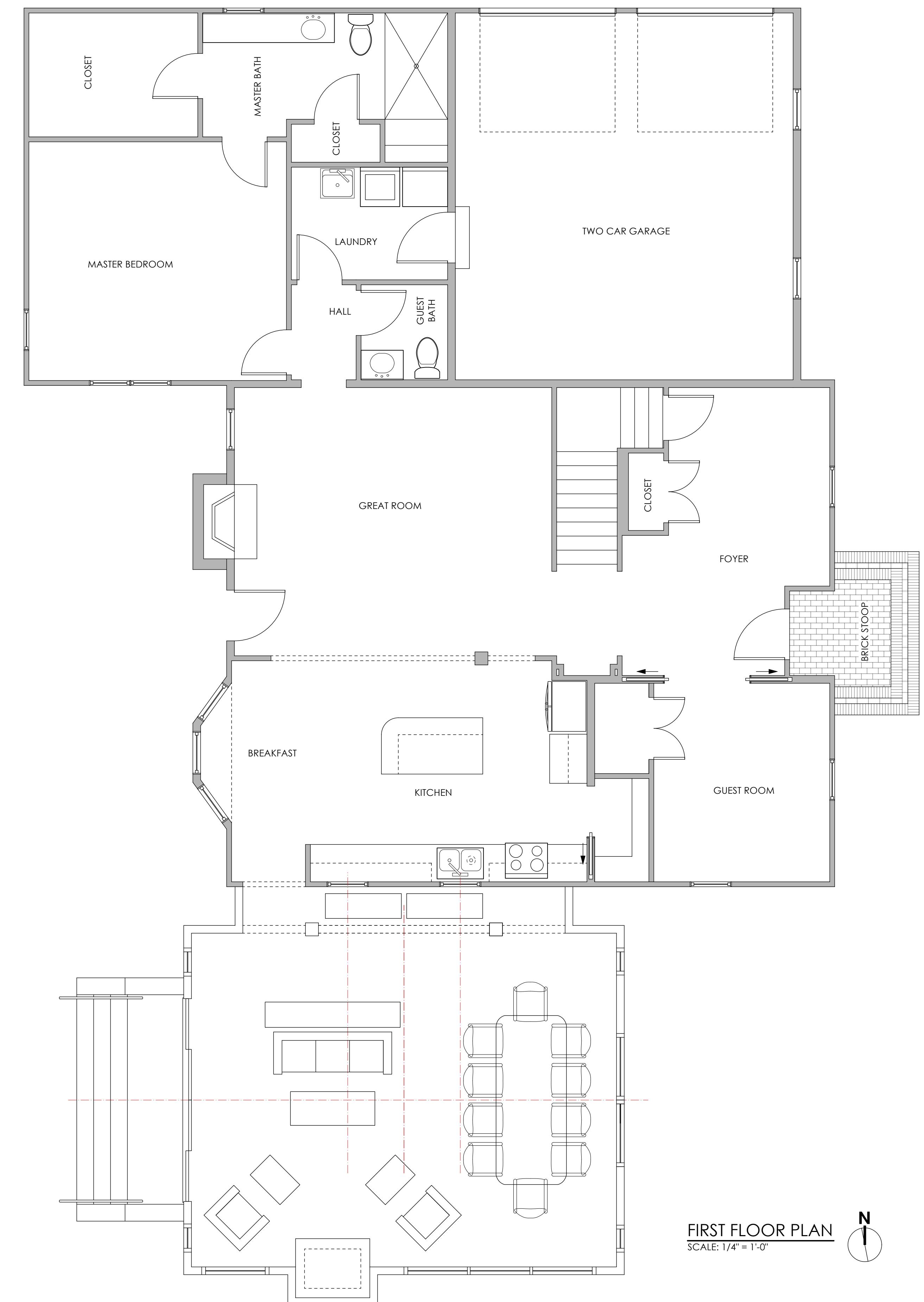
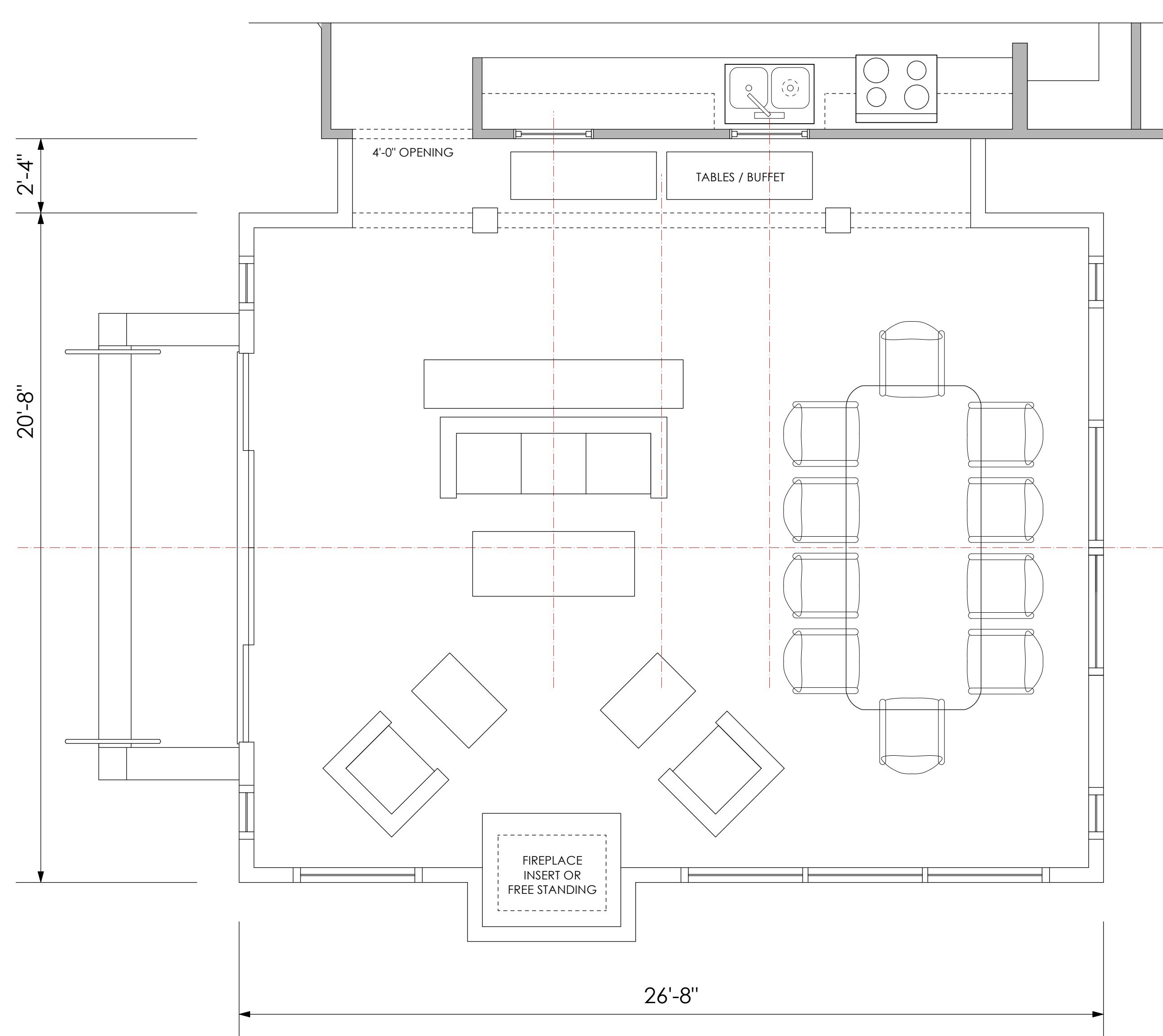
DATE:
12/11/2025

SHEET #:
01

Church of The Resurrection-Rectory
New Albany, Ohio

STATE OF OHIO
SCOTT RICHARD HARPER
10781
REGISTERED ARCHITECT
Scott R. Harper License #10781
Expiration Date 12/31/2025

DATE
INT.
REVISIONS



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424A Beecher Rd
Gahanna, Ohio 43230
Ph: (614) 895-2050

Harper Architectural Studio, LLC
424A Beecher Rd
Gahanna, Ohio 43230
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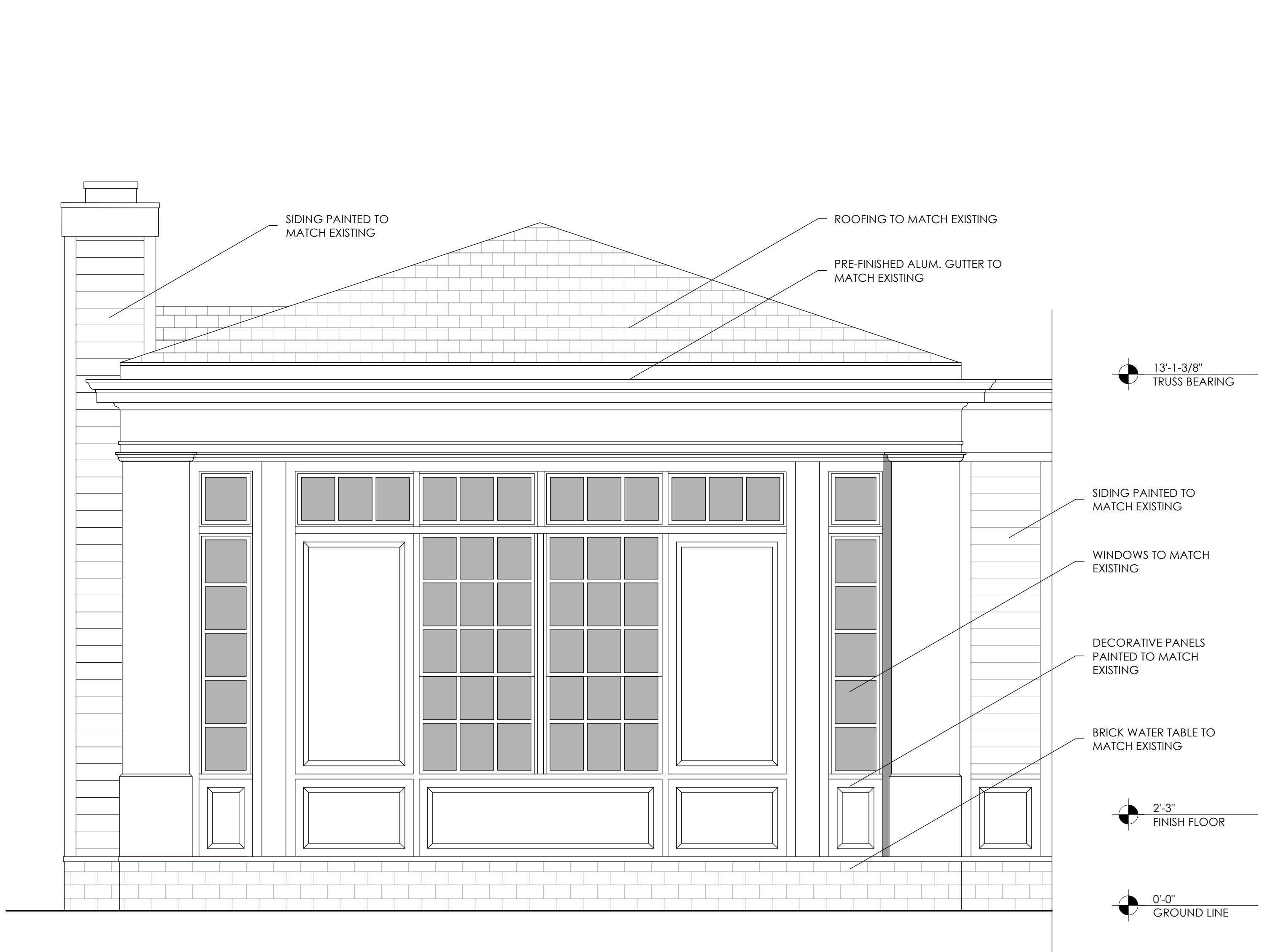
SHEET DESIGNATION:
A-100

DATE: 12/11/2025 SHEET #: 02

EXISTING FIRST FLOOR PLAN
Church of The Resurrection-Rectorv
New Albany, Ohio

DATE: _____
INT. REVISIONS

SCOTT RICHARD HARPER
10781
REGISTERED ARCHITECT
State of Ohio
Scott R. Harper License #10781
Expiration Date 12/31/2025



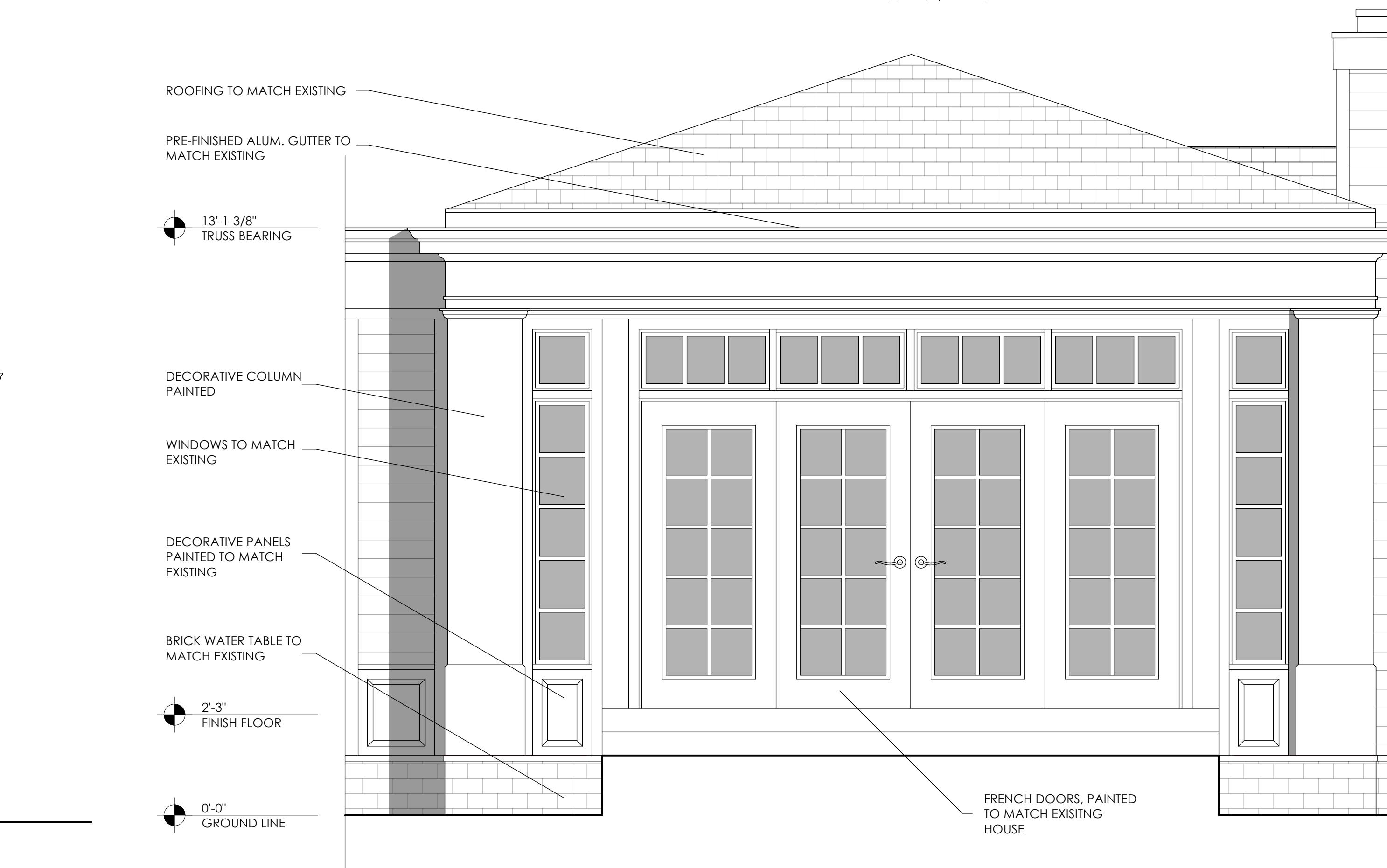
ENLARGED EAST ELEVATION



ENLARGED SOUTH ELEVATION



SOUTH ELEVATION



ENLARGED WEST ELEVATION

EXTERIOR ELEVATIONS

Church of The Res.
New Albany, Ohio

Harper Architectural Studio, LLC

SHEET DESIGNATION:
A-200

DATE: 12/11/2025 SHEET #: 03



Architectural Review Board Staff Report
January 12, 2026

**THIRD STREET MIXED-USE DEVELOPMENT
CERTIFICATE OF APPROPRIATENESS MODIFICATIONS**

LOCATION: Generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
APPLICANT: New Albany Towne Center LLC c/o Kareem Amr
REQUEST: Certificate of Appropriateness Modification
ZONING: Urban Center District within the Core Residential and Historic Center sub-districts
STRATEGIC PLAN: Village Center
APPLICATION: ARB-102-2025

Review based on: Application materials received on December 13, 2025

Staff report prepared by Sierra Saumenig, Planner II

Update:

This development was approved with conditions on February 10, 2025. The applicant is requesting modifications to architecture, landscaping, and materials (see list below). C.O. 1157.07 defines major vs. minor modifications. While the changes are minor in nature, there are multiple changes and therefore the applicant is back before the ARB for approval. Other than architectural changes and minor landscaping changes listed below, the development has no other changes. The applicant has provided a narrative explaining each architectural change, along with an updated design package that clearly labels those changes.

The City Architect has reviewed the proposed modifications and had no comments or revisions requested. The proposed modifications were reviewed for compliance with applicable codes, and none conflict with requirements or necessitate waivers. The conditions approved for the original submittal (ARB-98-2024) would still apply.

Building A (Traditional Commercial) Modifications:

- 1. Stair reconfiguration**
 - a. As the floor levels, site topography, and final site plans were refined, the north stair configurations need to be adjusted. The stairs at the commercial tenant entry and the ground-level residential entry need to be rotated 90 degrees to achieve the required run length while avoiding encroachment into the public right-of-way.
- 2. Thin brick above roofline**
 - a. At the decorative end walls terminating the gable roof massing, thin brick is proposed to match the full-depth brick used elsewhere on site in color, texture, and manufacturer. The structural engineer advised against extending full-depth brick above the roofline due to added structural support requirements and cost associated with the partially freestanding walls. The transition between materials would be minimal and not visible from the street or pedestrian level.
- 3. Required blast wall design and subsequent window removal**

- a. AEP requires a blast wall when building openings are located within 20 feet of a transformer. Due to site constraints and the need for access doors within this radius, approval is requested for a required blast wall, which will meet structural standards and be finished in brick to match adjacent buildings. To comply with safety requirements, windows within the blast radius have been removed and replaced with panels to preserve the façade rhythm, with minimal impact on residents.

4. Minor opening and massing adjustments

- a. As the design progressed, masonry dimensions and interior layouts were refined, resulting in minor adjustments to window and door locations and slight changes to massing widths. These revisions align the elevations with internal planning needs and reinforce traditional masonry proportions without negatively impacting the overall design

5. Enhancement of south wall

- a. The ARB commented that the south end wall should be improved by adhering to a strictly symmetrical design. The brick recesses and first-level storefronts have been adjusted to maintain bilateral symmetry.

Building B (Tuck-Under Townhomes) Modifications:

1. Stair reconfiguration

- a. The stairs at the main entries of Building B's townhomes need to be reconfigured to accommodate the site grade and right-of-way.

2. Second exit from parking courtyard

- a. A second egress path and man door are requested to be added at the south to satisfy the code requirements for an additional exit from the parking courtyard.

3. Minor opening and massing adjustments

- a. As the design progressed, masonry dimensions and interior layouts were refined, resulting in minor adjustments to window and door locations and slight changes to massing widths. These revisions align the elevations with internal planning needs and reinforce traditional masonry proportions without negatively impacting the overall design

4. Expanded footprint

- a. The building's plan was extended at the northeast corner to accommodate a larger unit footprint. The resulting massing responds to the shape of the subparcel, following the curve of the roadway and utilizing more of the site efficiently.

5. Brick archways

- a. The ARB commented on maintaining consistency in the brickwork across the site. The brick archways on building B's north façade are proposed to be updated to match those of building A with a double jack arch.

Building C (Hybrid Courtyard) Modifications:

1. Removal of south ramp and addition of entry lobby

- a. The south ramp is proposed to be removed and replaced with a staircase to better meet the egress requirements of the private courtyard. A new elevator lobby was added with an accessible at-grade entrance, providing a more direct route to the elevator and eliminating the need for a ramp. The updated design includes a simplified, well-proportioned stair that is fully code compliant and complements the building's southern architectural character.

2. Removal of third level terraces

- a. To improve design and construction efficiency, the third-level terraces are proposed to be converted to internal unit space with balconies that align with the architectural treatment of the first and second floors below. This approach eliminates the water intrusion, insulation complexities, and long-term maintenance concerns associated with unconditioned exterior floors over

conditioned space. The resulting façade is more cohesive and orderly, and better relates to the third-story architecture of the other buildings on the site.

3. Addition of third-level balconies

- a. Requesting to continue the balcony recess to the third level, as this approach improves efficiency in unit design and construction by allowing for stacked, uniform units and a reduced number of unit typologies. Similar to the removal of the terraces, this design decision better reinforces the consistent three-story architectural language expressed throughout the building. Additionally, the inclusion of private balconies provides a valuable amenity for residents and supports the lifestyle the development aims to promote by fostering a connection to nature and healthy outdoor living.

4. Minor opening and massing adjustments

- a. As the design progressed, masonry dimensions and interior layouts were refined, resulting in minor adjustments to window and door locations and slight changes to massing widths. These revisions align the elevations with internal planning needs and reinforce traditional masonry proportions without negatively impacting the overall design.

5. Expansion of the southeast corner

- a. Request to approve the expansion of the southeast corner of the building to accommodate a larger trash room that more effectively serves the overall development and allows for an optimized unit layout on the second and third levels above, consistent with the refined program.

6. Garage venting

- a. Request to allow the addition of openings at the garage level to improve air flow and further prevent harmful fumes from lingering within the garage. These openings are thoughtfully integrated into the design to enhance the façade and align with openings on the levels above. Overall, this modification contributes to a healthier environment for residents while maintaining the integrity of the building's architecture.

7. Thin brick above roofline

- a. At the decorative end walls terminating the gable roof massing, thin brick is proposed to match the full-depth brick used elsewhere on site in color, texture, and manufacturer. The structural engineer advised against extending full-depth brick above the roofline due to added structural support requirements and cost associated with the partially freestanding walls. The transition between materials would be minimal and not visible from the street or pedestrian level.

Landscaping Modifications:

1. Implementation of ARB comments

- a. ARB comments suggested changes to species and planting locations have been incorporated in the updated landscape plan.

2. Response to architectural changes

- a. Requesting approval of the updated landscaping plan, which has been revised to respond to minor architectural changes, including adjustments to planting locations to accommodate the stair reconfiguration as well as massing and fenestration updates.

Material Substitutions:

1. Window substitution

- a. Requesting approval to allow a substitute window in place of the Windsor Next Dimension product. The proposed window will be comparable in both performance and appearance to the Windsor product. The applicant is currently awaiting physical samples to complete a thorough evaluation and confirm the most appropriate solution. A sample window and supporting product literature will be provided for the ARB members' review.

2. Brick substitution

- a. Seeking approval of Glen-Gery La Salle brick as a substitution for the originally specified Belden St. Anne Blend. This product has been successfully installed at the Market and Main development, demonstrating strong performance and visual character. The La Salle brick may further enhance the building's appearance through its richer color blend, which is historically consistent with Georgian architecture. A sample will be provided for the ARB members' review.

I. REQUEST AND BACKGROUND

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

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

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

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

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

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

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

II. SITE DESCRIPTION & USE

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

III. EVALUATION

A. Certificate of Appropriateness

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

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

(A) Sub Parcel A (Traditional Commercial)

- The applicant proposes to construct a building consisting of 4,276 square feet of commercial space on the ground floor and 17 residential units on the first, second and third floors.
- Section 3(I.A.1) Design Guidelines & Requirements (DGRs) states that new buildings shall be constructed in a continuous plane at the inside edge of the sidewalk.
 - The proposed building fronts up against the public sidewalks and the commercial spaces have a uniform setback along North High Street, meeting this requirement.
- Section 3(1.A.3) of the DGRs states that rear setbacks should provide for parking, delivery truck access, trash pickup, and similar commercial services, in cases where buildings have public alleys running behind them.
 - The proposed building includes a parking lot in the rear setback along Cherry Alley. Additionally, commercial services including delivery and trash pickup are also in the rear setback, away from public roads therefore, this requirement is met.
- The applicant proposes to use brick, hardi-board siding, wood columns, shingle roofing, and stone around the chimneys.
- Section 3(II.A.2) of the DGRs states building designs shall not mix elements from different styles. The number, location, spacing, and shapes of windows and door openings shall be the same as those used in tradition building design. Additionally, section 3(II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
 - The applicant proposes brick as the main architectural material with hardi-board siding in some areas on all of the proposed buildings (Sub parcel A,



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

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

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

- The applicant proposes to construct a 19,445 square foot building consisting of 14 townhomes in this sub parcel.
- The applicant proposes to use brick, stone, shingle roofing, wood columns and railings for the balconies, and hardi-board.
- DGR Section 2 (III.F.1) states that the materials used for townhouse buildings shall be appropriate and typical of the architectural style in which the building is constructed. In general, the DGRs recommend wood siding and brick as preferred exterior materials but allows other materials to be used if approved by the ARB. Based on the provided application materials, it appears as though brick is the primary façade material. Additionally, section 2 (II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
 - Similar to the other proposed buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer to condition #1).
- DGR Section 2 (III.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or

flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.

- The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).
- DGR Section 2 (III.C.3) states buildings shall be oriented towards the primary street on which the building is located.
 - The building fronts the proposed Founders Avenue and Second Street. It also fronts Cherry Alley and Hawthorne Alley. The proposed site layout has the townhomes up against the tree lawn and sidewalk oriented towards the primary streets. Each townhome has a front door oriented toward the street with entrance steps, meeting this requirement.
- DGR Section 2 (III.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
 - The applicant meets this requirement as they propose to locate the garages in the rear of the homes that are along a private, internal drive that is not visible from primary streets.
- Urban Center Code section 2.54.1 states above ground mechanical devices shall be located in the side or rear yard, behind all portion of the principal façade, and shall be fully screened from the street and neighboring properties. Section 2.54.2 states above ground utility structures should be located in the alley or side or rear yard and fully screened from the street.
 - The applicant proposes mechanical equipment on the roof of the townhome building but did not provide a rooftop screening plan to ensure the equipment cannot be seen from the streets. Staff recommends a condition of approval that all proposed mechanical equipment meet these requirements, subject to staff approval (condition #3).

(C) Sub Parcel C (Proposed Hybrid Courtyard)

- The applicant proposes to construct a 31,472 square foot multi-unit building consisting of 73 residential units.
- The applicant proposes to use brick, stone, shingle roofing, metal railings for the balconies, and hardi-board.
- DGR Section 2 (IV.B.2) states that building designs shall not mix elements from different styles. Designs must be accurate renderings of historical styles. Additionally, section 2 (IV.F.3) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
 - Similarly, to the other two buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer condition #1).
- There is a large grade difference from Hawthorne Alley to Founders Avenue that creates a need for brick foundation walls in this sub parcel. While sub parcel A and B have been designed as a step down approach so that the brick foundation walls are a typical height, sub parcel C must be constructed at one grade. To address this, the applicant is breaking up the walls by incorporating enhanced landscaping, bricked in window features that break up the blank walls, and small openings into the parking garage that are covered with metal railings. Both the landscape architect and city architect have reviewed the design and expressed their support for design and landscaping. Similar brick retaining walls are present in other areas of Village Center due to the varying grades.

- DGR Section II (IV.B.3) states apartment buildings that do not have individual entrances to residential units shall follow traditional practice by employing distinct central entrances that facilitate pedestrian access.
 - The multi-unit building does not have individual entrances however, it does have centrally located entrances into the building that facilitate pedestrian access. Due to the grade of the site, these entrances are accessed via staircases.
- DGR Section III (IV.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
 - The applicant meets this requirement as they propose an underground parking garage that is not visible from the public streets.
- DGR Section 2 (IV.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
 - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).
- While the DGR's do not specifically state above ground mechanical equipment shall be screened for apartment buildings, the applicant provided a roof plan indicating that the mechanical equipment on the roof is not seen from the public streets.

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

Landscape

- **Sub parcel A:** Urban Center Code Section 2.901.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
 - The applicant is meeting this requirement by providing landscaping in all applicable areas on the private property.
- **Sub parcel B and C:** As these are two new building typologies, the applicant has created a set of standards for each which includes that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
 - The applicant is meeting this requirement for these two subareas in all applicable areas on the private property. This includes bushes and shrubs along the building's facades, flower pots, and trees.
- **Sub parcel C:** As previously noted, this sub-parcel features a significant grade difference between Hawthorne Alley and Founders Avenue, requiring the installation of brick walls. The applicant plans to enhance the area with taller landscaping, including up to 2 foot tall shrubs and bushes and 8-10 foot tall ornamental trees, to soften the taller brick walls.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #4). The City Landscape Architect's comments are:

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

Lighting

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

Vehicular and Pedestrian circulation:

- **Sub parcel A:** Urban Center Code section 2.89 requires a minimum of one off-street parking space per unit plus $\frac{1}{2}$ space for each additional unit for residential. For commercial, it requires a minimum of two spaces and a maximum of one off-street space per 400 square feet of building space. Additionally, available on-street parking within 100' of the property lines shall provide a $\frac{1}{2}$ space credit towards the off-street parking requirement.
 - The sub parcel includes 4,276 square feet of commercial which requires 11 minimum parking spaces. There is a total of 17 units including 16 one-bedroom flats and 1 two-bedroom flats and this requires a minimum of 18 parking spaces. The required number of off-street parking for the residential units and commercial area is a minimum of 29 spaces.
 - In addition to the off-street parking provided, the building fronts onto High Street where there is a total of 14 existing on-street parking spaces immediately adjacent to the building as well as a proposed 6 spaces on Founders Avenue. The entire site is a pedestrian-oriented mixed use development with additional on-street parking spaces distributed along the public streets.
 - There are 19 off-street parking spaces. With the $\frac{1}{2}$ space credit for on-street parking, the applicant meets the required number of parking spaces.
- **Sub parcel B:** The applicant's proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus $\frac{1}{2}$ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100' of the property lines shall provide a $\frac{1}{2}$ space credit towards the off-street parking requirement.
 - The sub parcel includes 14 two-unit townhomes which requires a minimum of 21 parking spaces. In addition to the off-street parking provided, there are 4 on-street parking spaces on Founders Avenue and 4 on the west side of Second Street.
 - The applicant is providing 28 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.

- **Sub parcel C:** The applicant's proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
 - The sub parcel includes a total of 73 units which breakdowns to 13 studios, 54 one-bedroom units, and 6 two-bedroom units. The required number of off-street parking for the units is a minimum 76 spaces.
 - In addition to the off-street parking provided, there are 4 on-street spaces along Second Street and 8 spaces along Third Street
 - The applicant is providing 76 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
 - The applicant is providing bicycle parking for each sub parcel that meets this requirement.
- As mentioned above, the city will install 5-foot wide concrete sidewalks along all public streets.
- The overall site is well designed from a site layout and planning perspective. The proposed street network is lined with buildings and shared parking is consolidated behind them or hidden from the public streets. The buildings front onto public streets as well as provide a cohesive architectural presence.

Signage

- No signage was submitted for review. All new signage is subject to ARB review and approval at a later date.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

- The majority of the site is vacant aside from one existing home that is dilapidated. There is a related certificate of appropriateness application for the demolition of this structure on the January 13, 2025 agenda. This application is evaluated under a separate staff report (ARB-96-2024). The city architect has reviewed and preliminarily approved the submittal.

4. *All buildings, structures and sites shall be recognized as products of their own time.*

- It appears that the applicant has designed the three new buildings in a way that is appropriate to the historic character of the area.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*

- The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and complements existing buildings in the immediate area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*

- Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*

- Not Applicable

B. Urban Center Code Compliance

Sub parcel A:

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

1. Lot and Building Standards

Sub parcel A: Traditional Commercial (UCC Section 2.87)

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

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

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

Standard	Minimum	Maximum	Proposed
Lot Area	no min	no max	0.48ac
Lot Width	100'	no max	107'
Lot Coverage	50%	100%	69.3%
Street Yard/Front Yard	2'	no max	2.83'
Side Yard	2'	no max	2.90'
Rear Yard	no min	no max	3'
Building Width	no min	100%	94.6%
Stories	1	3	3
Building Height	no min	55'	41'

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

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

5.2 Street and Network Standards

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

A. Waiver Requests

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

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

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

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

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

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

1. Urban Center Code Section 2.87(c) states that the required street yard setback for a traditional commercial building is a minimum of 5 feet. However, the applicant proposes portions of the building to have a setback of approximately 2.8 feet along High Street and approximately 2.5 feet along Founders Avenue, necessitating waivers.
2. For High Street, the waiver is necessary because the city requests that additional right-of-way be dedicated to the city. The developer's design team located the building 5 feet away from High Street, assuming the sidewalk and right-of-way limits matched. However, during the city engineer review of the proposed private development's site layout, the city staff discovered that the public, brick sidewalks are partially installed on private property.
3. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Due to the curvature of High Street, the setback line varies along the street yard lot line and only a portion of the building encroaches into this setback at the southwest corner and goes up to 5'-3" which does meet the setback requirement. Regarding

Founders Avenue, the site is pedestrian oriented and therefore, it's appropriate for the buildings to be close to the right-of-way. This portion of the building along Founders Avenue transitions from commercial spaces to townhomes, aligning with sub parcel B to maintain continuity throughout the overall development.

4. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fits within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirement. The overall development provides a traditional urban form as desired in the UCC where a smaller setback is desirable. Even with the reduced setback, the city is providing all of the required streetscapes. Furthermore, the requested reduced setbacks apply only to specific sections of the building facades, not their entire lengths.
5. The request is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints since this is an existing lot with two street yards. This waiver request is just for portions of the development that front on High Street and Founders Avenue. Regarding High Street, the city is creating the need for this waiver in order to have public right-of-way match the location of the public sidewalk at the southwest corner of the building. Thus, right-of-way along High Street follows the curve of the existing sidewalk. The proposed building footprint does not follow the curve of the existing sidewalk, as it is intended to parallel High Street.
6. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

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

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

1. Urban Center Code Section 2.87(c) states that the required rear yard setback for a traditional commercial building is 15 feet. The applicant proposes a 2.6+/- foot setback along the rear property line (Cherry Alley), therefore a waiver is required. This setback is just for the building and not the parking area as there is no minimum parking setback from alleys.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. As townhomes from sub parcel B front on Cherry Alley, the smaller setback is appropriate to continue the pattern of a pedestrian-oriented street.
3. The plan meets the intent of the standard that the applicant is attempting to seek a waiver from. The design hides the off-street parking from view of the public streets. As the building is "L" shaped, allowing a smaller setback hides the parking lot from Founders Avenue. This form is desired by the DGRs and UCC and matches the development pattern in the area. Additionally, it increased the building width along Founders Avenue which is desirable.
4. The request could be considered to be necessary for reasons of fairness due to unusual building, structure, or site-specific constraint. The UCC contemplates all traditional commercial buildings having off-street parking spaces in the rear yard. The lot's distinct feature is that it is bordered by two public streets and a public alley. Since the alley is designated as the rear yard, it causes the front yard (Founders Avenue) and the rear yard (Cherry Alley) to intersect. This results in an undesirable 15-foot setback from Cherry Alley, reducing the building's frontage on Founders Way. While Cherry Alley is an alley, it still is pedestrian-oriented with townhome entrances fronting it. Therefore, the smaller setback is appropriate as it conforms to an urban form.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Engage New Albany strategic plan, Urban Center Code, and Design Guidelines and Requirements. The development accomplishes several strategic plan recommendations including "promote mixed use

and retail infill development to create continuous and activated street frontage throughout the Village Center” and “increase the number of people living and working in the Village Center through new residential and commercial development.”

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

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

V. ACTION

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

Suggested Motion for ARB-98-2024:

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

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

Approximate Site Location:

Red dashed line – Entire development

Yellow area: Sub parcel C (Traditional Commercial)

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

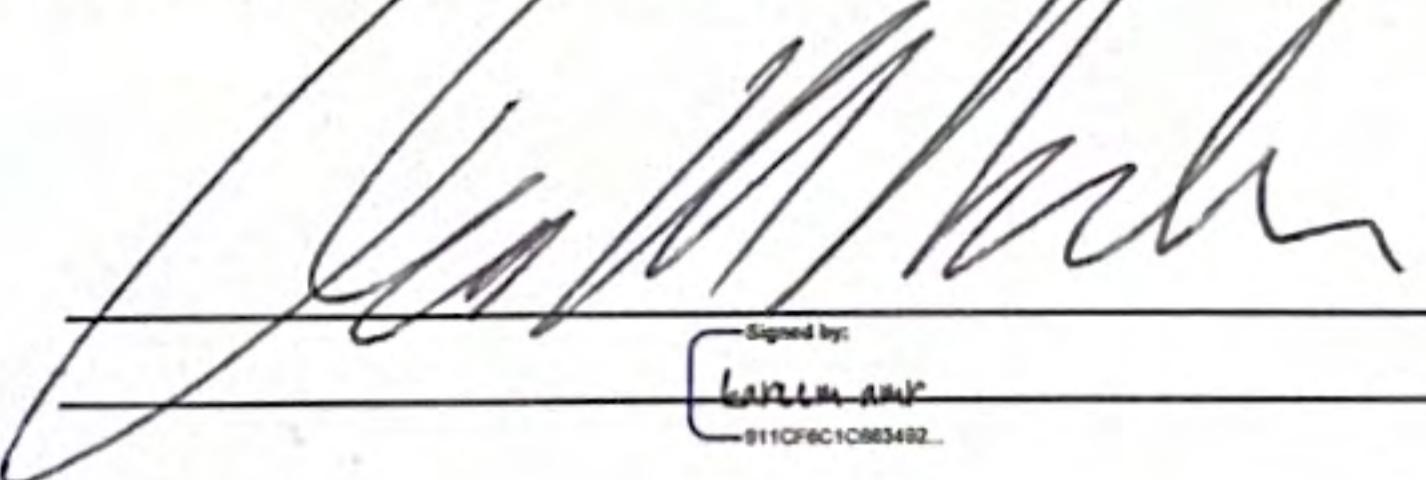
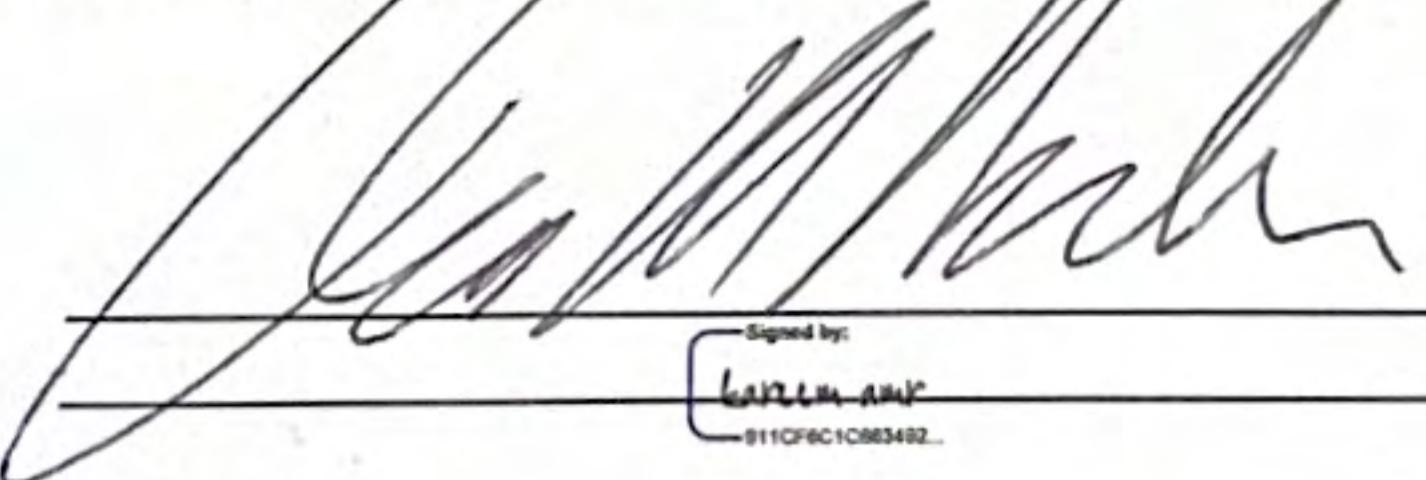
Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																															
Project Information	<p>Site Address <u>28 North High Street</u></p> <p>Parcel Numbers <u>222-000085, 222-005551-00, 222-005550</u></p> <p>Acres <u>2.96</u> # of lots created <u>3</u></p>																															
Contacts	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; padding: 5px;">Choose Application Type</th> <th style="text-align: left; padding: 5px;">Description of Request:</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><input type="checkbox"/>Appeal</td> <td style="padding: 5px;"><input type="checkbox"/> Extension Request</td> <td style="text-align: left; padding: 5px;">Proposed Mixed-Use Development in conjunction with</td> </tr> <tr> <td style="padding: 5px;"><input checked="" type="checkbox"/>Certificate of Appropriateness</td> <td style="padding: 5px;"><input type="checkbox"/> Variance</td> <td style="text-align: left; padding: 5px;">city of New Albany's new town center streets plan.</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/>Conditional Use</td> <td style="padding: 5px;"><input type="checkbox"/> Vacation</td> <td style="text-align: left; padding: 5px;">Proposed development includes 4,000+ SF commercial</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/>Development Plan</td> <td colspan="2" rowspan="2" style="border: 1px solid red; padding: 10px; text-align: center;"> <p>*This application is for re-submission with minor changes. The development received conditional approval on 02.12.2025.</p> </td> <td style="text-align: left; padding: 5px;">use (retail / restaurant), 103 residential units including</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/>Plat</td> <td style="text-align: left; padding: 5px;">14 townhomes. Total off-street parking provided is</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/>Lot Changes</td> <td colspan="2" rowspan="2" style="border: 1px solid red; padding: 10px; text-align: center;"> <p>124 spaces, which equates to 1.2 spaces / unit.</p> </td> <td style="text-align: left; padding: 5px;">Total on-street parking provided via new public street</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/>Minor Commercial Subdivision</td> <td style="text-align: left; padding: 5px;">layout is 60 spaces, providing a site total of 184 spaces.</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/>Zoning Amendment (Rezoning)</td> <td colspan="2" rowspan="2" style="border: 1px solid red; padding: 10px; text-align: center;"></td> <td style="text-align: left; padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/>Zoning Text Modification</td> <td style="text-align: left; padding: 5px;"></td> </tr> </tbody> </table>		Choose Application Type		Description of Request:	<input type="checkbox"/> Appeal	<input type="checkbox"/> Extension Request	Proposed Mixed-Use Development in conjunction with	<input checked="" type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Variance	city of New Albany's new town center streets plan.	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Vacation	Proposed development includes 4,000+ SF commercial	<input type="checkbox"/> Development Plan	<p>*This application is for re-submission with minor changes. The development received conditional approval on 02.12.2025.</p>		use (retail / restaurant), 103 residential units including	<input type="checkbox"/> Plat	14 townhomes. Total off-street parking provided is	<input type="checkbox"/> Lot Changes	<p>124 spaces, which equates to 1.2 spaces / unit.</p>		Total on-street parking provided via new public street	<input type="checkbox"/> Minor Commercial Subdivision	layout is 60 spaces, providing a site total of 184 spaces.	<input type="checkbox"/> Zoning Amendment (Rezoning)				<input type="checkbox"/> Zoning Text Modification	
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Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

New Albany Town Center

ARB v3.0 // NARRATIVE

DATE December 12, 2025

TO: City of New Albany Staff + Architectural Review Board

Following the New Albany ARB approval on January 12, 2025, the development team has been hard at work progressing the drawings from the Schematic Design level presented at the ARB hearing through the Design Development phase. As a result of collaborating with consultants, reviewing the building code, and developing the construction drawings, a number of minor, but potentially necessary changes have arisen. The purpose of these modifications is to create efficient, code-compliant, and thoughtfully-designed structures. As conveyed by staff, although the changes are minor individually, together they may be defined as significant, prompting additional review and consideration by the ARB. The team has compiled a thorough response to outline the proposed changes since January for this review.

Outlined below are specific items that the development team proposes. These changes can be summarized by the following:

- **Modifications to incorporate ARB comments.**
- **Minor changes in window and door placement resulting from masonry dimension limitations and unit walls within.**
- **Minor expansion of building footprints to accommodate utility spaces and thoughtfully-designed and usable unit floor plans, and to efficiently utilize the site's limited buildable area.**
- **Matching thin brick above the roofline to avoid structural hardships.**
- **The design of a required blast wall at Building A's transformer and the removal of windows to satisfy safety requirements**
- **Reconfiguration of the unit entry steps to fit within the site boundaries.**
- **The removal of the redundant ramp entry at the south of Building C.**
- **The addition of an elevator entry lobby at the southwest of Building C with an accessible entrance at grade.**
- **Removal of third-level terraces at Building C.**
- **Additional brick openings for venting in Building C garage.**
- **Additional balconies at Building C third level at east and west elevations.**
- **Minor site landscape modifications resulting from architectural changes and ARB comments.**
- **Brick and window product substitution.**

(continued...)



Building A:

1. Stair reconfiguration
 - o As floor levels, site topography, and final site plans developed, there arose a need to reconfigure the stairs to the north: at the entry to the commercial tenant space, and at the main entry of the ground level residential unit.
 - o Formerly a perpendicular approach, these stair assemblies have been turned 90 degrees to allow for the necessary run length to meet the first-floor level, without encroaching into the right of way.
2. Thin brick above roofline.
 - o At the decorative end walls, which terminate the gable roof massing, we propose a thin brick material to match the full-thickness brick present throughout the site in color, texture, and manufacturer's collection.
 - o The structural engineer advised against continuing the full-thickness brick above the roof line, as it would require additional support, structural hardship, and significant cost, due to the partially-freestanding nature of the end-walls at their highest point.
 - o The difference between the masonry and think bricks would be imperceptible, aside from a minor transition element invisible to pedestrians and building users at the street level.
3. Required blast wall design and subsequent window removal.
 - o AEP requires a blast wall when building openings, such as windows or doors, are located within 20'-0" radius of a transformer.
 - o Due to necessary access doors within this radius, and to site constraints which prevent a more remote location of the transformer, we are seeking approval for the blast wall and its design.
 - o The wall will comply with the structural requirements, yet be finished attractively in brick to match the materials and installation of the adjacent buildings. Much like the trash enclosure, the wall will serve an important purpose, yet be designed to integrate seamlessly and discreetly with the surrounding buildings.
 - o To ensure resident safety and satisfy the AEP requirements, windows within the blast radius have been removed. The windows will be replaced with panels to maintain the façade's rhythm. As these are located in the corridor, their removal will have minimal impact on the resident experience.
4. Minor opening and massing adjustments.
 - o With the further development of the drawings, masonry dimensions were refined, resulting in necessary adjustments to window and door positions, as well as minor changes to massing widths.

(continued...)



- As unit plans and interior programming took shape, demising and internal wall positions were finalized, requiring some windows to shift in plan accordingly.
- Overall, these changes are not detrimental to the design, but rather conform the elevations to the historical masonry proportions.

5. Enhancement of South Wall.

- The ARB commented that the south end wall should be improved by adhering to a strictly symmetrical design. The brick recesses and first-level storefronts have been adjusted to maintain bilateral symmetry.

Building B:

1. Stair reconfiguration
 - The stairs at the main entries of Building B's townhomes were reconfigured to accommodate the site grade and ROW.
 - See comments from A.
2. Second exit from parking courtyard
 - A second egress path and man door were added at the south to satisfy the code requirements for an additional exit from the parking courtyard.
3. Minor opening and massing adjustments.
 - See comments from A.
4. Expanded footprint.
 - The building's plan was extended at the northeast corner to accommodate a larger unit footprint. The resulting massing responds to the shape of the subparcel, following the curve of the roadway and utilizing more of the site efficiently.
5. Brick archways.
 - The ARB commented on maintaining consistency in the brickwork across the site. The brick archways on building B's north façade were updated to match those of building A with a double jack arch.

Building C:

1. Removal of south ramp and addition of entry lobby
 - The south ramp was removed in favor of a staircase to meet the egress needs of the private courtyard
 - A new elevator lobby was added, with an accessible entrance at grade. This provides a more direct path to the elevator, eliminating the need for a ramp.
 - The new design features a more simplified and proportional stair that is both code-compliant and complementary to the building's southern architecture

(continued...)



2. Removal of third level terraces
 - o In order to create efficiency in design and construction, the third-level terraces were converted to internal unit space with balconies to match the architecture of the first and second floors below.
 - o This eliminates the water and insulation challenges and long-term maintenance issues of an unconditioned exterior floor over conditioned space below.
 - o We believe the resulting façade language is more orderly and better relates to the third-story architecture of the other two buildings on the site.
3. Addition of third-level balconies.
 - o Continuing the balcony recess to the third level allows for increased efficiency in unit design and construction. The addition of the third-floor balcony results in stacked uniform units and a reduced number of typologies.
 - o Like the removal of the terraces, this better relates to the three-story language as seen across the building.
 - o The addition of private balconies is a valuable feature for the residents, and aligns with the lifestyle the site aims to promote: a relationship with nature and healthy outdoor living.
4. Minor opening and massing adjustments.
 - o See comments from A.
5. Expansion of southeast corner.
 - o With the refinement of the programming, the southeast corner was expanded to accommodate a larger trash room to more sufficiently serve the building, and to allow for an idealized unit plan on the second and third levels above.
6. Garage venting
 - o Additional openings were added at the garage level to promote air flow and further prevent harmful fumes from lingering in the garage.
 - o These openings are thoughtfully designed to enhance the façade and align with openings on the levels above.
 - o Overall, these openings help to create a healthier building for the residents and do not detract from architecture.
7. Thin brick above roofline
 - o See comments from A

(continued...)



Site Landscaping:

1. Implementation of ARB comments.
 - o ARB comments suggesting changes to species and planting locations have been incorporated in the updated landscape plan.
2. Response to architectural changes
 - o As minor architectural changes took place, the landscaping was updated to respond to the revisions.
 - o Planting locations were adjusted to respond to the stair reconfiguration, and massing and fenestration changes.

Material Substitution

1. Window substitution
 - o We are requesting approval for a substitute window to the Windsor Next Dimension. The new proposed window will be comparable in performance and appearance to the Windsor product.
 - o We are still awaiting physical samples in order to thoroughly evaluate and determine the best solution.
 - o A sample window and product literature will be provided for the ARB members' review.
2. Brick substitution
 - o We are seeking approval of Glen-Gery La Salle brick as a substitution for the original specification, Belden St. Anne Blend.
 - o This product has been installed at the Market and Main development with great success in performance and visual character.
 - o The La Salle brick may even improve the overall appearance of the building with its richer blend of colors historically used in Georgian architecture.
 - o A sample will be provided for the ARB members' review.

(continued...)



In summary, these minor changes result in improvements to the exterior facades, building and site efficiency, and constructability without sacrificing the design integrity of the development and its historically-inspired architecture. The project's aim continues to be seamlessly connecting its architecture to the greater New Albany community, while simultaneously becoming a catalyst for future development of the Village Center as a vibrant, walkable mixed-use neighborhood.

As always, we are excited to continue this discussion with City Staff and the Board, as we are firm believers that through a collaborative design process with passionate, mission-driven stakeholders, the best solutions will arise and be implemented to positively impact the greater good.

Thank you,

Jonathan Grubb | Design Director | Architect



Brick Substitution

Belden St. Anne Blend

Approved at 02.12.2025 ARB

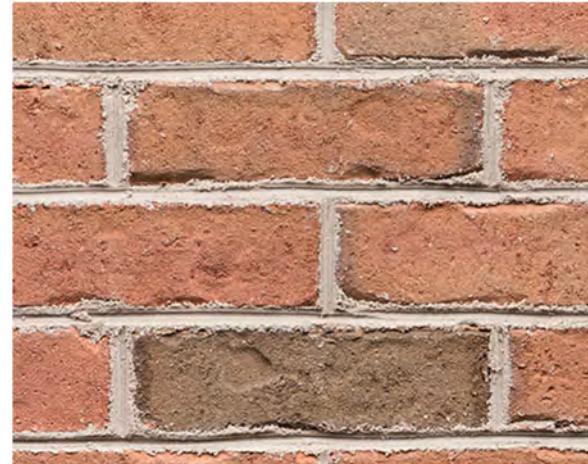
- Previously approved in New Albany
 - 7506 Fenway Road
 - 4180 Sudbrook Square
- Modular red brick
 - Traditional size and color with grapevine mortar – Argos Magnolia in Sahara or eq.



Glen-Gery La Salle

Current Design 12.12.2025

- Previously approved in New Albany
 - Market and Main 195 West Main Street
- Modular red brick
 - Traditional size and color with grapevine mortar – Argos Magnolia in Sahara or eq.





ARB Conditions of Approval Response Letter

The following items are from the Conditions of Approval List from the Certificate of Appropriateness granted by the New Albany ARB on February 12, 2025. The responses listed below in blue note how these conditions were met/addressed. Please reference the updated Design Intent Package dated 12.12.2025.

1. All windows be treated with consistency, favoring a 4-course jack arch in lieu of solder coursing.
All windows in brick exterior walls were updated to feature a 4-course jack arch. Refer to elevations.
2. All windows and openings be treated with a keystone, or omit throughout.
The keystones were omitted throughout. See Building B North Elevation on sheet B5.
3. Maintain common radii for all segmented arches
Refer to Building A and B elevations. The arches were modified to match those of Building A.
4. Consider added fenestration on the south elevation of sub-area A in step with the city architect's recommendations
Elevation modified to prioritize traditional symmetry. See condition 5 below, and Building A South Elevation on sheet A3.
5. That the applicant enhances the south façade to adhere to a strict centerline, subject to staff approval.
The brick recesses and first level storefront were modified and centered in the façade to achieve bilateral symmetry. Refer to Building A South Elevation on sheet A3.
6. That the use of hardi-board siding design details be subject to staff approval for sub parcel A, B, and C.
With the development of construction documents, detail drawings and product samples will be provided to the board.
7. That the proposed windows are made of wood and have vinyl or aluminum cladding on the exterior.
Window samples and product information will be provided at the ARB meeting for staff approval.

(continued...)



8. That the following landscaping comments be addressed:

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

For all landscaping items, please refer to the updated landscape plan on page 4 of the updated Design Intent Package.



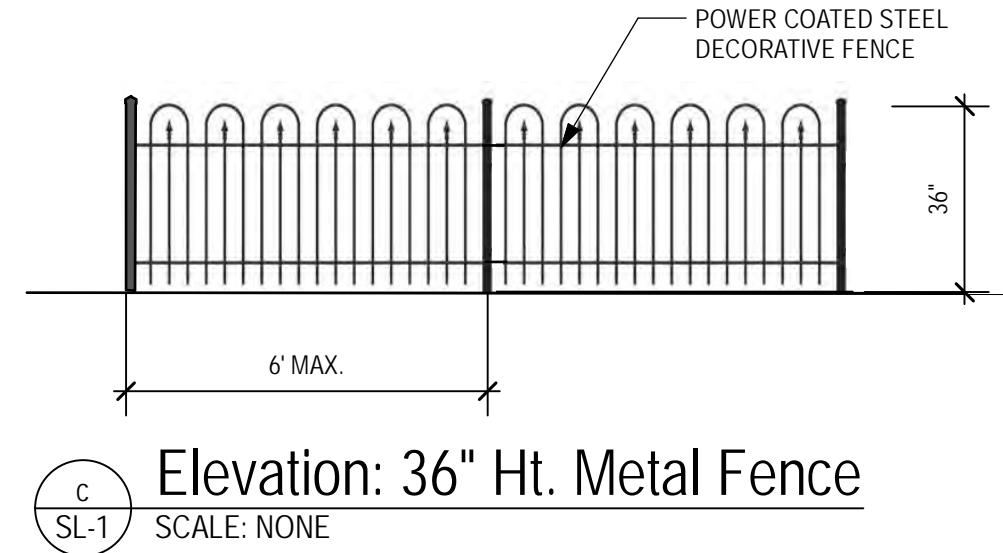
**New Albany Town Center
Design Intent Package**

DECEMBER 12, 2025

archall



01 LEVEL UPDATED
SITE PLAN
 1
 NOT TO SCALE



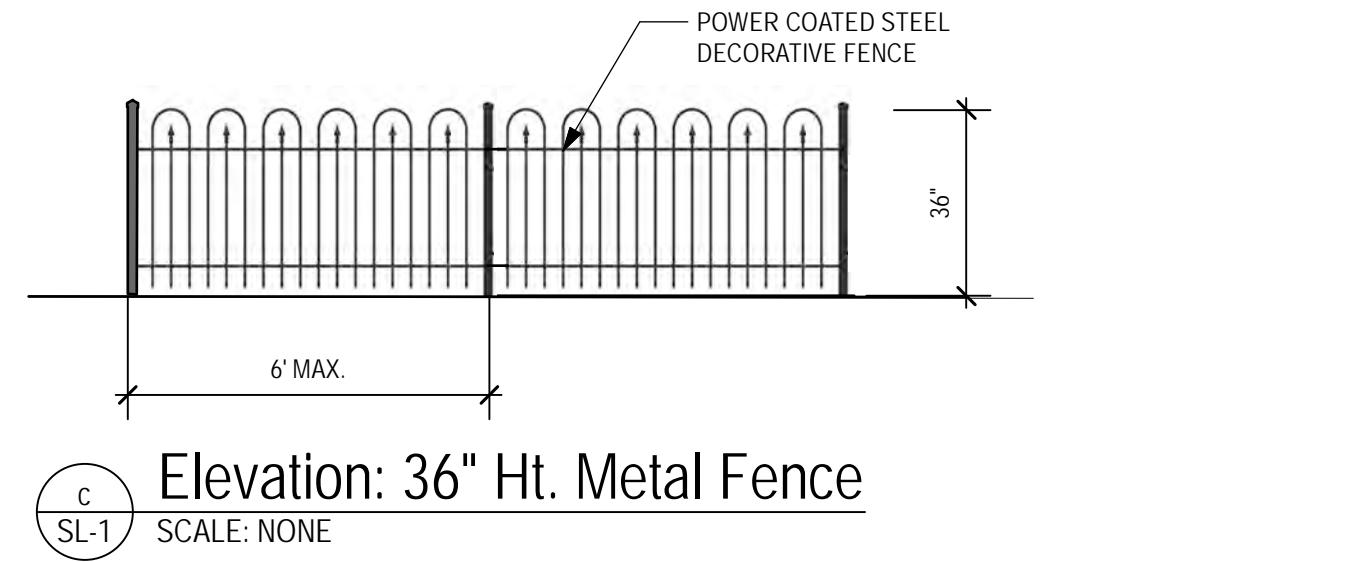
Plant Materials List

Quantity	Common Name	Botanical Name	Size	Root / Remarks
Deciduous Trees				
3	Lacepark Elm	Ulmus parvifolia	2.5" to 3.0" Cal.	B&B- 5' min. branch ht.
4	Columnar European Hornbeam	Carpinus betulus 'Fastigiata'	2.0" to 2.5" Cal.	B&B
Ornamental Trees				
3	Cumulus Serviceberry	Amelanchier laevis 'Cumulus'	8' to 10' Ht. Multi-stem	B&B / Multi-stemmed
2	Sweet Bay Magnolia	Magnolia virginiana	8'-10' Ht. Multi-stem	B&B
Deciduous Shrubs				
167	Elegans Box Honeysuckle	Lonicera nitida 'Elegans'	18" to 24"	Cont.
6	All Summer Beauty Hydrangea	Hydrangea macrophylla 'All Summer'	18" to 24"	Cont.
29	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" to 24"	Cont.
16	Select Dense Spreading Yew	Taxus x media 'Densiformis Select'	18" to 24"	Cont.
Evergreen Shrubs				
49	Upright Japanese Yew	Taxus cuspidata 'Fastigiate'	6' Ht.	Cont.
17	PJM Rhododendron	Rhododendron 'PJM'	18" to 24"	Cont.
Perennials				
63	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	1 Gal.	Cont.
86	Variegated Lilyturf	Liriope muscari 'Variegata'	1 Gal.	Cont.
262	Big Blue Lily Turf	Liriope muscari	1 Gal.	Cont.
Groundcovers				
1491	Green Carpet Japanese Spurge	Pachysandra terminalis 'Green Carpet'	PP.	Cont.

Notes: Plant material size refers to Height unless otherwise noted.
All plant material shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required.
All hedges adjacent sidewalks are to have center of the plant set 30° from edge of sidewalk.

Site Landscape Plan

Current Design : 12.03.2025



Plant Materials List

Quantity	Common Name	Botanical Name	Size	Root / Remarks
Deciduous Trees				
3	Lacebark Elm	Ulmus parvifolia	2.5" to 3.0" Cal.	B&B- 5' min. branch ht.
4	Columnar European Hornbeam	Carpinus betulus 'Fastigiata'	2.0" to 2.5" Cal.	B&B
Ornamental Trees				
3	Cumulus Serviceberry	Amelanchier laevis 'Cumulus'	8' to 10' Ht. Multi-stem	B&B / Multi-stemmed
2	Sweet Bay Magnolia	Magnolia virginiana	8'-10' Ht. Multi-stem	B&B
Deciduous Shrubs				
16	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" to 24"	Cont.
6	All Summer Beauty Hydrangea	Hydrangea macrophylla 'All Summer'	6' Ht.	Cont.
156	Elegans Box Honeysuckle	Lonicera nitida 'Elegans'	18" to 24"	Cont.
16	Select Dense Spreading Yew	Taxus x media 'Densiformis' Select	18" to 24"	Cont.
Evergreen Shrubs				
32	Green Mountain Boxwood	Buxus x 'Green Mountain'	24" to 30"	Cont.
45	Upright Japanese Yew	Taxus cuspidata 'Fastigate'	6' Ht.	Cont.
17	PJM Rhododendron	Rhododendron 'PJM'	18" to 24"	Cont.
Perennials				
63	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	1 Gal.	Cont.
251	Big Blue Lily Turf	Liriope muscari	1 Gal.	Cont.
79	Variegated Lily Turf	Liriope muscari 'Variegata'	1 Gal.	Cont.
Groundcovers				
1383	Green Carpet Japanese Spurge	Pachysandra terminalis 'Green Carpet'	2.25" PP.	Cont.

Notes: Plant material size refers to Height unless otherwise noted.

All plant material shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required. All hedges adjacent to sidewalks are to have center of the plant set 30" from edge of sidewalk.

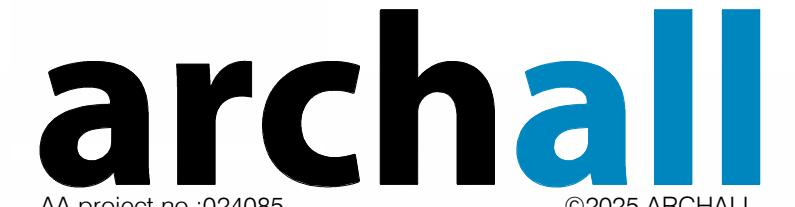
BUILDING A

NEW ALBANY TOWN CENTER
EXTERIOR ELEVATIONS | 12 | 12 | 2025



TBD

CONTRACTOR



Building A // West Elevation

ARB Presentation : 02.12.2025



Building A // West Elevation

Current Design : 12.03.2025



Building A // North Elevation

ARB Presentation : 02.12.2025



MATERIAL LEGEND		BUILDING ELEVATIONS
• REFER TO EXTERIOR MATERIALS KEY		
BRICK-1	RED MASONRY BRICK	MANUFACTURER: BELDEN STYLE: MODULAR COLOR: ST. ANNE BLEND MORTAR: ARGUS MAGNOLIA SAHARA TYPE 'N'
STONE-1	CAST STONE	MANUFACTURER: READING ROCK STYLE: ARCHITECTURAL CAST STONE COLOR: CHARLOTTE TAN
R-1	SHINGLE ROOFING	MANUFACTURER: CERTAINTeed SAINT-GOBAIN STYLE: GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE NOTE: TO BE PAINTED IN FIELD
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
WR-1	WOOD RAILING	MANUFACTURER: WALPOLE OUTDOORS OR EQUAL STYLE: JAMESTOWN RAILING COLOR: PAINTED TO MATCH FC-2/FC-3 TO MATCH WALL PER LOCATION
TR-1	TRIM AND PEDIMENTS	COLOR: PAINTED TO MATCH FC-2
CL-1	COLUMNS	WOOD SQUARE COLUMN INSTALLED OVER POST STYLE: DORIC 10' SQUARE COLOR: PAINTED TO MATCH FC-2
DS-1	DOWNSPOUTS + GUTTERS	MANUFACTURER: DMI STYLE: DYNACALD K-STYLE GUTTER AND ROUND DOWNSPOUT COLOR: CLASSIC BRONZE

Building A // North Elevation

Current Design : 12.03.2025

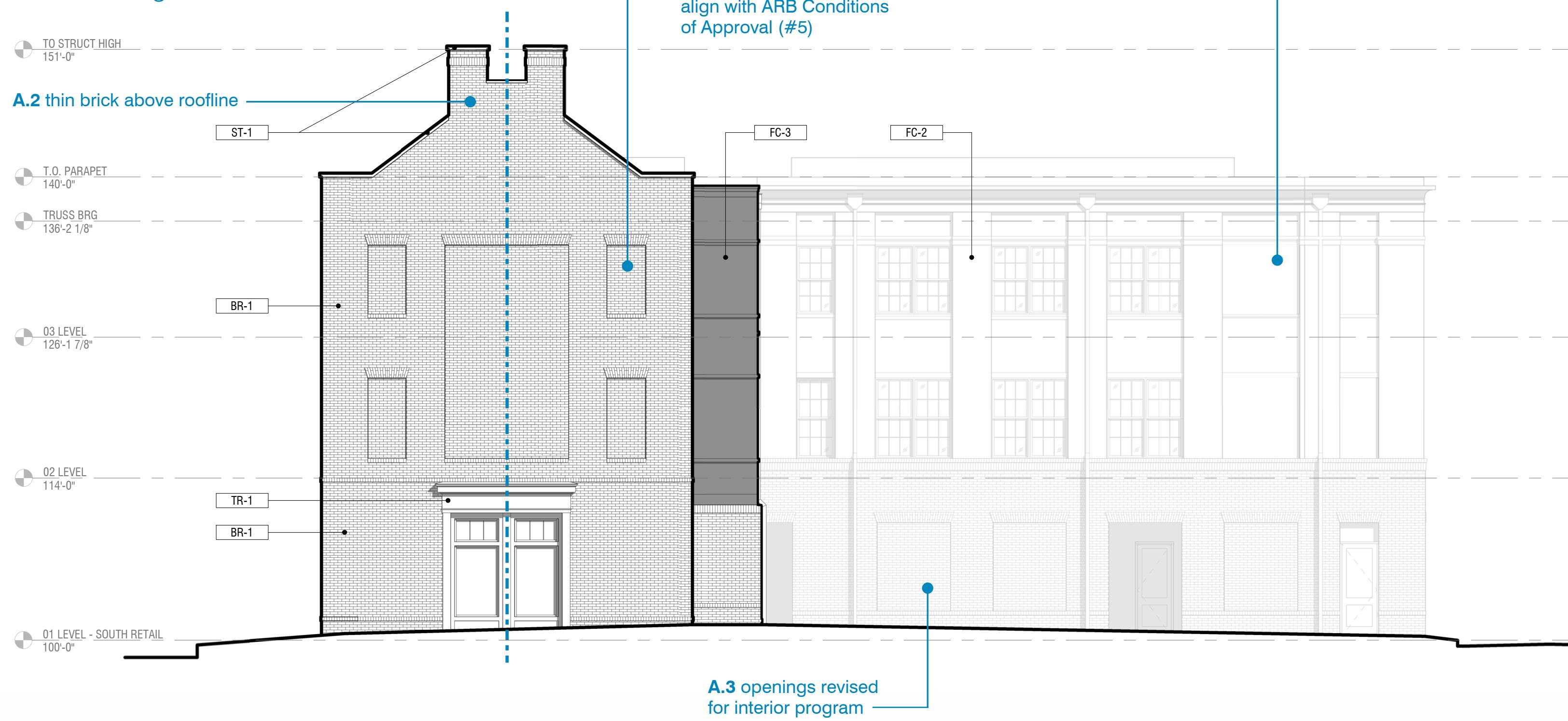


Building A // South Elevation

ARB Presentation : 02.12.2025

**Building A // South Elevation**

Current Design : 12.03.2025



MATERIAL LEGEND		BUILDING ELEVATIONS
• REFER TO EXTERIOR MATERIALS KEY		
BRICK-1	RED MASONRY BRICK	MANUFACTURER: BELDEN STYLE: MODULAR COLOR: ST. ANNE BLEND MORTAR: ARGUS MAGNOLIA SAHARA TYPE 'N'
STONE-1	CAST STONE	MANUFACTURER: READING ROCK STYLE: ARCHITECTURAL CAST STONE COLOR: CHARLOTTE TAN
R-1	SHINGLE ROOFING	MANUFACTURER: CERTAINTED SAINT-GOBAIN STYLE: GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE NOTE: TO BE PAINTED IN FIELD
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
WR-1	WOOD RAILING	MANUFACTURER: WALPOLE OUTDOORS OR EQUAL STYLE: JAMESTOWN RAILING COLOR: PAINTED TO MATCH FC-2/FC-3 TO MATCH WALL PER LOCATION
TR-1	TRIM AND PEDIMENTS	COLOR: PAINTED TO MATCH FC-2
CL-1	COLUMNS	WOOD SQUARE COLUMN INSTALLED OVER POST STYLE: DORIC 10' SQUARE COLOR: PAINTED TO MATCH FC-2
DS-1	DOWNSPOUTS + GUTTERS	MANUFACTURER: DMI STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT COLOR: CLASSIC BRONZE

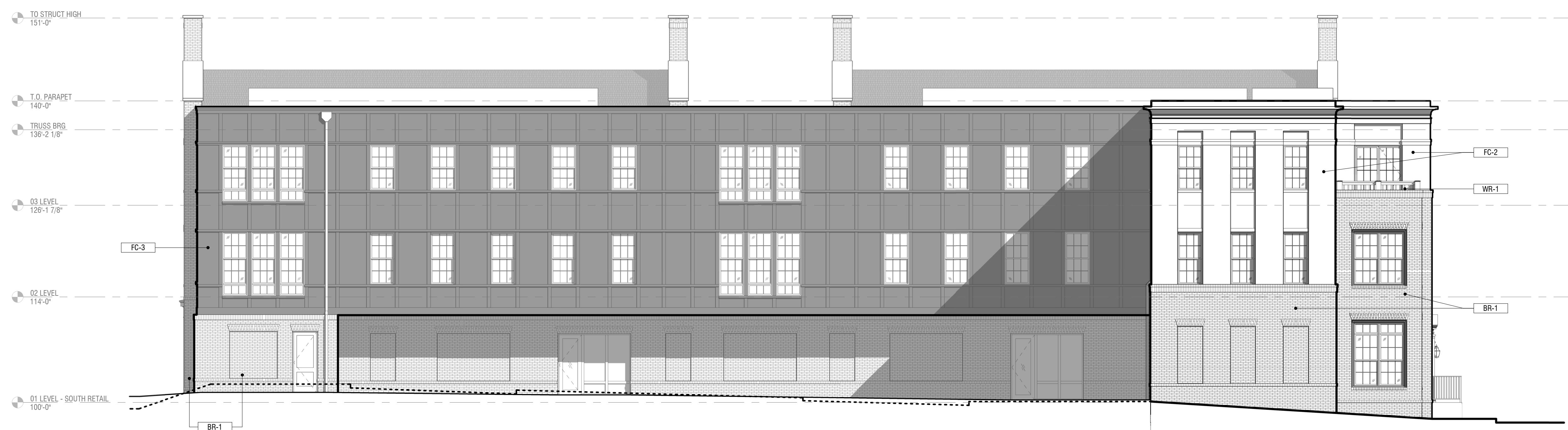
Building A // East Elevation

ARB Presentation : 02.12.2025



Building A // East Elevation

Current Design : 12.03.2025



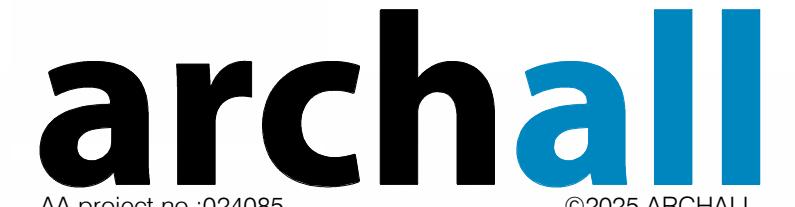
BUILDING B

NEW ALBANY TOWN CENTER
EXTERIOR ELEVATIONS | 12 | 12 | 2025

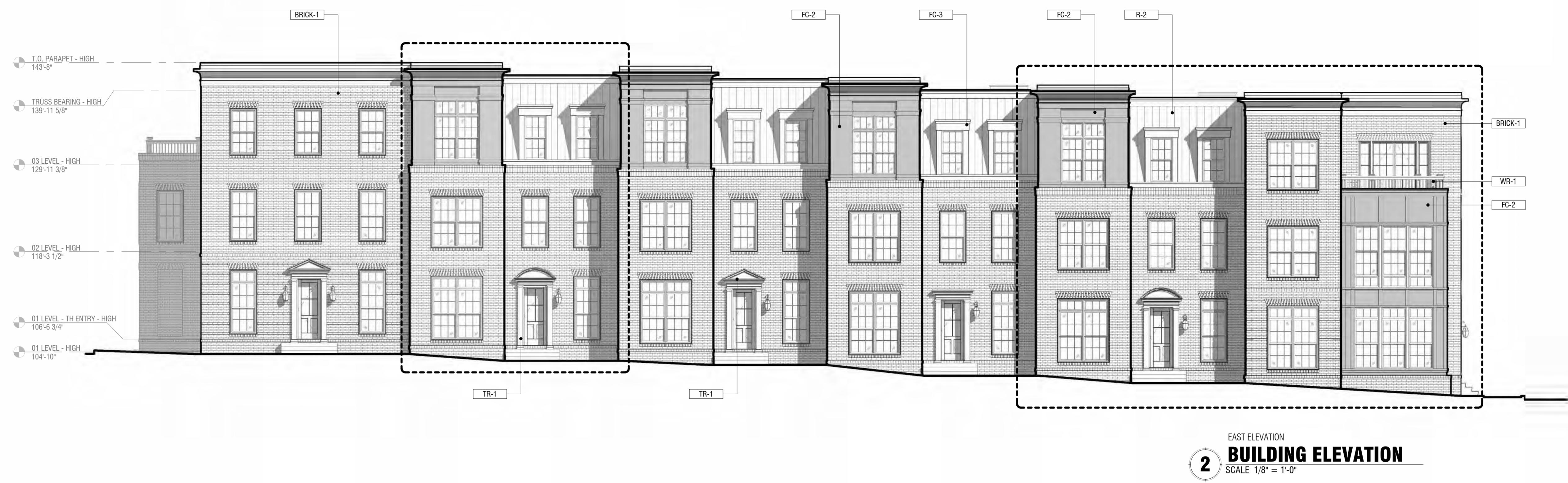


TBD

CONTRACTOR



Building B // East Elevation
ARB Presentation : 02.12.2025



MATERIAL LEGEND		BUILDING ELEVATIONS
• REFER TO EXTERIOR MATERIALS KEY		
BRICK-1	RED MASONRY BRICK	MANUFACTURER: BELDEN STYLE: MODULAR COLOR: ST. ANNE BLEND MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
CMU-1	CONCRETE MASONRY UNITS	MANUFACTURER: OBERFIELD STYLE: DESIGNBLOK SMOOTH FACE COLOR: LT BUFF
R-2	METAL ROOF	MANUFACTURER: DMI STYLE: INTER-LOCK STANDING SEAM COLOR: CLASSIC BRONZE
FC-1	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE NOTE: TO BE PAINTED IN FIELD
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
FC-4	FIBER CEMENT LAP SIDING	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
WR-1	WOOD RAILING	MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: PAINTED TO MATCH FC-2
TR-1	TRIM AND PEDIMENTS	COLOR: PAINTED TO MATCH FC-2
CL-1	COLUMNS	WOOD SQUARE COLUMN INSTALLED OVER POST STYLE: TUSCAN 10" SQUARE COLOR: PAINTED TO MATCH FC-2
DS-1	DOWNSPOUTS + GUTTERS	MANUFACTURER: DMI STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT COLOR: CLASSIC BRONZE

Building B // East Elevation
Current Design : 12.03.2025

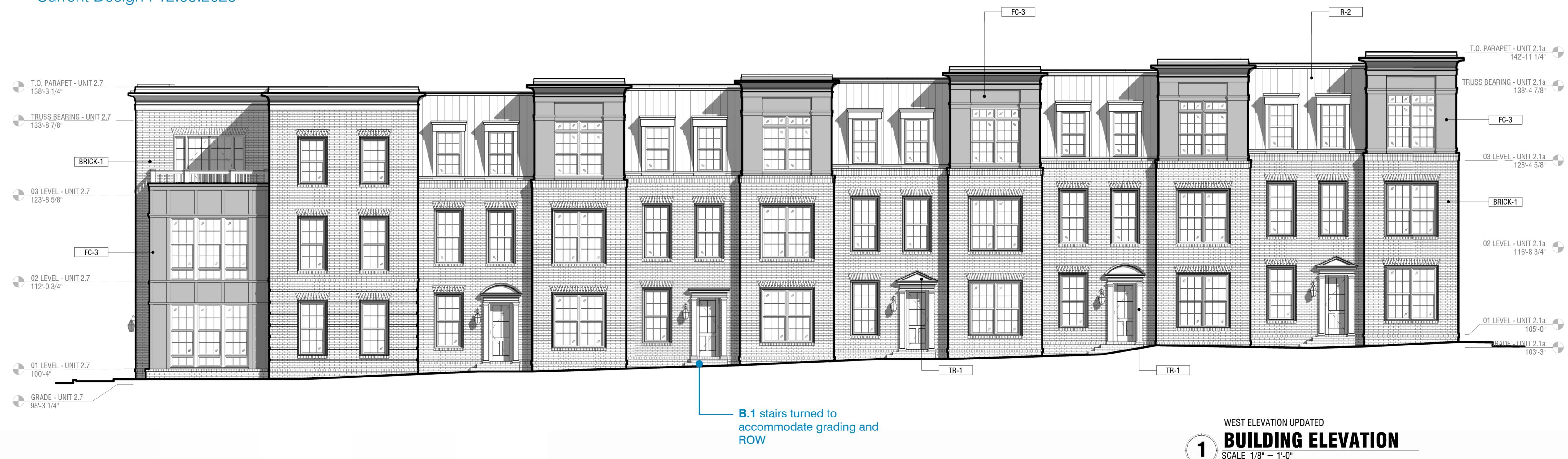


Building B // West Elevation

ARB Presentation : 02.12.2025



Building B // West Elevation



New Albany Town Center

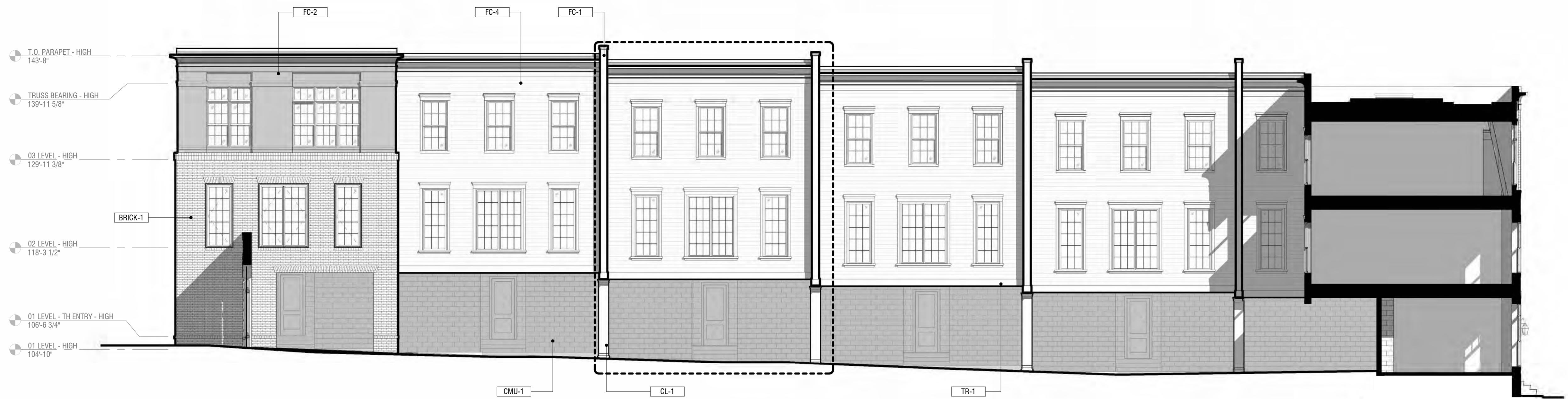
EXTERIOR ELEVATIONS | 12 | 12 | 2025

KORDA

MERSHAD
DEVELOPMENT

archall

Building B // East Courtyard Elevation
ARB Presentation : 02.12.2025



MATERIAL LEGEND BUILDING ELEVATIONS

• REFER TO EXTERIOR MATERIALS KEY
BRICK-1 RED MASONRY BRICK MANUFACTURER: BELDEN STYLE: MODULAR COLOR: ST. ANNE BLEND MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
CMU-1 CONCRETE MASONRY UNITS MANUFACTURER: OBERBILT STYLE: DESIGNBLOK SMOOTH FACE COLOR: LT BUFF
R-2 METAL ROOF MANUFACTURER: DMI STYLE: INTER-LOCK STANDING SEAM COLOR: CLASSIC BRONZE
FC-1 FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE NOTE: TO BE PAINTED IN FIELD
FC-2 FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
FC-4 FIBER CEMENT LAP SIDING MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD

Building B // East Courtyard Elevation
Current Design : 12.03.2025



2 EAST COURTYARD ELEVATION
BUILDING ELEVATION
SCALE 1/8" = 1'-0"

1 EAST COURTYARD ELEVATION - UPDATED
BUILDING ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND

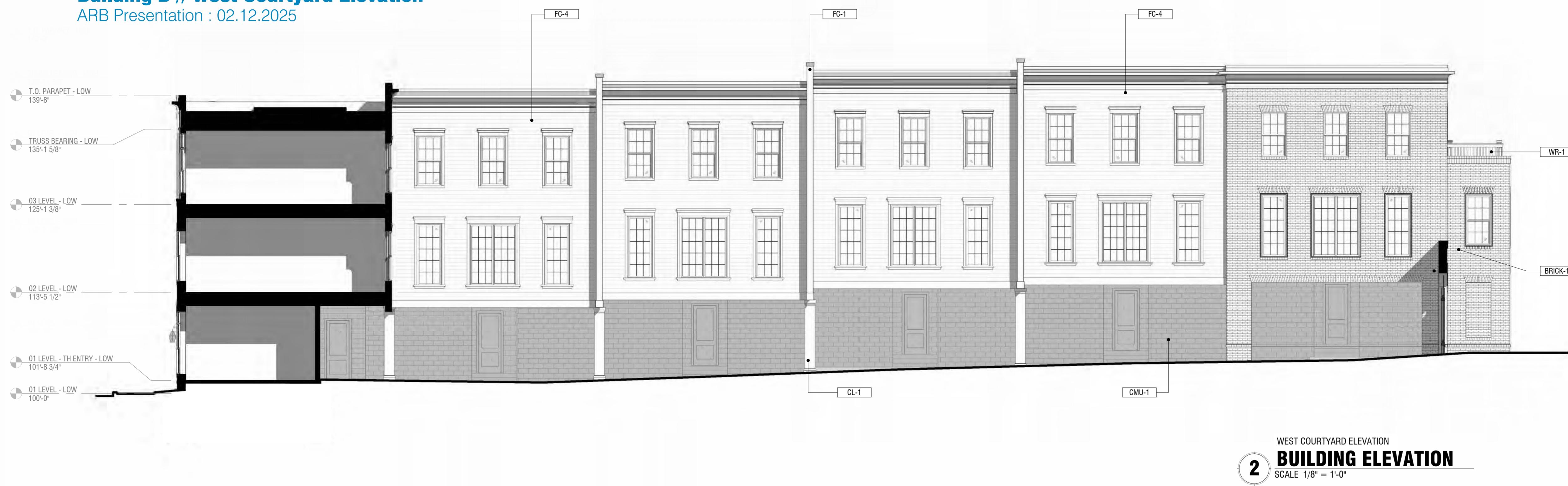
BUILDING ELEVATIONS

• REFER TO EXTERIOR MATERIALS KEY

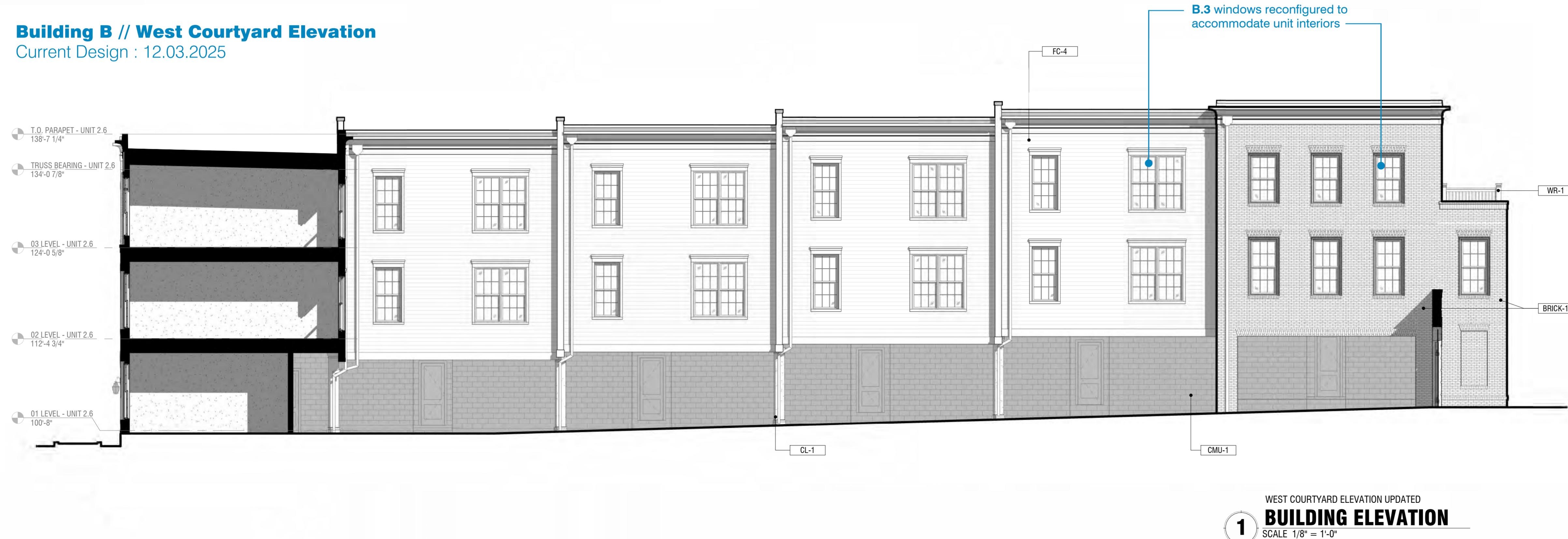
BRICK-1	RED MASONRY BRICK MANUFACTURER: BELDEN STYLE: MODULAR COLOR: ST. ANNE BLEND MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
CMU-1	CONCRETE MASONRY UNITS MANUFACTURER: OBERFIELDS STYLE: DESIGNBLOK SMOOTH FACE COLOR: LT BUFF
R-2	METAL ROOF MANUFACTURER: DMI STYLE: INTER-LOCK STANDING SEAM COLOR: CLASSIC BRONZE
FC-1	FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE NOTE: TO BE PAINTED IN FIELD
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
FC-4	FIBER CEMENT LAP SIDING MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD

WR-1	WOOD RAILING COLOR: PAINTED TO MATCH FC-2
TR-1	TRIM AND PEDIMENTS COLOR: PAINTED TO MATCH FC-2
CL-1	COLUMNS WOOD SQUARE COLUMN INSTALLED OVER POST STYLE: TUSCAN 10" SQUARE COLOR: PAINTED TO MATCH FC-2
DS-1	DOWNSPOUTS + GUTTERS MANUFACTURER: DMI STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT COLOR: CLASSIC BRONZE

Building B // West Courtyard Elevation
ARB Presentation : 02.12.2025



Building B // West Courtyard Elevation
Current Design : 12.03.2025



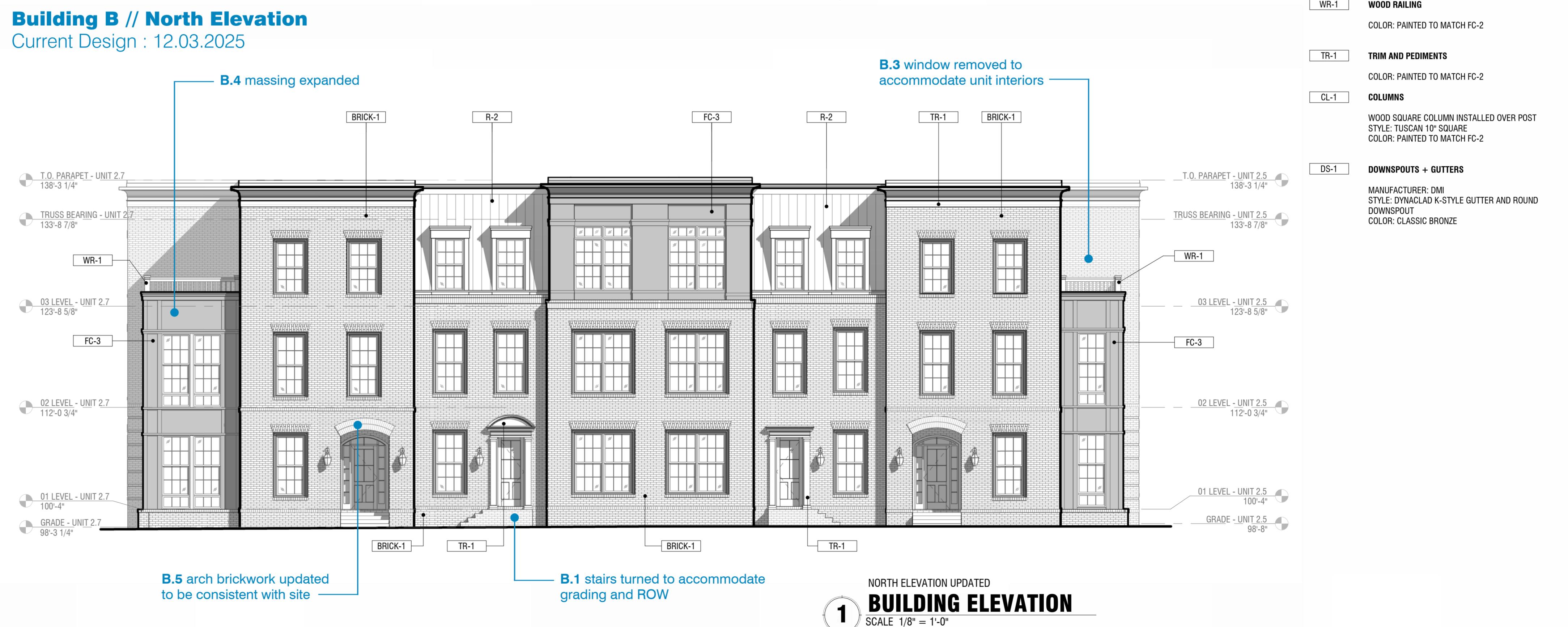
MATERIAL LEGEND

BUILDING ELEVATIONS

• REFER TO EXTERIOR MATERIALS KEY



2 NORTH ELEVATION
BUILDING ELEVATION
SCALE 1/8" = 1'-0"



1 NORTH ELEVATION UPDATED
BUILDING ELEVATION
SCALE 1/8" = 1'-0"

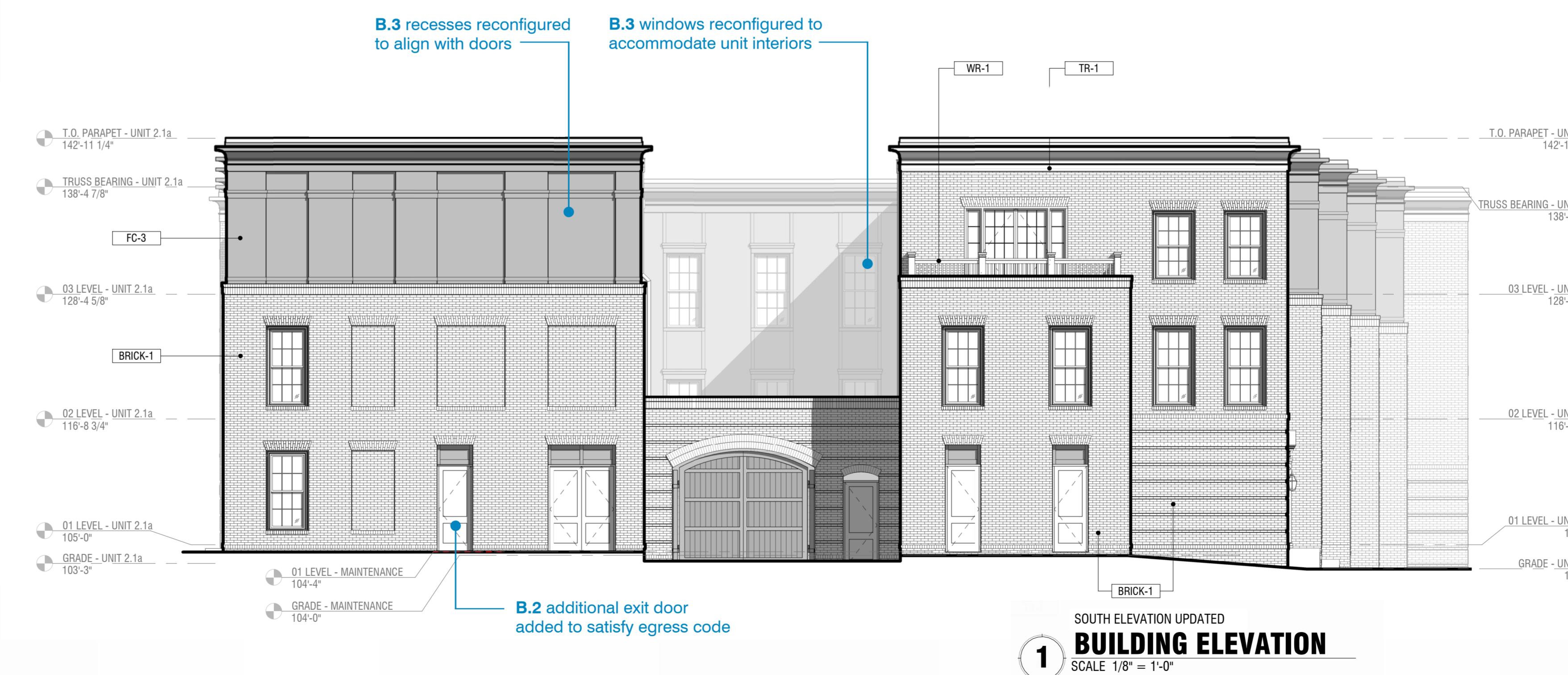
MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY



Building B // South Elevation
Current Design : 12.03.2025



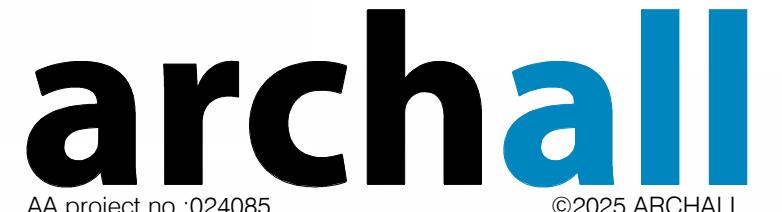
BUILDING C

NEW ALBANY TOWN CENTER
EXTERIOR ELEVATIONS | 12 | 12 | 2025



TBD

CONTRACTOR



MATERIAL LEGEND		BUILDING ELEVATIONS
• REFER TO EXTERIOR MATERIAL KEY		
BRICK-1	RED MASONRY BRICK	
	MANUFACTURER: BELDEN	
	STYLE: MODULAR	
	COLOR: ST. ANNE BLEND	
	MORTAR: ARGOS MAGNOLIA SAHARA TYPE N'	
STONE-1	CAST STONE	
	MANUFACTURER: READING ROCK	
	STYLE: ARCHITECTURAL CAST STONE	
	COLOR: CHARLOTTE TAN	
R-1	SHINGLE ROOFING	
	MANUFACTURER: CERTAINTEED SAINT-GOBAIN	
	STYLE: GRAND MAISON	
	COLOR: COLONIAL SLATE	
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM)	
	MANUFACTURER: JAMES HARDIE OR EQUAL	
	STYLE: HARDIE PANEL AND DECORATIVE TRIM	
	TEXTURE: SMOOTH	
	COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY	
	NOTE: TO BE PAINTED IN FIELD	
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM)	
	MANUFACTURER: JAMES HARDIE OR EQUAL	
	STYLE: HARDIE PANEL AND DECORATIVE TRIM	
	TEXTURE: SMOOTH	
	COLOR: SHERWIN-WILLIAMS 7047 PORPOISE	
	NOTE: TO BE PAINTED IN FIELD	
MR-1	METAL RAILING	
	STYLE: IRON RAILING SYSTEM WITH TOP RAIL	
	COLOR: BLACK	
MR-2	METAL RAILING	
	STYLE: IRON RAILING SYSTEM	
	COLOR: BLACK	
DS-1	DOWNSPOUTS + GUTTERS	
	MANUFACTURER: DMI	
	STYLE: DYNACLAD K-STYLE GUTTER AND ROUND	
	DOWNSPOUT	
	COLOR: CLASSIC BRONZE	
WR-1	WOOD RAILING	
	MANUFACTURER: WALPOLE OUTDOORS OR EQUAL	
	STYLE: JAMESTOWN RAILING	
	COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER	
	LOCATION	

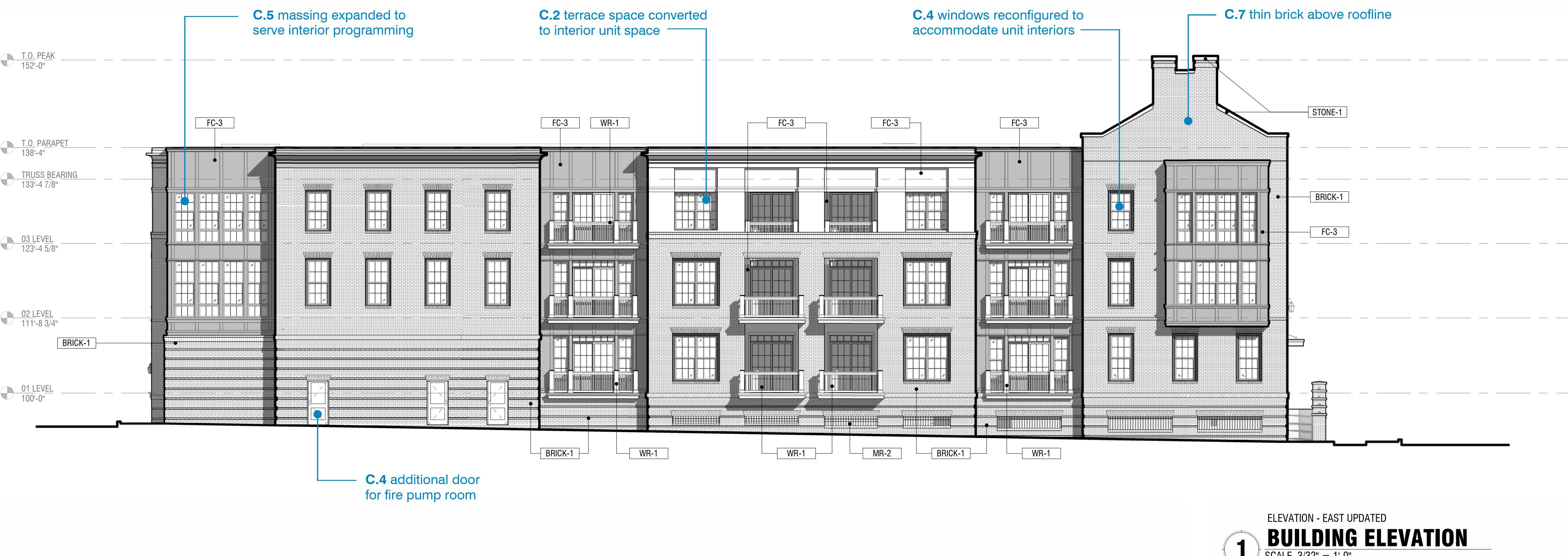
Building C // East Elevation

ARB Presentation : 02.12.2025



Building C // East Elevation

Current Design : 12.03.2025



Building C // North Elevation

ARB Presentation : 02.12.2025



2 ELEVATION - NORTH
BUILDING ELEVATION
SCALE 3/32" = 1'-0"

Building C // North Elevation

Current Design : 12.03.2025



1 ELEVATION - NORTH UPDATED
BUILDING ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL LEGEND**BUILDING ELEVATIONS**

BRICK-1	RED MASONRY BRICK MANUFACTURER: BELDEN STYLE: MODULAR COLOR: ST. ANNE BLEND MORTAR: ARGOS MAGNOLIA SAHARA TYPE N'
STONE-1	CAST STONE MANUFACTURER: READING ROCK STYLE: ARCHITECTURAL CAST STONE COLOR: CHARLOTTE TAN
R-1	SHINGLE ROOFING MANUFACTURER: CERTAINTTEED SAINT-GOBAIN STYLE: GRAND MAJOR COLOR: COLONIAL SLATE
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
MR-1	METAL RAILING STYLE: IRON RAILING SYSTEM WITH TOP RAIL COLOR: BLACK
MR-2	METAL RAILING STYLE: IRON RAILING SYSTEM COLOR: BLACK
DS-1	DOWNSPOUTS + GUTTERS MANUFACTURER: DMI STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT COLOR: CLASSIC BRONZE
WR-1	WOOD RAILING MANUFACTURER: WALPOLE OUTDOORS OR EQUAL STYLE: JAMESTOWN RAILING COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER LOCATION

Building C // West Elevation

ARB Presentation : 02.12.2025



MATERIAL LEGEND

BUILDING ELEVATIONS

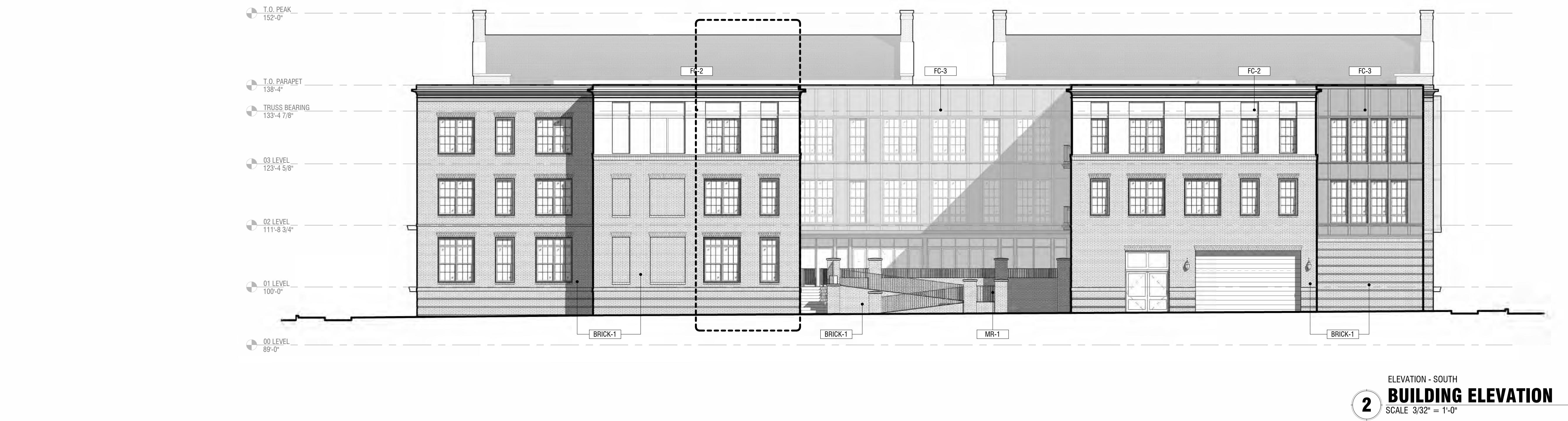
BRICK-1	RED MASONRY BRICK MANUFACTURER: BELDEN STYLE: MODULAR COLOR: ST. ANNE BLEND MORTAR: ARGOS MAGNOLIA SAHARA TYPE N'
STONE-1	CAST STONE MANUFACTURER: READING ROCK STYLE: ARCHITECTURAL CAST STONE COLOR: CHARLOTTE TAN
R-1	SHINGLE ROOFING MANUFACTURER: CERTAINTTEED SAINT-GOBAIN STYLE: GRAND MANOR COLOR: COLONIAL SLATE
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM) MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
MR-1	METAL RAILING STYLE: IRON RAILING SYSTEM WITH TOP RAIL COLOR: BLACK
MR-2	METAL RAILING STYLE: IRON RAILING SYSTEM COLOR: BLACK
DS-1	DOWNSPOUTS + GUTTERS MANUFACTURER: DMI STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT COLOR: CLASSIC BRONZE
WR-1	WOOD RAILING MANUFACTURER: WALPOLE OUTDOORS OR EQUAL STYLE: JAMESTOWN RAILING COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER LOCATION

Building C // West Elevation

Current Design : 12.03.2025

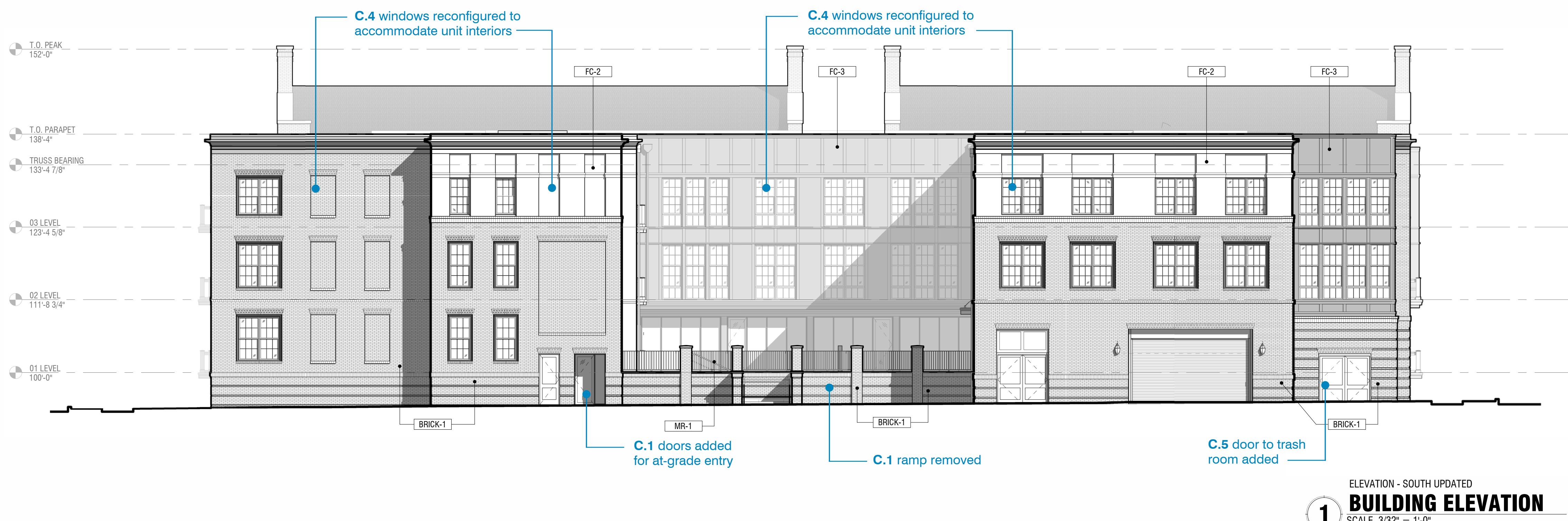


Building C // South Elevation
ARB Presentation : 02.12.2025



MATERIAL LEGEND		BUILDING ELEVATIONS
• REFER TO EXTERIOR MATERIAL KEY		
BRICK-1	RED MASONRY BRICK	
	MANUFACTURER: BELDEN	
	STYLE: MODULAR	
	COLOR: ST. ANNE BLEND	
	MORTAR: ARGOS MAGNOLIA SAHARA TYPE N'	
STONE-1	CAST STONE	
	MANUFACTURER: READING ROCK	
	STYLE: ARCHITECTURAL CAST STONE	
	COLOR: CHARLOTTE TAN	
R-1	SHINGLE ROOFING	
	MANUFACTURER: CERTAINTEED SAINT-GOBAIN	
	STYLE: GRAND MAISON	
	COLOR: COLONIAL SLATE	
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM)	
	MANUFACTURER: JAMES HARDIE OR EQUAL	
	STYLE: HARDIE PANEL AND DECORATIVE TRIM	
	TEXTURE: SMOOTH	
	COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY	
	NOTE: TO BE PAINTED IN FIELD	
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM)	
	MANUFACTURER: JAMES HARDIE OR EQUAL	
	STYLE: HARDIE PANEL AND DECORATIVE TRIM	
	TEXTURE: SMOOTH	
	COLOR: SHERWIN-WILLIAMS 7047 PORPOISE	
	NOTE: TO BE PAINTED IN FIELD	
MR-1	METAL RAILING	
	STYLE: IRON RAILING SYSTEM WITH TOP RAIL	
	COLOR: BLACK	
MR-2	METAL RAILING	
	STYLE: IRON RAILING SYSTEM	
	COLOR: BLACK	
DS-1	DOWNSPOUTS + GUTTERS	
	MANUFACTURER: DMI	
	STYLE: DYNACLAD K-STYLE GUTTER AND ROUND	
	DOWNSPOUT	
	COLOR: CLASSIC BRONZE	
WR-1	WOOD RAILING	
	MANUFACTURER: WALPOLE OUTDOORS OR EQUAL	
	STYLE: JAMESTOWN RAILING	
	COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER	

Building C // South Elevation
Current Design : 12.03.2025



Building C // West Courtyard Elevation
ARB Presentation : 02.12.2025



WEST - COURTYARD ELEVATION
BUILDING ELEVATION
2 SCALE 3/32" = 1'-0"

MATERIAL LEGEND		BUILDING ELEVATIONS
BRICK-1	RED MASONRY BRICK	• REFER TO EXTERIOR MATERIAL KEY
STONE-1	CAST STONE	MANUFACTURER: READING ROCK STYLE: ARCHITECTURAL CAST STONE COLOR: CHARLOTTE TAN
R-1	SHINGLE ROOFING	MANUFACTURER: CERTAINTEED SAINT-GOBAIN STYLE: GRAND MAISON COLOR: COLONIAL SLATE
FC-2	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY NOTE: TO BE PAINTED IN FIELD
FC-3	FIBER CEMENT PANEL (FRY REGLET TRIM)	MANUFACTURER: JAMES HARDIE OR EQUAL STYLE: HARDIE PANEL AND DECORATIVE TRIM TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS 7047 PORPOISE NOTE: TO BE PAINTED IN FIELD
MR-1	METAL RAILING	STYLE: IRON RAILING SYSTEM WITH TOP RAIL COLOR: BLACK
MR-2	METAL RAILING	STYLE: IRON RAILING SYSTEM COLOR: BLACK
DS-1	DOWNSPOUTS + GUTTERS	MANUFACTURER: DMI STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT COLOR: CLASSIC BRONZE
WR-1	WOOD RAILING	MANUFACTURER: WALPOLE OUTDOORS OR EQUAL STYLE: JAMESTOWN RAILING COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER LOCATION

Building C // West Courtyard Elevation
Current Design : 12.03.2025



WEST - COURTYARD ELEVATION UPDATED
BUILDING ELEVATION
1 SCALE 3/32" = 1'-0"

Building C // East Courtyard Elevation

ARB Presentation : 02.12.2025

**MATERIAL LEGEND****BUILDING ELEVATIONS**

- REFER TO EXTERIOR MATERIAL KEY

BRICK-1
RED MASONRY BRICK
MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE N'

STONE-1
CAST STONE
MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1
SHINGLE ROOFING
MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MAJOR
COLOR: COLONIAL SLATE

FC-2
FIBER CEMENT PANEL (FRY REGLET TRIM)
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDFACE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3
FIBER CEMENT PANEL (FRY REGLET TRIM)
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDFACE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

MR-1
METAL RAILING
STYLE: IRON RAILING SYSTEM WITH TOP RAIL
COLOR: BLACK

MR-2
METAL RAILING
STYLE: IRON RAILING SYSTEM
COLOR: BLACK

DS-1
DOWNSPOUTS + GUTTERS
MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND
DOWNSPOUT
COLOR: CLASSIC BRONZE

WR-1
WOOD RAILING
MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER
LOCATION

Building C // East Courtyard Elevation

Current Design : 12.03.2025



1
EAST - COURTYARD ELEVATION UPDATED
BUILDING ELEVATION
SCALE 3/32" = 1'-0"