



ROCKY FORK-BLACKLICK ACCORD IMPLEMENTATION PANEL
MARCH 19, 2026 MEETING AGENDA
4:00 P.M. in the New Albany Village Hall

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

I. Call to order

II. Roll call

III. Action on minutes:

IV. Additions or corrections to the agenda

V. Oath

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on the agenda. "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on this agenda

VI. Case:

ZC-05-2026 Community Facilities Rezoning

Review and action regarding a New Albany application to rezone 69.654 +/- acres from Agricultural District (AG) to Community Facilities (CF), to allow for a new police training facility, service facility, and park restroom facility.

Acreage: 69.654 ac +/-

Current Zoning: Agricultural District (AG)

RFBA District: Park/Open Space, Park Zone

Proposed Zoning: Community Facilities (CF)

Applicant(s): City of New Albany and New Albany Plain Local Joint Parks District c/o EMH&T

Property Owner(s): City of New Albany and New Albany Plain Local Joint Parks District

VII. Other business

VIII. Adjournment

ROCKY FORK – BLACKLICK ACCORD

IMPLEMENTATION PANEL

January 15, 2026 Regular Meeting Minutes - DRAFT

I. Call to order

The Rocky Fork – Blacklick Accord Implementation Panel held a regular meeting on Thursday, January 15, 2026 in the New Albany Village Hall. Chair Smithers called the meeting to order at 4:00 p.m. and asked to hear the roll.

Those answering the roll:

Mr. Smithers	present
Mr. Paul	present
Mr. Chappellear	present
Mr. Harper	absent
Mr. Herskowitz	absent
Mr. Brubaker	present
Mr. Billman	present
Mr. Sellers	present

Having seven voting members present, the panel had a quorum to transact business.

Staff members present: City of Columbus Planner Lattimore, New Albany Planner II Saumenig, Deputy Clerk Madriguera

II. Record of Proceedings – December 1, 2025 Special Meeting, December 18, 2026 Regular Meeting

Thereafter, he introduced the first case and asked to hear from staff.

III. Organization

IV. Cases

Chair Smithers administered the oath to all present who planned to address the panel.

5953 – 6065 Central College Rd

City of Columbus conceptual review to develop 228 multi-family residential units on the 9.05 acre site located at 5953 – 6065 Central College Rd. The RFBA recommends “Office,” and “Natural Corridor” uses at this location.

Parcel ID(s): 010-284651 & 010-286890

Request: The applicant is seeking conceptual design feedback from the panel prior to submission of an application for rezoning.

Current Zoning: LC4 (H-35), CPD (H-65)

Proposed Use: 228 multi-family units

Applicant(s): David Perry, Paul Pardi, Jason Snyder
Owner: Granaz Properties LLC

Associate Planner Lattimore delivered the staff report.

Applicant Paul Pardi spoke in support of the conceptual development plan. They pride themselves on quality of design, have designed in the Short North, and in Grandview. He explained the site plan. They are in talks with prospective tenants for Bubbly Food Hall. He explained pedestrian and vehicular access. He also explained the location of the utility easement, and the fact that they are committed to putting in a sidewalk and natural screening to the extent permitted by the utility owner. The proposed 228 units will be one and two bedroom. They are seeking feedback in advance of a formal application.

Panel Member Billman confirmed that the main point of access is via Central College Road, and that the condo association has a cross-access easement. He also pointed out the Columbia Gas substation. He further asked whether a nature block was planned.

Panel Member Sellers remarked that preserving the root system of existing trees is challenging during and following the development process.

Panel Member Paul discussed parking, he asked about the structures on the west and whether they will be garages, and if so, whether they are leased separately or whether they are included with those units. He further asked how many surface parking spaces are planned

Mr. Pardi answered that they planned in excess of 330 spaces; there will be more than one space per bedroom.

Panel Member Sellers remarked that the proposed carriage house appears to be higher than other units, and he cautioned the applicant to be aware of privacy concerns.

Panel Member Brubaker discussed the status of the Bubbly Food Hall. He confirmed that it is located in the City of Columbus and noted that it had recently gone through sheriff sale.

Mr. Pardi answered yes, and continued that transfer of ownership following the sale would take time.

Panel Member Billman inquired about bike path installation.

Mr. Pardi replied that the applicants plan to install sidewalks as required but they do not own enough to install a bike path. He added that they will enthusiastically embrace whatever the city requires.

There was discussion of a traffic study.

Panel Member Paul noted that he did not see a retention pond and asked whether the drainage plan was under the pavement.

Mr. Pardi answered yes, drainage is underground.

Panel Member Paul asked whether the property is part of the Central College Community Development Authority territory. He stated that Mark Lundeen is the contact.

Associate Planner Lattimore stated that he would look into it.

Mr. Pardi replied that it is on their minds. Pay as we grow is significant and they planned to participate as required.

Panel Member Chappellear asked about the density compared with the Gramercy and surrounding residential developments. Along with that, he noted that the setback does not look nearly as wide. He also asked for the size of the gas line for the easement. He also raised the privacy concerns that can arise when there are three-floor units overlooking single story units.

Mr. Pardi responded that this conceptual development was a significant improvement over the proposed development that was approved three years ago. He said he was not sure of the density of surrounding apartments. He responded that the gas line is about 20 inches.

Panel Member Chappellear explained that he grew up on the subject property. He continued that the gas line used to be 14 inches and in the 60's it blew up and a ball of fire exploded about 75 feet in the air. He had concerns three years ago when the former application was presented and his voice was not heard then. He stressed the importance of awareness. His former home was about 120 feet from the line. At that time there was a puddle that was bubbling with gas and they came out within 45 minutes and closed everything down for 48-hours. He has strong concerns for safety, particularly with putting in apartments so close to the gas line. People are sleeping at night. He explained that he has been an aircraft mechanic for many years and in his industry it is always safety first.

Panel Member Paul shared Panel Member Chappellear's concerns. He urged arial inspections as well. He directed Mr. Pardi to the Pipeline Hazardous Material Safety Association and the Pipeline Safety Trust Associations.

Mr. Pardi appreciated all of the information. He responded that Panel Member Chappellear has more experience than anyone on any board he has consulted. He continued that Transcanada has given them reams of information and it was difficult to sort through it. He indicated the areas where pavement will be removed due to the easement and explained that with this application the parking and buildings will be pushed further away from the line.

Chair Smithers thanked the applicant and asked for further questions.

Mr. Pardi asked if the panel thought they are on the right path.

Panel Member Sellers recommended meetings with the neighbors to advise them of the plan.

Panel Member Billman agreed.

Panel Member Brubaker advised Mr. Pardi to continue working with the City of Columbus on the RFBA scorecard. The scorecard has the criteria for the panel's evaluation. He further remarked that this concept seems to fit within the development in this area and it is not out of the realm of what we approved before.

Mr. Pardi thanked the panel. He remarked that the current zoning is for the apartments to be next to the easement. He further stated that the goal is to gather the data and submit the application so it can be on the February agenda, but there is a lot to do.

V. Other business

Having completed their cases, Chair Smithers asked whether there was any further business before the panel. He remarked that it would be helpful if staff could notify the panel of upcoming meeting as soon as possible.

Having no further business and having completed their agenda, moved to adjourn the meeting. Without objection the meeting was adjourned at 4:56 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

THE ROCKY FORK-BLACKLICK ACCORD
STAFF REPORT
March 19, 2026 Meeting

City of New Albany Rezoning Application Case No: ZC-05-2025

Review and Action on the City of New Albany rezoning application for 69.654+/- acres generally located at the intersection of E Walnut Street and Bevelhymer Road (Parcel ID: portion of 222-002944, 222-004741, 222-005558, 222-002941)

Request: Rezone *AG (Agricultural District) to CF (Community Facilities)*

Proposed Use: Proposal to rezone to allow for a new police training facility, the fieldhouse development, and 10 +/- acres of green space associated with the existing Bevelhymer Park.

Applicant: City of New Albany and c/o EMH&T

INTRODUCTION/PROPOSAL SUMMARY:

This request is for review and recommendation to the New Albany Planning Commission to rezone 69.654+/- acres from Agricultural District (AG) to Community Facilities (CF). The proposed zoning allows for a new police training facility and the approved fieldhouse development.

In 2024, the city of New Albany and the Joint Parks District entered into a governmental contract to construct a multi-purpose fieldhouse and community center. The fieldhouse development received a Certificate of Appropriateness from New Albany's Architectural Review Board on December 9, 2024. At that time, it was anticipated that this property would be rezoned to Community Facilities.

The site is located in the Accord's Park/Open space and Park district. The proposed rezoning will allow for proper zoning classification for governmental, civic, welfare, and recreational uses. The city proposes continued expansion of governmental services and community recreational uses.

While the police training facility and the fieldhouse may not strictly fall within the Accord's Metro Park classification, this area is an established municipal service area, including the city's public service complex and Bevelhymer Park. The Accord's permitted Land Use allows Parkland or Single-Family Residential. The rezoning from AG to CF allows for the continued expansion of city operations and essential community services while still maintaining the function of Bevelhymer Park. The training facility provides additional space for support and services critical to the officers' and staff's development. The fieldhouse adds a much needed recreational facility for the surrounding jurisdictional areas.

CONSIDERATIONS:

- The site is located within the Accord's Park Zone district. There are existing facilities that include the public service complex and Bevelhymer Park. The Engage New Albany strategic plan designates the area as the Metro Park Zone in the future land use category. Governmental uses are not a specific land use category identified in the strategic plan. As such, these uses are intended to be integrated throughout the community. This rezoning supports integration while ensuring that the park and open space areas will be preserved and remain accessible for public use. The fieldhouse provides a needed recreational facility for the community.

SPECIAL NOTE: *This review is based on the proposed application's conformance to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.*

- The rezoning is appropriate for the site, considering the existing uses and surrounding uses for a public service/government facility, a proposed community fieldhouse, and existing parkland. Currently, the overall site comprises of the public service complex, Bevelhymer Park, and the fieldhouse, which is undergoing construction. The fieldhouse is a use that was expressed as a community need and fits within the area, with Bevelhymer Park and the Rocky-Fork Metro Park surrounding the site. The location for the police training facility fits within the existing public service complex and overall governmental use in the immediate area. The Rocky Fork–Blacklick Accord plan (hereinafter, “Accord plan”) identifies the areas north of Walnut Street as a likely location for a future Metro Park, which aligns with the proposed site location.
- An overall goal listed on page 15 of the Accord plan is to develop more parks. Although the rezoning does not add a new park to the area, it will help with the improvement of providing a community facility like the fieldhouse and essential government services such as the police training facility. In addition, the plan talks about producing clearly defined development and zoning regulations. The rezoning will also accomplish this goal by creating a more cohesive development pattern for the Bevelhymer Park, fieldhouse, and governmental facilities, such as the public service complex and police training facility being proposed.
- The Accord plan calls for a goal of 1,200 acres for the Metro Park. The rezoning of the parcels keeps the goal of parkland by allowing low-impact uses for governmental services and allows for cohesive development standards for expansion in the future. The fieldhouse will be accessed from Bevelhymer Road, with internal connectivity making it accessible from Bevelhymer Park and the surrounding area.
- The Accord plan encourages retention basins to control runoff and prevent localized flooding. The proposal includes a future retention basin in front of the police training facility, when expansions trigger the need for the basin.
- The proposed police training facility and fieldhouse meet the Community Facilities zoning district’s 50-foot side and rear yard requirements, and the 125-foot front setback contributes to maintaining the rural character. Both facilities meet the lot coverage requirement. The police training facility has proposed 10.41% lot coverage.

STAFF COMMENTS:

The proposed rezoning to Community Facilities allows for the development of the New Albany Police Department training facility and the proposed community fieldhouse and approximately 10 +/- acres of parkland. The police training facility will provide the space needed for the police department to maintain personal development training and additional meeting and office space. The police training facility and the community fieldhouse will serve the city’s expansion needs to continue the functional operations for the community. The rezoning for Community Facilities reassures the intended use for Park Zone in the Accord’s plan and provides for additional land for governmental uses. Although governmental facilities are not a use designated in the plan, these types of uses are intended to be integrated within the community. With the existing public service complex in this area, expanding the governmental uses in this area is appropriate.

One of the Rocky Fork-Blacklick Accord plan’s goals is to protect natural resources: creeks, wooded areas, and open space. The existing Bevelhymer Park supports the goal of providing open space and

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natural resources. The addition of the fieldhouse and police training facility provides landscaping additions on the associated sites.

This proposal scores 91.8% on the report card for the Accord's Office development standards.

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APPENDIX:

Below is a table containing various aspects of a rezoning application and their applicability to each stage of the overall rezoning review and approval process.

Topic	Reviewing Body			Comments
	Rocky Fork-Blacklick Accord	New Albany Planning Commission	New Albany City Council	
Land Use & Density	✓	✓	✓	The scorecard serves to assist the Accord in determining the appropriateness of the land use & density against the Accord standards and recommendations.
Traffic		✓	✓	The Accord contains street typology and character standards for the panel to evaluate but does not have standards for traffic management and studies. These technical documents contain recommendations on items such as intersection improvements, turn lanes, signalization and are evaluated by the Planning Commission and City Council.
Architecture	✓	✓	✓	The Accord contains specific architectural standards for the panel to evaluate.
Setbacks & Character of Public Rights-of-Way	✓	✓	✓	The Accord contains a thoroughfare plan with streetscape standards that consists of pavement width, right-of-way, sidewalks, tree lawn, and setbacks that the panel is to evaluate with each proposal.
Setbacks from Neighboring Residential		✓	✓	While Accord contains standards for buildings' setback from streets it does not contain recommended side and rear yard setbacks from neighboring, existing residential or commercial uses.
Civic & Open Space	✓	✓	✓	The Accord contains standards and strategies to preserve and maximize open space.
Natural Features: Streams, Creeks	✓	✓	✓	The Accord contains setbacks standards from the three major stream systems but does contain any standards for smaller water bodies such as creeks.
Natural Features: Soils		✓	✓	One of Accord's standards is to preserve natural features, but technical documents such as soils reports are reviewed by the City Engineer prior to development occurring.

SPECIAL NOTE: This review is based on the proposed application's conformance to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.

PROJECT: Community Facilities Rezoning – ZC-05-2026 (69.654+/- acres)
APPLICANT: CITY OF NEW ALBANY, C/O EMH&T
EXISTING ZONING: AGRICULTURAL DISTRICT (AG)
RFBA DISTRICT: Park Zone – Reviewed under Office based upon zoning application

EVALUATION CHECKLIST
 EVALUATED FOR RFBA: MARCH 19, 2026
 BY: JAVON HENDERSON (CNA)

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	SQ. FT. OR # OF UNITS	PROPOSED DENSITY	RFBA PERMITTED DENSITY		PUBLIC PARKLAND	
							BASE (10k/acre)	BONUS (12k/acre)	PROVIDED	REQUIRED
	CF	Office	Community Facilities	69.654 +/-	N/A	N/A	696,540 s.f.	835,848 s.f.	Yes	N/A
TOTAL ACREAGE				69.654 +/-						
RETAIL SPACE				0						
TOTAL OFFICE SPACE							696,540 s.f.	835,848 s.f.		

EVALUATION SUMMARY		YES	PARTIAL	NO	?	COMMENTS
1.0	Key Principles	7	0	0	0	
2.0	Strategies	5	0	0	0	
3.0	General Development Standards	14	2	0	0	
4.0	District Development Standards	15	6	0	0	
	TOTAL	45	8	0	0	91.8% compliant [45/49=91.8% including met and half for partials]

like” office environment are encouraged.			of development, and the site plan for both the police training facility and fieldhouse proposes significant open space around the civic buildings.
Site Orientation			
4.1.18 Buildings should be orientated to front the primary public roadways.	P		The city’s Design Guidelines and Requirements requires primary entrance to be significantly prominent. However, the primary entrance is from the parking lot for the police facility, where there is pedestrian connectivity available. Additionally, this facility is not a publicly accessible building and is for governmental use. The fieldhouse is oriented toward the primary roadway and has public access.
4.1.19 All lots should front on public or private roads.	✓		Required by city’s Design Guidelines and Requirements.
4.1.20 When open space between buildings occurs, pedestrian connections shall be established between the rear parking area and the sidewalk in the front of the building.	✓		The site includes an existing pedestrian connection along East Walnut Street. The police facility has internal sidewalks from the parking lot. The fieldhouse provides an internal sidewalk system.
Architecture			
4.1.21 Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building, to parking, and to any other civic or public uses within convenient walking distances.	✓		The proposed developments include convenient pedestrian connections to the parking lots and the proposed leisure trail.
4.1.22 The maximum building height is three stories, not to exceed 65 feet in height.	✓		The proposed police training facility building is one to one and a half stories in height, and the fieldhouse is 51 feet tall in height.
4.1.23 Any side of a building that faces a public right-of-way or green shall be of compatible materials and style as the other sides of the building.	✓		As required by the city’s Design Guidelines and Requirements, the proposed elevations show compatible materials and styles on all four sides of the buildings.

KEY:

✓ = met p = partially met ? = cannot determine (-) N/A = not applicable

1.0 Key Principles		Yes	No	Comments
1.1	Maintain aesthetic character of rural roads.	✓		The site is along Bevelhymmer and East Walnut Road, which are categorized as rural roads in the Accords Plan. The setbacks along these roadways, per the CF district, state that the front yard setback shall not be less than the largest required front yard setback for any adjacent zoning district. With the large setbacks, this rezoning maintains the aesthetic character of the rural roads.
1.2	Use open space as an organization element.	✓		Landscape setbacks will create a hierarchy of space on the site for development.
1.3	Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	-	-	N/A
1.4	Develop mixed uses in town and village centers.	-	-	N/A
1.5	Develop diversity in housing prices and types.	-	-	N/A
1.6	Create a center focus that combines civic, cultural, and recreational uses.	✓	-	The sites already contain recreational uses distributed throughout the park. The proposed rezoning project includes the addition of a police training facility, existing parkland, and the fieldhouse, representing civic uses that contribute to a centralized area serving civic and recreational functions.
1.7	Create an ample supply of squares, greens parks and landscaping.	✓		Large setbacks with the addition of landscaping will increase the amount of green areas and trees in the area. Parking areas and parking lot screening will be provided with landscaping. Bevelhymmer Park provides substantial amounts of existing green space designated for the area and its surroundings. The existing fieldhouse development includes substantial green space and landscaping.
1.8	Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	✓		The applicant proposes to preserve 26 trees on the police facility site in addition to planting new trees and landscaping. The remaining parcels will remain undeveloped as part of the existing Bevelhymmer Park. The existing fieldhouse site includes a streamway on the northern edge of the property where no development is being proposed.
1.9	Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	✓	-	There are existing leisure trails and connectivity within the area, including the proposed police training facility site. In addition, the fieldhouse has proposed leisure trails.
1.10	Development must pay its own way. <i>(No criteria to review this stnd established)</i>	✓	-	Required by city code.
2.0 Strategies		Yes	No	Comments
2.1	Development should be compatible with the rural landscape.	✓		The police facility matches the character of the existing area,

			including large setbacks. Additionally, the fieldhouse also includes large setbacks to be compatible with the rural landscape.
2.2 Higher density residential should be located adjacent to open space.	-	-	N/A
2.3 Reserve the natural features.	✓		The applicant proposes to preserve existing tree stands and street trees on site.
2.4 Retail development should be community-based.	-	-	N/A
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	-	-	N/A
2.6 Historic and cultural resources should be protected and preserved.	-	-	None known.
2.7 Scenic qualities along roadways should be maintained.	✓		Large setbacks along roads will preserve the character.
2.8 Rural character of the land along regional roads should be maintained.	✓		There is an existing leisure trail network, and the applicant proposes a 4-rail horse fence along the frontage, which will maintain the rural character of the area. Additionally, the fieldhouse development includes the 4-rail horse fence and leisure trail.
2.9 Density bonuses and design flexibility are encouraged to allow cluster development.	-		N/A
2.10 Neighborhood commercial uses should be confined to the community centers or plazas.	-		N/A
2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development. <i>(Community-wide strategy.)</i>	✓		The proposed police training facility provides additional police service for the community, and the developing fieldhouse provides recreational amenities for the area.
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-		N/A
3.0 General Development Standards	Yes	No	Comments
3.1 Open Space			
3.1.1 Strategies to preserve and maximize open space.	✓		Large setbacks, the existing Bevelhymer Park, and strategic placement of structures preserve the existing open space.
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	-	-	None shown.
3.1.3 Construct pathways through stream corridors.	-		N/A
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	-		N/A
3.1.5 Open space should connect with stream and rural road spaces and with each other.	-		N/A
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	✓		Lot coverage for the police facility is 10.41%. The two undeveloped lots have no pavement or building footprints.
3.2 General Landscape, Screening & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings (of equal quantity) are more practical.	✓		Adding street trees on existing public roads in addition to existing street trees that meet this standard.
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner. Mix of 2" caliper trees.	✓		The applicant has proposed 5 additional street trees, bringing the total to 9, in accordance with the New Albany Codified Ordinances.
3.2.3 Landscaping within the setback along roadways should appear natural in character.	✓		Landscape plans for this subarea have been reviewed by the City Landscape Architect and appear to meet this criterion.
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	P		The applicant proposes to preserve some trees on the property and remove some.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	✓		Landscaping was reviewed by the city's landscape architect.
3.2.6 Minimum size at installation shall be 2" caliper for deciduous shade and ornamental trees	✓		The proposed landscape plan shows deciduous trees at a 3"

and 6' high for evergreen trees. Landscaping requirements may be waived if healthy plant material within the setback area is preserved.			minimum and 6' high for evergreen trees.	
3.2.7 Headlight screening of parking lots should be a minimum of 4 feet high.	✓		Headlight screening is required by code.	
3.2.8 Mounding for screening purposes are usually 4' foot high having a 3:1 slope beginning at the setback line, a 5' wide crest, and sloping gently to the R.O.W. line. Mounds should be landscaped with a mix of shrubs, deciduous, evergreen, and ornamental trees.	P		Other properties within the area do not have mounding requirements; the mounding criteria are not required; however, the areas that include additions are being screened. The fieldhouse, however, includes mounding on the site's western property line for additional screening of the adjacent residential properties.	
3.3 Lighting				
3.3.1 Fully shielded, cut-off lighting used.	✓		The applicant provided lighting specs showing full shielded, cut-off lighting.	
3.3.2 Security lighting is "motion sensor" type.	-	-	N/A	
3.3.2 Outdoor light poles do not exceed 30 feet.	✓		Light poles will not exceed 30 feet in height as they are proposed to be 20 feet in height	
3.3.4 All wiring is underground.	✓		All new utilities shall be installed underground.	
3.3.5 All external outdoor lighting fixtures are similar.	✓		Lighting spec sheets show similar lighting fixtures to those in the surrounding area.	
3.3.6 Ground mounted lighting is shielded and landscaped.	✓		The police training facility does not propose ground-mounted lighting; however, the fieldhouse does include ground-mounted lighting that is shielded and landscaped.	
3.4 Roadways				
3.4.1 Roadways should follow the Roadway Plan.	✓		No new roadways are proposed	
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	-	-	N/A	
3.4.3 Size and use of streets should be consistent with Accord.	-	-	N/A	
4.0 District Development Standards		Yes	No	Comments
4.1 Office				
4.1.1 The office zones are envisioned as campus-style suburban office development where greens and landscaping play a prominent role in public open space delineation.	✓		Green setbacks from adjacent properties and roadways are proposed with the addition of significant park and open space in the area.	
4.1.2 Office uses and other significant employment and revenue producing uses are permitted in this district.	-		N/A The proposed police facility is for governmental use, in addition to the fieldhouse which is a recreational use.	
4.1.2 Buildings should front major roadways with parking located behind the buildings.	P		Parking is proposed behind the primary building for the police facility. Additionally, the building fronts East Walnut Street as the primary roadway. The proposed parking for the fieldhouse is in front of the building; however, there is a significant setback from East Walnut Street, and the building fronts the major roadway.	
4.1.3 Building arrangements should provide convenient and safe pedestrian connections between buildings and parking lots, and other civic or public uses.	✓		The police facility is a governmental use and has internal connectivity to the site for city employees. The developing fieldhouse provides an internal sidewalk system that provides safe pedestrian connections from the parking lot to the building.	
4.1.4 Permitted Base Density is 10,000 square feet per acre; with bonus up to 12,000 sf.	-		N/A	

Streets		
4.1.5 Streets within the Office District should be two-way.	✓	All roads are two-way streets in this area.
4.1.6 On-street parking is discouraged.	✓	None proposed
4.1.7 Sidewalks should be provided to encourage walking and should be setback a minimum of 10 feet from the street.	✓	Existing leisure trails along East Walnut Street and internal connectivity for Bevelhymer Park.
4.1.8 Street trees should be provided on both sides of the street at a minimum of 40 feet on center.	✓	C.O. 1171.04 requires street trees to be provided at a maximum of 36 feet on center line.
4.1.9 Streets should connect with each other. Cul-de-sacs are discouraged	-	-
Parking		
4.1.10 Primary parking should be located behind office buildings and not between the primary street and the office buildings. Minimal short-term visitor and “drop-off” parking can be provided at the front of the building.	P	The new parking is located behind the primary structure, and the existing parking is to remain in place. The proposed parking for the fieldhouse is in front of the building; however, there is a significant setback from East Walnut Street.
4.1.11 Parking lots between buildings should be interconnected to encourage parking areas shared among buildings to reduce paved areas.	P	Shared parking is not appropriate for the police training facility, as it is a governmental use and is being proposed to have a security fence and gate. The fieldhouse property is along both Bevelhymer and East Walnut with one building.
4.1.12 Parking areas should be screened from view by evergreen landscape materials or masonry walls to a height of no less than four feet.	P	The parking lot landscaping requirements of C.O. 1171.06 apply to this zoning district, which requires a minimum parking area to be screened from public rights-of-way with a minimum 3.5-foot-tall landscape hedge. The fieldhouse and police training facility meet this requirement.
4.1.13 Parking areas located behind buildings should include curbed landscape spaces with deciduous trees. These landscaped areas shall amount to not less than five percent of the vehicular use area and be evenly distributed throughout the parking area to minimize the visual impact of the parking areas.	✓	Zoning code requirements require 5% of parking lot landscaping. The applicant is proposing 6.7% of landscaped areas in the parking lot for the police facility.
4.1.14 Use of non-automotive transportation such as walking and bicycling is encouraged. Bicycle parking should be convenient, covered and located near all building entrances.	P	The proposed site plan shows existing leisure trails to encourage walking and biking along the frontage. The plan does not show bicycle parking for the police training facility. The fieldhouse proposes bicycle parking near the building entrances.
4.1.15 The maximum amount of parking permitted is one space per 250 square feet.	✓	The city’s codified ordinance does not indicate required parking for civic and governmental buildings, and thus, the Planning Commission will have discretion as to how many parking spaces are sufficient for this use. With the police training facility building being 14,000 square feet, maximum parking is 56 spaces; the applicant is providing 32. The fieldhouse has a proposed 306 spaces with a requirement of 298 spaces.
Civic / Public Space		
4.1.16 Office buildings should be setback from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity.	✓	The front building setback is 211 feet from the centerline of East Walnut Street. The fieldhouse setback from East Walnut is approximately 1,023 feet, and the setback from Bevelhymer Road is approximately 165.
4.1.17 Common open spaces or greens that are framed by buildings and that create a “campus-	✓	The city’s Design Guidelines and Requirements encourage this type



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	Site Address _____ Parcel Numbers _____ Acres _____ # of lots created _____																				
	<table border="1" style="width:100%; border-collapse: collapse;"> <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 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 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	
Choose Application Type	Description of Request:																				
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Contacts	Applicant Information																				
	Name	Name																			
	Address	Address																			
	City, State, Zip	City, State, Zip																			
	Phone Number	Phone Number																			
	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>																				
	Signature of Owner _____ Signature of Applicant _____	Date: _____ Date: _____																			

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



Re: Community Facilities Rezoning

Date: March 5, 2026

The rezoning is submitted by the city of New Albany on behalf of the New Albany Plain Local Joint Parks District for a request to rezone 69.654 +/- acres from Agricultural District (AG) to Community Facilities (CF).

The New Albany public service facility and Bevelhymer Park were established and rezoned from Agricultural District (AG) to Community Facilities (CF) in 2004. Since then, the city and the Joint Parks District have acquired additional properties. These additional property acquisitions were never rezoned from Agricultural District (AG) when they were annexed into the city because they have remained undeveloped and the AG district allows publicly-owned parks, playgrounds and open space as permitted uses.

In November 2022 residents voted to approve a bond and levy for the construction and operation of a field house. In 2023, the city purchased 54+/- acres at the northwest corner of Bevelhymer Road and Walnut Street for additional park space. Then in 2024, the city and Joint Parks District entered into an intergovernmental agreement to allow for the construction of the fieldhouse on this 54+/- acre property.

The intergovernmental agreement obligates the city staff to take all necessary steps to rezone the fieldhouse property and annex it into the city of New Albany.

In order to establish a consistent zoning district that allows for cohesive development, the city staff proposes to rezone the remaining Agricultural District (AG) parcels for the future expansion of the New Albany service complex and Bevelhymer Park.

The rezoning will not affect the student population of the local school district(s).

The rezoning will not negatively impact adjacent and proximate properties. The zoning change allows for the continued development of the parkland, service complex, public restroom facility, and a new police training facility necessary to support continued growth of the city operations and services. The new facilities match the established farm architectural style and meet all setbacks.

Ovens, Nick

From: Sharon Jurawitz <sjurawitz@horneandking.com>
Sent: Wednesday, January 21, 2026 2:18 PM
To: Ovens, Nick
Subject: FW: Preliminary Comments - Police Facility Submittal
Attachments: Comments_01.16.2026_printed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Filed by Newforma

Nick,

Please see chief's comments regarding parking.

Sharon

From: Greg Jones <gjones@newalbanyohio.org>
Sent: Tuesday, January 20, 2026 7:13 PM
To: Sharon Jurawitz <sjurawitz@horneandking.com>
Subject: FW: Preliminary Comments - Police Facility Submittal

Sharon,

Regarding the "Other" comment - *Zoning code does not have parking requirements for police facilities; please submit a justification statement for the proposed amount of parking spaces.* Would the following suffice?

Regarding the justification for the approximate 30 parking spaces planned for the training facility. The training facility will be the location of most of the training classes for New Albany Police Department personnel (34 police officers and 20 non-sworn staff). Generally, the personnel are divided into smaller groups for training rather than training the entire department at one time. It will also host the annual New Albany Citizen Police Academy with a class size of 25 attendees and several Rape Aggression Deterrence (RAD) classes per year with a class size of 10 to 20 women.

At times, the parking lot will also be used to park a few support vehicles. The police department's facility has limited parking and the development surrounding the police department does not allow for additional parking. If you have any questions please reach out to me at your earliest convenience.



From: Javon Henderson <jhenderson@newalbanyohio.org>
Sent: Tuesday, January 20, 2026 3:52 PM
To: sjurawitz@horneandking.com; novens@emht.com; DKing@horneandking.com

Cc: Greg Jones <gjones@newalbanyohio.org>; Stephen Mayer <smayer@newalbanyohio.org>; Christopher Christian <cchristian@newalbanyohio.org>; Sierra Saumenig <ssaumenig@newalbanyohio.org>; bmunro@epferris.com; Megan Cates <mcates@newalbanyohio.org>

Subject: Preliminary Comments - Police Facility Submittal

Hi all,

Thank you for taking the time to meet as a group to discuss the police facility building and the overall plan for the service department. As discussed, we have sent the building elevations to the city's architect for comments on the faux garage doors, the service department storage facility, and the park restrooms. At this time, we have reviewed the submittal for the police facility and have the following comments.

Architecture (Sections 1 & 8 of the Design Guidelines and Requirements)

- Confirm parking area material
- Provide a palette of design materials (windows, garage, doors, etc)
- City Architect Comments
 - South Elevation: A metal roof is required. Lower the connector eave to create a visual offset.
 - North Elevation: Additional articulation. Recommend extending the split-face block as shown (Attached document) and creating a false overhead door.
- Range equipment needs to be added back to the roof of the structure.
- The main entrance shall be of distinctive character. This could be justified with the proposed use and functionality of the building.

Landscaping

- Removal of the public parking will eliminate the comment for evergreen hedges.
- We will have the city landscape architect review once changes have been made.

Site Plan

- Missing setback measurements (50' rear and side building setback per CF requirements)
- Missing photometric plan

Other

- Zoning code does not have parking requirements for police facilities; please submit a justification statement for the proposed amount of parking spaces.
- Change plan title to "Training Facility"

In addition to the comments above, we have provided an updated timeline for the projects.

- RFBA Rezoning Submission – 02/19/2026
- ARB CoA Submission – 03/13/2026
- PC Rezoning Submission – 03/20/2026
- RFBA Rezoning Hearing Date – 03/19/2026
- ARB Hearing Date – 04/13/2026
- PC Rezoning Hearing Date – 04/20/2026
- City Council Rezoning First Reading Hearing Date – 04/21/2026
- City Council Rezoning First Reading Hearing Date – 05/05/2026
- Rezoning Effective Date – 06/04/2026

Please feel free to reach out to us with any questions!

Conveyance	1425
Mandatory-	115.00
Permissive-	165.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

TRANSFERRED

FEB 01 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

FIDUCIARY DEED
STATUTORY FORM
(O.R.C. 5302.09)



201202010014153

Pgs: 2 \$28.00 T20120006997
02/01/2012 12:31PM MLHAYES LAW O
Daphne Hawk
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS:

That, **William C. Hayes**, as Administrator WWA of The Estate of Florence Bevelhymmer, by the power conferred in Case No. 545149A in the Probate Court of Franklin County, Ohio, and every other power for One Hundred Sixty Five Thousand Dollars (\$165,000.00), grants with fiduciary covenants to **City of New Albany, an Ohio Municipality**, whose tax mailing address is 99 W. Main St. New Albany Oh, the following real property:

Situated in the State of Ohio, County of Franklin, Village of New Albany, being located in the South Half of Lot 3 of the Southeast Quarter of Section 2, Quarter Township 1, Township 2, Range 16, United States Military Lands and being 5.000 acres out of that tract of land as conveyed to Florence Bevelhymmer by deed of record in Official Record 14596, F16, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument No. 4475 at the centerline intersection of Bevelhymmer Road and Walnut Street;

Thence South 86 deg. 50' 22" East, being along the centerline of said Walnut Street, a distance of 703.67 feet to a P.K. Nail set at the True Point of Beginning for the tract herein intended to be described;

Thence leaving said centerline and crossing said Bevelhymmer tract, the following three (3) courses and distances;

North 3 deg. 55' 39" East, (passing an iron pin set at 30.00 feet), a distance of 580.85 feet to an iron pin set;

South 86 deg. 50' 22" East, a distance of 375.00 feet to an iron pin set; and

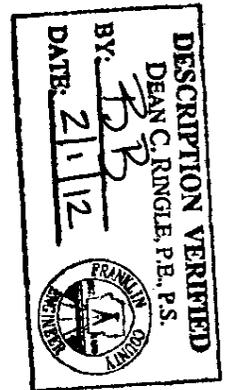
Thence South 3 deg. 55' 39" West, (passing an iron pin set at 550.85 feet), a distance of 580.85 feet to a P.K. Nail set in the centerline of said Walnut Street, being North 86 deg. 50' 22" West, a distance of 278.50 feet from the Franklin County Geodetic Monument No. 2273 in the centerline of said Walnut Street;

Thence North 86 deg. 50' 22" West, being along said Walnut Street, a distance of 375.00 feet to the True Point of Beginning, containing 5.000 acres of land, of which 0.258 acre lies within the present right-of-way of Walnut Street, leaving a net acreage of 4.742 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of Monuments Numbers 2206 and 2207, in which the centerline of Bevelheimer Road has a bearing of North 3 deg. 23' 06" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

074B
All of
(220)
35



Prior Deed Reference: Instrument Number 20010290248718, Franklin County Recorder's Office, Franklin County, Ohio.
Also known as: 7420 Walnut St., New Albany, Ohio 43054
Auditor's Parcel #220-000035-00

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

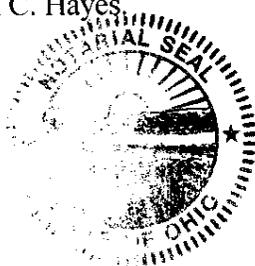
Executed this 30th day of January, 2012.

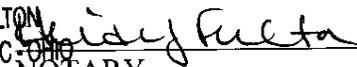


William C. Hayes
As Administrator WWA of
The Estate of Florence Bevelhmer

STATE OF OHIO
COUNTY OF LICKING SS:

The foregoing instrument was acknowledge before me this 30th day of January, 2012 by William C. Hayes.



HEIDI Y FULTON
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 3-06-15


NOTARY

This document prepared by:
Laurie Wells, Esq.
Hayes Law Offices
Pataskala, OH 43062

DO NOT DETACH

 <p>Instrument Number: 202405170048322 Recorded Date: 05/17/2024 8:21:57 AM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Box): BRICKER GRAYDON</p> <p style="text-align: right;">Box</p>										
<p>Transaction Number: T20240033668 Document Type: DEED Document Page Count: 4</p>											
<p>Submitted By (Mail): BRICKER GRAYDON</p> <p style="text-align: right;">Mail</p>											
<p>First Grantor: BOARD OF EDUCATION OF THE NEW ALBANY PLAIN LOCAL SCHOOL DISTRICT</p>	<p>First Grantee: NEW ALBANY CITY OF</p>										
<p>Fees:</p> <table><tr><td>Document Recording Fee:</td><td>\$34.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$16.00</td></tr><tr><td>Total Fees:</td><td>\$50.00</td></tr><tr><td>Amount Paid:</td><td>\$50.00</td></tr><tr><td>Amount Due:</td><td>\$0.00</td></tr></table>	Document Recording Fee:	\$34.00	Additional Pages Fee:	\$16.00	Total Fees:	\$50.00	Amount Paid:	\$50.00	Amount Due:	\$0.00	<p>Instrument Number: 202405170048322 Recorded Date: 05/17/2024 8:21:57 AM</p>
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Total Fees:	\$50.00										
Amount Paid:	\$50.00										
Amount Due:	\$0.00										

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

11
2/4

TRANSFERRED

MAY 16 2024

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

90004113

CONVEYANCE TAX EXEMPT	
A	BNM
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

QUIT-CLAIM DEED

THE BOARD OF EDUCATION OF THE NEW ALBANY – PLAIN LOCAL SCHOOL DISTRICT, successor by consolidation with and f/k/a **PLAIN LOCAL SCHOOL DISTRICT BOARD OF EDUCATION**, a local school district and political subdivision of the State of Ohio, (the “Grantor”), for valuable consideration paid, hereby grants to the **CITY OF NEW ALBANY, f/k/a VILLAGE OF NEW ALBANY**, a municipal corporation of the State of Ohio (“Grantee”), whose tax mailing address is 99 W. Main Street, New Albany, Ohio 43054, all of Grantor’s right, title, and interest in and to the following real property (the “Property”):

See **Exhibit “A”** attached hereto and made a part hereof.

Tax Parcel No.: 222-002941-00

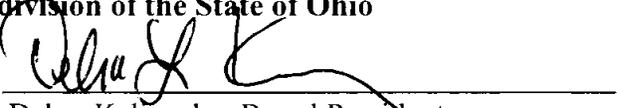
Property Address: Bevelhymer Road, New Albany, Ohio 43054

Prior Instrument Reference: 199803120057744

Executed as of the 12th day of February 2024.

GRANTOR:

THE BOARD OF EDUCATION OF THE NEW ALBANY – PLAIN LOCAL SCHOOL DISTRICT, a local school district and political subdivision of the State of Ohio

By: 
Debra Kalinosky, Board President

By: 
Rebecca Jenkins, Treasurer/CFO

STATE OF OHIO :
COUNTY OF FRANKLIN: SS:

The foregoing instrument was acknowledged before me this 12th day of February 2024 by Debra Kalinosky, the Board President of The Board of Education of the New Albany – Plain Local School District.

Nancy J Johnson
Notary Public
Commission Expiration: 2-23-25



NANCY J JOHNSON
Notary Public, State of Ohio
My Commission Expires:
February 23, 2025

STATE OF OHIO :
COUNTY OF FRANKLIN: SS:

The foregoing instrument was acknowledged before me this 12th day of February 2024 by Rebecca Jenkins, the Treasurer and Chief Financial Officer of The Board of Education of the New Albany – Plain Local School District.

Nancy J Johnson
Notary Public
Commission Expiration: 2-23-25



NANCY J JOHNSON
Notary Public, State of Ohio
My Commission Expires:
February 23, 2025

This instrument prepared by:
Amy S. Bartemes, Esq.
Bricker Graydon LLP
100 S. Third Street
Columbus, Ohio 43215

**LEGAL DESCRIPTION
5.001 ACRE
BOUNDARY SURVEY**

Situated in the State of Ohio, County of Franklin, City of New Albany, being in Section 2, Quarter Township 1, Township 2, Range 16, United States Military District, being all of a 5.001 acre tract of land conveyed to Plain Local School District Board of Education in Instrument Number 199803120057744 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at Franklin County Monument FCGS 2274, being an aluminum disk in a concrete monument box, found at an angle point in the centerline of Bevelhymer Road (45 feet wide) as established in Road Record 10, Page 385, also being the center 1/4 corner of Section 2, being the northeasterly corner of a 0.617 acre tract of land designated Parcel 3 and the southeasterly corner of a 1 acre tract of land designated Parcel 2, both as conveyed to John H. Richardson and Christina R. Richardson in Instrument Number 201102170024141, also being the southwesterly corner of a 5.006 acre tract of land as conveyed to Jennifer Lynn Stevens and Zachary Michael Stevens in Instrument Number 202205040068746;

Thence along the east-west 1/2 section line of said Section 2, and along the southerly line of said 5.006 acre tract, South 86°54'17" East, 544.61 feet to a 3/4" iron pipe found capped "EMH&T" (passing a 3/4" iron pipe found 0.30' north of said line at 30.00 feet), being the northwesterly corner of a 64.998 acre tract of land as conveyed to Village of New Albany, Ohio in Instrument Number 199802180035840, referencing FCGS 2278, being an aluminum disk in a concrete monument box, found at an angle point in the centerline of Peter Hoover Road (40 feet wide) as established in Road Record 7, Page 328, also being the east 1/4 corner of Section 2 and west 1/4 corner of Section 1, at South 86°54'17" East, 2177.34 feet;

Thence along the westerly line of said 64.998 acre tract, South 03°16'13" West, 400.00 feet to an iron pin set;

Thence along the northerly line of said 64.998 acre tract, North 86°54'17" West, 544.61 feet to a mag nail set (passing a 3/4" iron pipe found capped "EMH&T" at 529.61 feet), being a northwesterly corner of said 64.998 acre tract, being on the easterly line of a 0.528 acre tract of land as conveyed to Sharyl K. Benson and David C. Benson in Instrument Number 200309120291095, also being in the centerline of said Bevelhymer Road and the north-south 1/2 section line of said Section 2, referencing FCGS 4475, being an aluminum disk in a concrete monument box, found at the intersection of said Bevelhymer Road and Walnut Street (variable width) as established in Road Record 6, Page 5 and Plat Book 132, Page 315, also being the south 1/4 corner of said Section 2 and the north 1/4 corner of Section 9;

Thence along the centerline of said Bevelhymer Road and said north-south 1/2 section line of said Section 2, along the easterly line of said 0.528 acre Benson tract, along a 0.528 acre tract of land as conveyed to Lawrence W. Stambaugh and Dianna L. Stambaugh in Official Record Volume 29527, Page C03, along a 0.528 acre tract of land as conveyed to Larry Jay McVay and Nancy Joan McVay in Deed Book 3439, Page 497, along a 53.795 acre tract of land as conveyed to CITY OF NEW ALBANY, OHIO in Instrument Number 202301100002855, and along said 0.617 acre tract of land designated Parcel 3, North 03°16'13" East, 400.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 5.001 acres and being a 5.001 acre part of Parcel Number 222-002941-00, of which 0.138 acres are in the present road occupied of Bevelhymer Road.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by GPS observations between Franklin County Monuments FCGS 4475 & FCGS 2274. The portion of the centerline of Bevelhymer Road having a bearing of North 03°16'13" East.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from August 2, 2023 under the direct supervision of Garrett G. Brown, Ohio Registered Professional Surveyor 8797.

This description was prepared on August 3, 2023.



Garrett Brown 1/8/24

Garrett G. Brown, PS, E.I. Date

Registered Surveyor No. 8797

ALL OF
(222)
002941

**DESCRIPTION VERIFIED
BRAD FOSTER, P.E., P.S.**

BY: FDA
DATE: 5/15/24



PRELIMINARY APPROVAL.
Cornell R. Robertson, P.E., P.S.
BY: *fasante*
01/08/2024

PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

5.001 ACRE BOUNDARY SURVEY

State of Ohio, County of Franklin, City of New Albany
Section 2, Quarter Township 1, Township 2, Range 16
United States Military Lands

PETER HOOVER
(PUBLIC ROADWAY)
(Road Record 7 Pg. 328)
Qtr. Twp. 1, Sec. 2
Qtr. Twp. 1, Sec. 1

John H. Richardson and
Christina R. Richardson
PID: 220-000460-00
I.N. 201102170024141
Parcel No. 2 - 1 Acre (D)

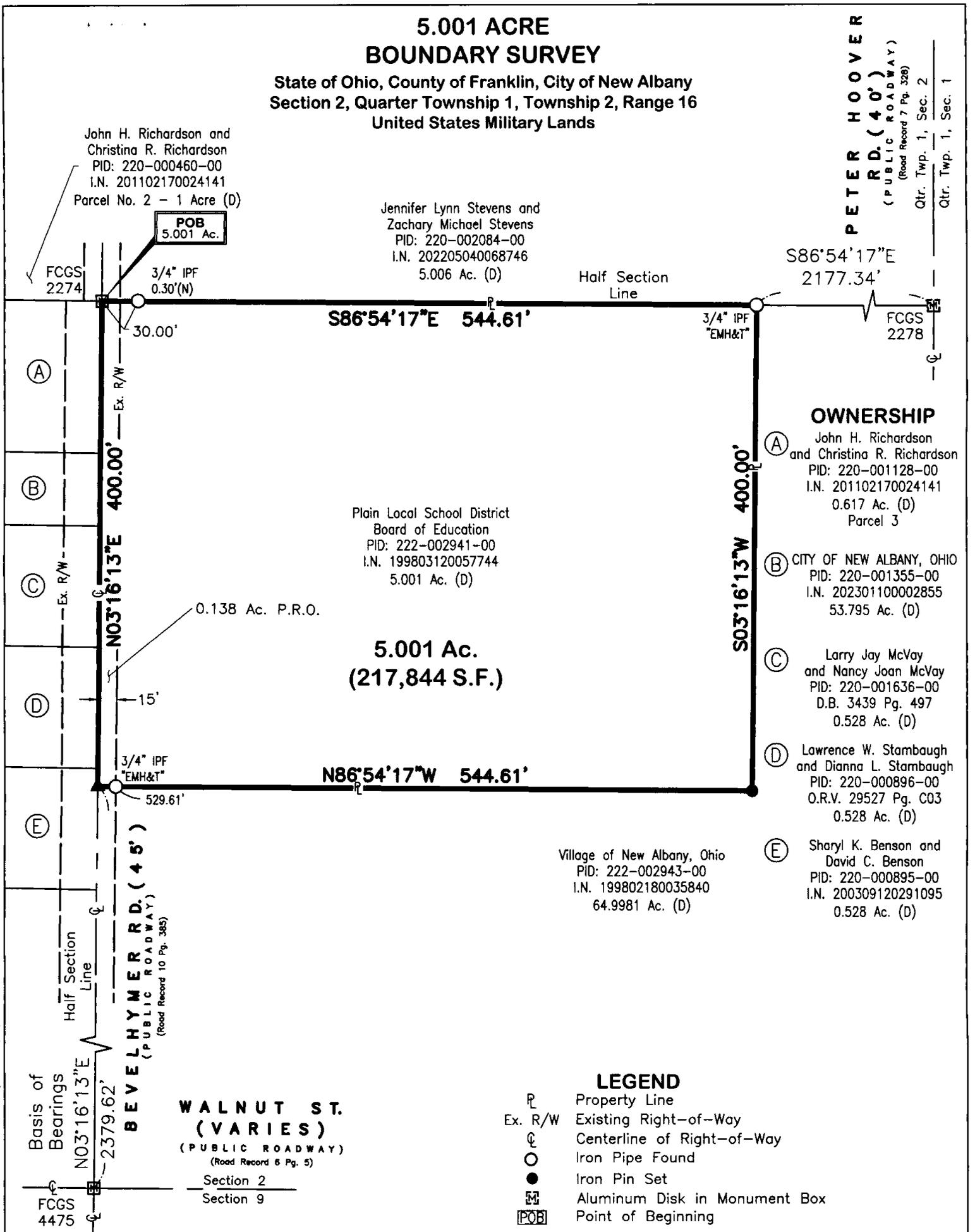
Jennifer Lynn Stevens and
Zachary Michael Stevens
PID: 220-002084-00
I.N. 202205040068746
5.006 Ac. (D)

Plain Local School District
Board of Education
PID: 222-002941-00
I.N. 199803120057744
5.001 Ac. (D)

5.001 Ac.
(217,844 S.F.)

Village of New Albany, Ohio
PID: 222-002943-00
I.N. 199802180035840
64.9981 Ac. (D)

- OWNERSHIP**
- (A) John H. Richardson and Christina R. Richardson
PID: 220-001128-00
I.N. 201102170024141
0.617 Ac. (D)
Parcel 3
 - (B) CITY OF NEW ALBANY, OHIO
PID: 220-001355-00
I.N. 202301100002855
53.795 Ac. (D)
 - (C) Larry Jay McVay and Nancy Joan McVay
PID: 220-001636-00
D.B. 3439 Pg. 497
0.528 Ac. (D)
 - (D) Lawrence W. Stambaugh and Dianna L. Stambaugh
PID: 220-000896-00
O.R.V. 29527 Pg. C03
0.528 Ac. (D)
 - (E) Sharyl K. Benson and David C. Benson
PID: 220-000895-00
I.N. 200309120291095
0.528 Ac. (D)



- LEGEND**
- Property Line
 - Existing Right-of-Way
 - Centerline of Right-of-Way
 - Iron Pipe Found
 - Iron Pin Set
 - Aluminum Disk in Monument Box
 - Point of Beginning

CERTIFICATION

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted.

Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8797" inscribed on top. The fieldwork was completed on August 2, 2023. All monuments found are in good condition unless otherwise noted.

BY: 1/8/24
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY CK CHK BY GGB DATE 8/3/23

708.899

BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by GPS observations between Franklin County Monuments FCGS 4475 & FCGS 2274. The portion of the centerline of Bevelhymer Road having a bearing of North 03°16'13" East.

0 100 200
SCALE IN FEET



E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR.
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

ZONING DESCRIPTION
53.793 ACRES

Situated in the State of Ohio, County of Franklin, Township of Plain, lying in Section 2, Quarter Township 1, Township 2, Range 16, United States Military District, being part of that 73.660 acre tract conveyed to City of New Albany, Ohio by deed of record in Instrument Number 202301100002855, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southeasterly corner of said 73.660 acre tract, and being the centerline intersection of Walnut Street and Bevelhymer Road and in the line common to said Section 2 and Section 9;

Thence North $86^{\circ} 36' 45''$ West, with the centerline of said Walnut Street and said common Section line, a distance of 779.43 feet to the southeasterly corner of that 5.165 acre tract conveyed to Derrick A. Neff and Lorraina M. Neff by deed of record in Instrument Number 202110130185124;

Thence North $03^{\circ} 09' 28''$ East, with the line common to said 73.660 and 5.165 acre tracts, a distance of 1000.00 feet to the northeasterly corner of said 5.165 acre tract;

Thence North $86^{\circ} 36' 45''$ West, continuing with said common line, a distance of 225.00 feet to the northwesterly corner of said 5.165 acre tract;

Thence North $03^{\circ} 09' 28''$ East, partially across said 73.660 acre tract and partially with the line common to said 73.660 acre tract and that 89.095 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 201212140192962, a distance of 1784.64 feet to the southerly line of that 13.921 acre tract conveyed to Dennis M. Keesee and Teresa D. Keesee by deed of record in Instrument Number 202002200025353;

Thence South $86^{\circ} 19' 43''$ East, with the northerly line of said 73.660 acre tract and the southerly lines of said 13.921 acre tract and that one acre tract conveyed as Parcel No. 2 to John H. Richardson and Christina R. Richardson by deed of record in Instrument Number 201102170024141, a distance of 794.96 feet to the northwesterly corner of that 0.617 acre tract conveyed as Parcel No. 3 to John H. Richardson and Christina R. Richardson by deed of record in Instrument Number 201102170024141;

Thence South $03^{\circ} 16' 16''$ West, with the line common to said 73.660 and 0.617 acre tracts, a distance of 125.00 feet to the southwesterly corner of said 0.617 acre tract;

Thence South $86^{\circ} 19' 43''$ East, continuing with said common line, a distance of 215.00 feet to the southeasterly corner of said 0.617 acre tract and the centerline of said Bevelhymer Road;

Thence South $03^{\circ} 16' 16''$ West, with an easterly line of said 73.660 acre tract and said centerline, a distance of 60.00 feet to the northeasterly corner of that 0.528 acre tract conveyed to Larry Jay McVay and Nancy Joan McVay by deed of record in Deed Book 3439, Page 497;

Thence North $86^{\circ} 19' 43''$ West, with the line common to said 73.660 and 0.528 acre tracts, a distance of 230.00 feet to the northwesterly corner of said 0.528 acre tract;

Thence South $03^{\circ} 16' 16''$ West, with an easterly line of said 73.660 acre tract and the westerly lines of said 0.528 acre tract, that 0.528 acre tract conveyed to Lawrence W. Stambaugh and Dianna L. Stambaugh by deed of record in Official Record 29527C03, that 0.528 acre tract conveyed to Sharyl K. Benson and David C. Benson by deed of record in Instrument Number 200309120291095, that 0.528 acre tract conveyed to Lani K. Elschlager by deed of record in Instrument Number 201511040156907, that 0.528 acre tract conveyed to Linda M. Harrah by deed of record in Instrument Number 200608170163157, that 0.528 acre tract convey to Tam Van Huynh and Tam Tran by deed of record in Instrument Number 202104070061735, that

53.793 ACRES

- 2 -

0.528 acre tract conveyed to Thomas B. Elsasser and Brenda M. Tiburzio by deed of record in Official Record 27510J03, that 0.528 acre tract conveyed to James S. Davy and Jeralyn S. Davy by deed of record in Official Record 3583J13, and that 0.528 acre tract conveyed to Robert Hodge by deed of record in Instrument Number 200903180038022, a distance of 900.00 feet to the southwesterly corner of said 0.528 acre Hodge tract;

Thence South 86° 19' 43" East, with the line common to said 73.660 acre tract and said 0.528 acre Hodge tract, a distance of 230.00 feet to the southeasterly corner of said 0.528 acre Hodge tract and the centerline of said Bevelhymer Road;

Thence South 03° 16' 16" West, with an easterly line of said 73.660 acre tract and said centerline, a distance of 1694.62 feet to the POINT OF BEGINNING, containing 53.793 acres, more or less, all of which is within Auditor's Parcel Number 220-001355.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

1

GENERAL WARRANTY DEED

200511030232875
Pgs: 3 \$36.00 T20050087966
11/03/2005 3:10PM BXSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

James M. Weekley and Margaret A. Weekley,*married, Grantor(s), for valuable consideration paid, grant(s) with general warranty covenants to New Albany Plain Local Joint Parks District, Grantee(s), whose tax mailing address is: 220 Market Street, Suite 207, New Albany, OH 43054, the following described REAL PROPERTY:

*Also known as Margaret Weekley

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

Prior Instrument Reference: Official Record 12900C02 and Official Record 12900B20
Parcel Number: 5.879 ac split from combination of 222-002933 and 222-002939
Property Address: Vacant land, Peter Hoover Road, New Albany, Ohio

EXCEPT easements and restrictions of record and taxes and any assessments not yet due and payable. AND FURTHER SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND TO THE BENEFIT OF GRANTOR, THEIR SUCCESSORS AND/ OR ASSIGNS:

1. Grantee shall erect a fence dividing the land conveyed herein and the land retained by Grantor. Said fence shall be maintained by Grantee, its successors and assigns.
2. The premises shall be used only as an active and / or passive public park and uses incidental thereto for a period of thirty years from the date of this conveyance.

120051530 RD
Stewart Title Agency of Columbus Box
Re-record to AKA to Grantee

Executed this 26th day of October, 2005.



200512160264790
Pgs: 3 \$40.00 T20050099361
12/16/2005 10:24AM BXSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

James M. Weekley
James M. Weekley
Margaret A. Weekley
Margaret A. Weekley

STATE OF Ohio,
COUNTY OF Franklin, ss:

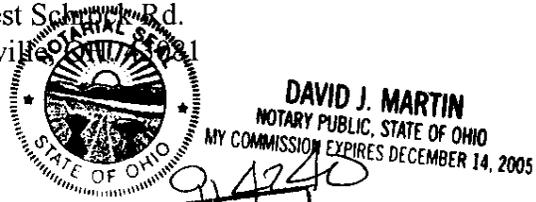
Be it remembered, that on this 26th day of October, 2005, before me, the subscriber, personally came the above named James M. Weekley and Margaret A. Weekley, the Grantor(s) in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

David J. Martin
Notary Public

This Instrument prepared by: Marshall S. McCormick, Attorney-at-Law
259 West Schiller Rd.
Westerville, Ohio 43081

File No. 120051530



TRANSFERRED
DEC 16 2005
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT
C
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

CONVEYANCE TAX EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
NOV 3 2005
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

5.879 acre tract "A"

Situated in the State of Ohio, County of Franklin, Township of Plain, Section 2, Quarter Township 1, Township 2, Range 16 of the United States Military Lands, and being a part of the two following tracts conveyed to James & Margaret Weekley in O.R. 12900C02 (5.000 acre tract) and 12900B20 (5.886 acre tract), Deed acres (all references to instruments, official records or Deeds in this description are to be found at the Franklin County Recorder's office, Ohio) and being more particularly described as follows:

Beginning at the FCGS Monument Number 5112, found at the intersection of Peter Hoover Road and Walnut Street. Thence northerly along the centerline of Peter Hoover Road N 0°05'40"E a distance of 1272.43 feet to a set Mag Nail™, passing a found MAG Nail™ at 1272.30 feet and 0.07 feet east of this line. Said point being the southeasterly corner of said 5.886 acre tract and the northeasterly corner of an 11.000 acre tract deeded to New Albany Plain Local Joint Park District, Instrument number 200502070022956. For this survey the FCGS Monuments 5112 & 2278 define the centerline of Peter Hoover Road. Thence westerly, leaving the centerline of Peter Hoover Road, along the north and south line of said 11.000 and 5.886 acre tract S89°35'33"W a distance of 629.16 feet to a set 1 inch O.D. (outside diameter) pipe that is 30 inches long with an orange plastic survey cap marked "Dunn PS 8068", this point being the TRUE POINT of BEGINNING and the southeast corner of the new 5.879 acre tract "A".

Thence S89°35'33"W a distance of 729.59 feet, to a found 1 inch O.D. pipe. This pipe, being the northwesterly corner of said 11.00 acre tract, the southwest corner of the new 5.879 acre tract "A", and the east line of a 43.236 acre tract deeded to New Albany Plain Local Joint Park District, Instrument number 200504140069919.

Thence northerly with said 43.236 acre tracts east line, N0°04'18"W a distance of 192.48 feet to a found 1 inch O.D. pipe. This pipe being the corner of four tracts; Weekley's O.R. 12900C02 and 12900B20, the 43.236 acre tract of New Albany Plain Local Instrument number 200504140069919, and the 64.998 acre tract conveyed to the Village of New Albany, Instrument number 199802180035840.

Thence N0°06'18"W a distance of 160.30 feet to a found 1 inch O.D. pipe, being the northwesterly corner of the new 5.879 acre tract "A" and a deflection point in the south line of the 64.998 acre tract of the Village of New Albany.

Thence easterly along the north line of the 5.879 acre tract "A" and the south line of the 64.998 acre tract, N89°54'50"E a distance of 730.68 feet to a set 1 inch pipe.

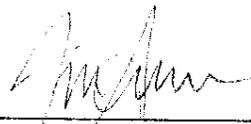
Thence S0°05'40"W a distance of 348.69 feet, passing the original Weekley tracts dividing line at a distance of 160.26 feet, to the closing "TRUE POINT of BEGINNING" and containing 5.879 acres of land, more or less, and leaving an intended 5.012 acres in the remaining two original Weekley tracts, which make up the new tract "B".

This description is subject to all right-of-ways, easements or restrictions, if any, of previous record.

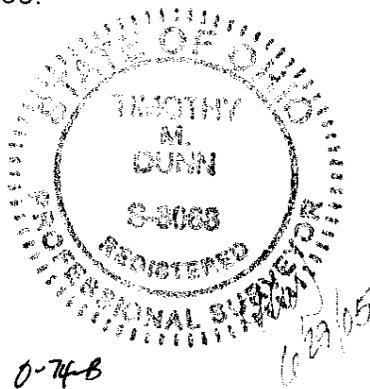
All iron pins denoted as "set" are 1 inch O.D. by 30 inch galvanized iron pipe with an orange plastic survey cap stamped in black ink with, "DUNN PS 8068". All "set" Mag-Nails™ are 2" by 1/4" in dimension.

The basis for bearings on this description is based upon a Prior Deed Vol. 3443 Page 161, calling the centerline of Peter Hoover Road as: N0°05'40"E. This survey used FCGS Monuments: 5112 & 2278 to define the centerline of Peter Hoover Road.

The foregoing description was prepared from information obtained from Records and Instruments located at the Franklin County Recorder's Office and actual field surveys made the first week of May 2005 in accordance with the State minimum standards for boundary surveys in the State of Ohio as adopted May 1, 1980 of the Administrative Code chapter 4733-37 by myself, Timothy M. Dunn, Ohio Professional Registered Surveyor #8068.

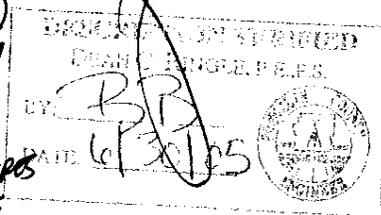
By 
Timothy M. Dunn, PS
Ohio Registered Surveyor No. 8068
DBA TCD Surveying Solutions

TCD Surveying Solutions
Tim Dunn
P.O. Box 280
Canal Winchester, Ohio 43110-0280
(614)252-2707

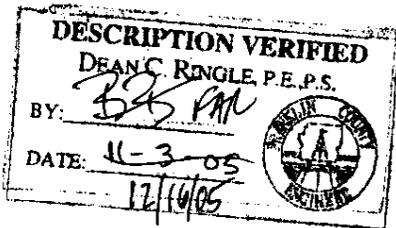


0-74-B
SPLIT
3.191 ACRES
OUT OF

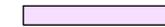
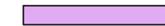
(22)
2939
3
SPLIT
2.688 ACRES
OUT OF
(22)
2933



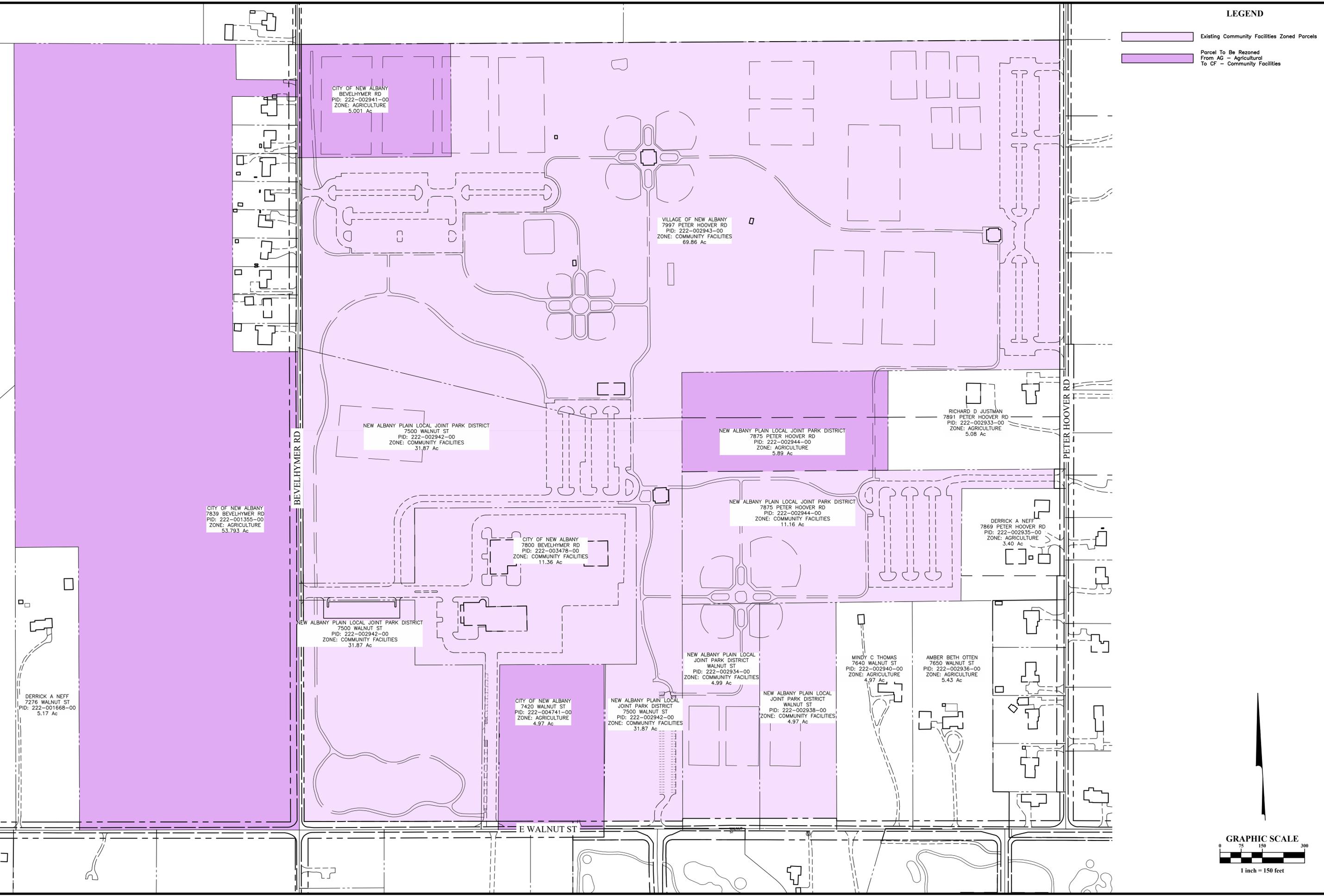
~~0-74-B
TO COMBINE
(22)
2933 &
2939
& SPLIT
5.879 Ac
FROM
COMB~~



LEGEND

-  Existing Community Facilities Zoned Parcels
-  Parcel To Be Rezoned From AG - Agricultural To CF - Community Facilities

J:\20250895\Draws\Drawings\Resoning\20250895-Resoning Exhibit.dwg, Last Saved By: cdepinet, 3/3/2026 5:17 PM, Last Printed By: Owens, Nick, 3/3/2026 5:23 PM



MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
 EXHIBIT
**CITY OF NEW ALBANY
 EAST WALNUT STREET
 REZONING EXHIBIT**



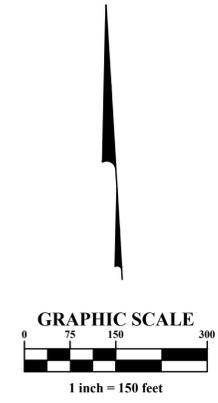
EMHT
 Engineers • Surveyors • Planners • Scientists
 550 New Albany Road, Columbus, OH 43054
 Phone: 614.775.6500 Fax: 614.775.6501
 emht.com

DATE
 March 3, 2026

SCALE
 1" = 150'

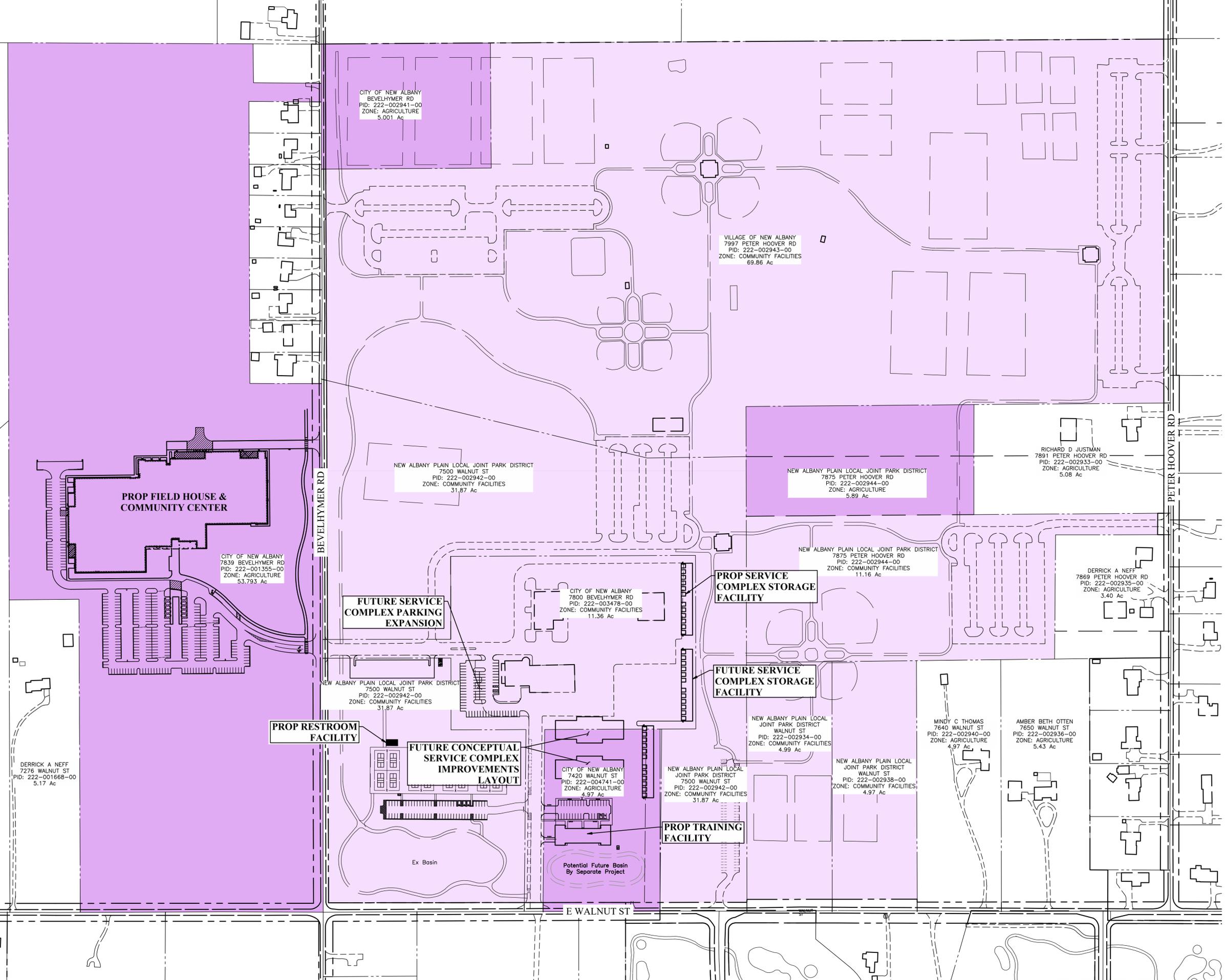
JOB NO.
 2025-0895

SHEET
 1/4



LEGEND

- Existing Community Facilities Zoned Parcels
- Parcel To Be Rezoned From AG - Agricultural To CF - Community Facilities



MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY

CITY OF NEW ALBANY
FOR
EXHIBIT
EAST WALNUT STREET
REZONING EXHIBIT

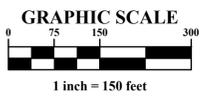


DATE
March 3, 2026

SCALE
1" = 150'

JOB NO.
2025-0895

SHEET
2/4



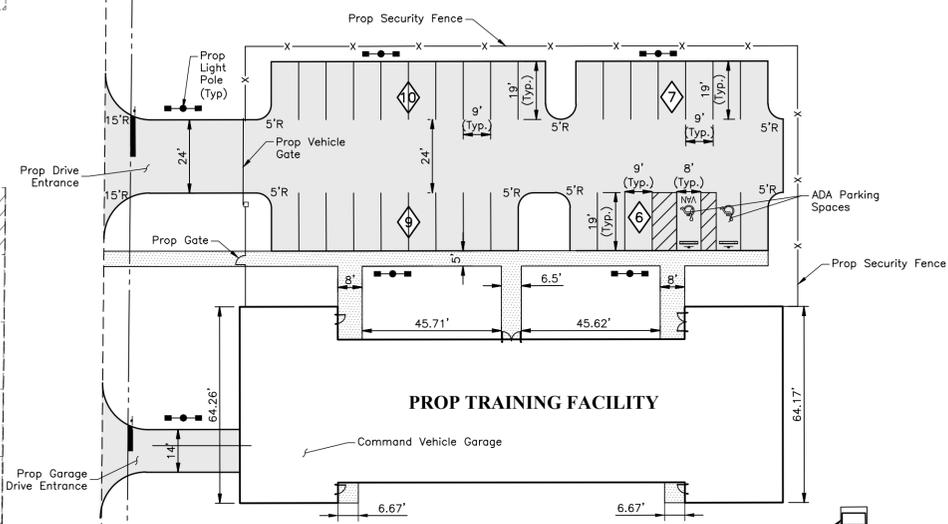
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FUTURE CONCEPTUAL SERVICE COMPLEX IMPROVEMENTS LAYOUT

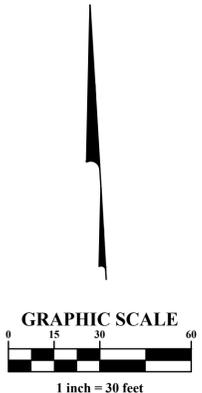
CITY OF NEW ALBANY
7420 WALNUT ST
PID: 222-004741-00
ZONE: AGRICULTURE
4.97 Ac

NEW ALBANY PLAIN LOCAL
JOINT PARK DISTRICT
7500 WALNUT ST
PID: 222-002942-00
ZONE: COMMUNITY FACILITIES
31.87 Ac

PROPOSED
Light Duty Asphalt Pavement
Concrete Sidewalk



PARKING TABLE	
Parking Provided:	32 Spaces*
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces
*Parking Justification Provided Within Application	



MARK	DATE	DESCRIPTION

CITY OF NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
EXHIBIT
**TRAINING FACILITY
FOR
EAST WALNUT STREET**
SITE PLAN

EMHT
Eaton, Mackinnon, Hines, Adams & Thayer, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3548
emht.com

DATE
March 3, 2026

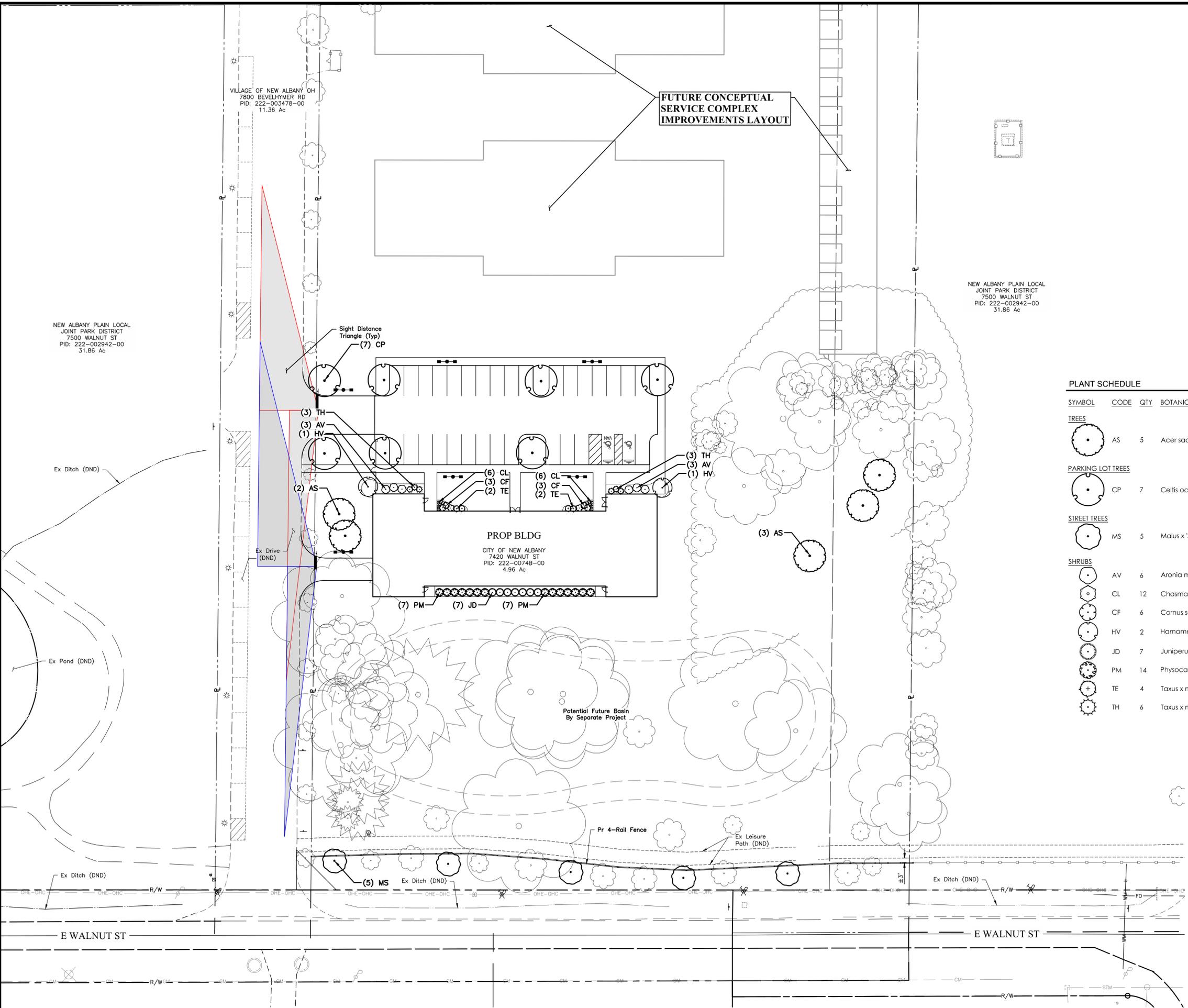
SCALE
1" = 30'

JOB NO.
2025-0895

SHEET
3/4

J:\2025\0895\Drawings\Sheets\Exhibits\Reasoning\20250895-Reasoning Exhibit.dwg, Last Saved By: cadpinet, 3/3/2026 5:17 PM, Last Printed By: Owens, Nick, 3/3/2026 5:23 PM

J:\20250575\Drawings\Site Improvement\20250575-Landscape Plan.dwg, Last Saved By: cdepinet, 3/3/2026 4:56 PM, Last Printed By: cdepinet, 3/3/2026 5:16 PM



LANDSCAPE CALCULATIONS
 Per New Albany Codified Ordinances Section 1171

1171.04 – Street Tree Requirements
 Deciduous canopy trees (street trees) shall be planted no less than 24 feet and no more than 36 feet on center.
 9 Existing Street Trees to remain.
 5 Additional Trees are proposed to meet minimum spacing.

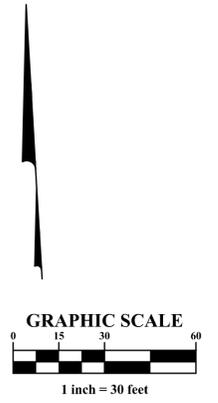
1171.05 – Landscaping Screening
 (e) Minimum Trees
 The following minimums are required, based on total ground coverage of structures and vehicular use areas: Between 20,000 and 50,000 square feet: A minimum of one tree for every five thousand square feet of ground coverage and a total tree planting equal to 10 inches plus on-half inch in tree trunk size for every 2,000 square feet over 20,000 feet in ground coverage.
 Building = 14,000 s.f.
 V.U.A. = 22,276 s.f.
 Total = 36,276 s.f.
 $36,276 / 5,000 = 8$ trees required
 $10 + ((16,276 / 2,000) * .5) = 14"$ required
 17 Existing Site Trees with a total trunk size of 248" to remain.

1171.06 – Parking Lot Landscaping
 (a)(2) For each 100 square feet, or fraction thereof, of parking area, a minimum total of 5 square feet of landscaped yard shall be provided.
 Parking Area = 18,246 s.f. / 100 * 5 = 912 s.f. required
 1,228 s.f. landscaped island area provided

(a)(3) Parking areas should contain a minimum of one deciduous canopy tree for every 10 parking spaces.
 32 parking spaces / 10 = 4 trees required
 8 trees provided

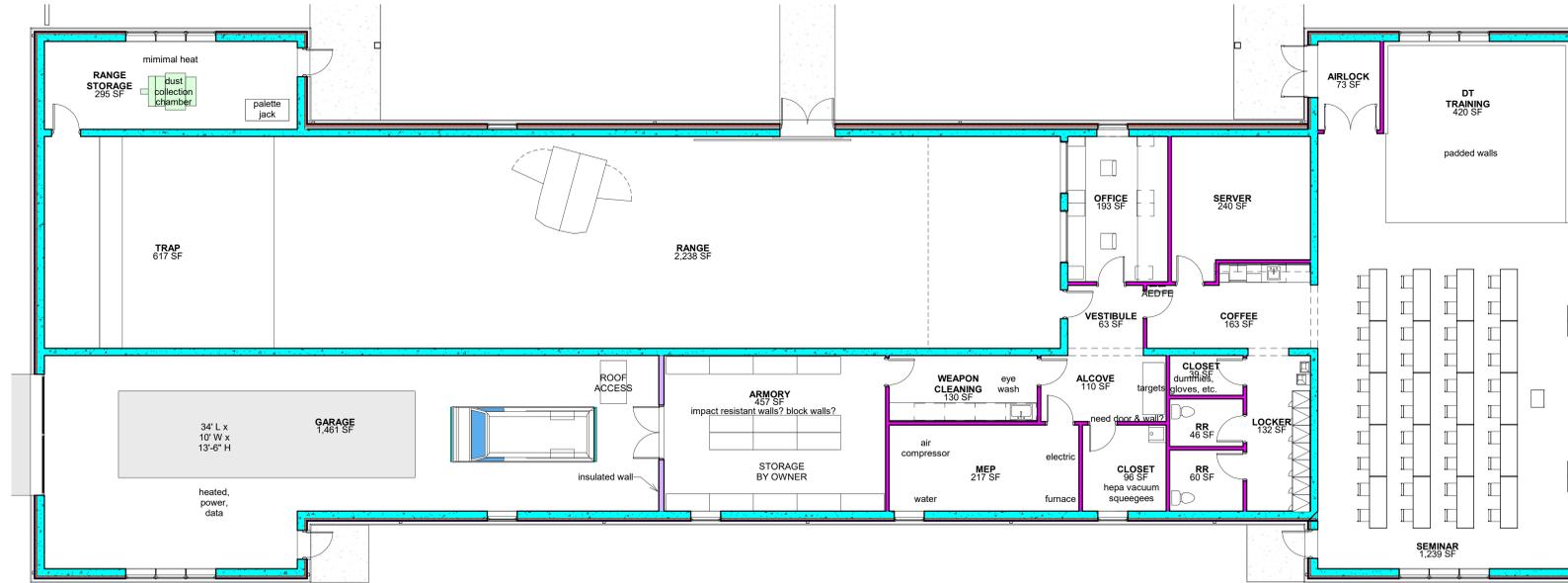
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	AS	5	Acer saccharum	Sugar Maple	2' Cal.	B&B
PARKING LOT TREES						
	CP	7	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2' Cal.	B&B
STREET TREES						
	MS	5	Malus x 'Spring Snow'	Spring Snow Crabapple	3" Cal.	B&B
SHRUBS						
	AV	6	Aronia melanocarpa 'Viking'	Viking Black Chokeberry	#5	Cont.
	CL	12	Chasmanthium latifolium	Northern Sea Oats	#3	Cont.
	CF	6	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	#5	Cont.
	HV	2	Hamamelis virginiana	Common Witch Hazel	#7	Cont.
	JD	7	Juniperus x pfitzeriana 'Saybrook Gold'	Saybrook Gold Pfitzer Juniper	#7	Cont.
	PM	14	Physocarpus opulifolius 'Mindia'	Coppertina® Ninebark	#7	Cont.
	TE	4	Taxus x media 'Everlow'	Everlow Anglo-Japanese Yew	#3	Cont.
	TH	6	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	#7	Cont.



PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 PLAN SET DATE
 March 3, 2026

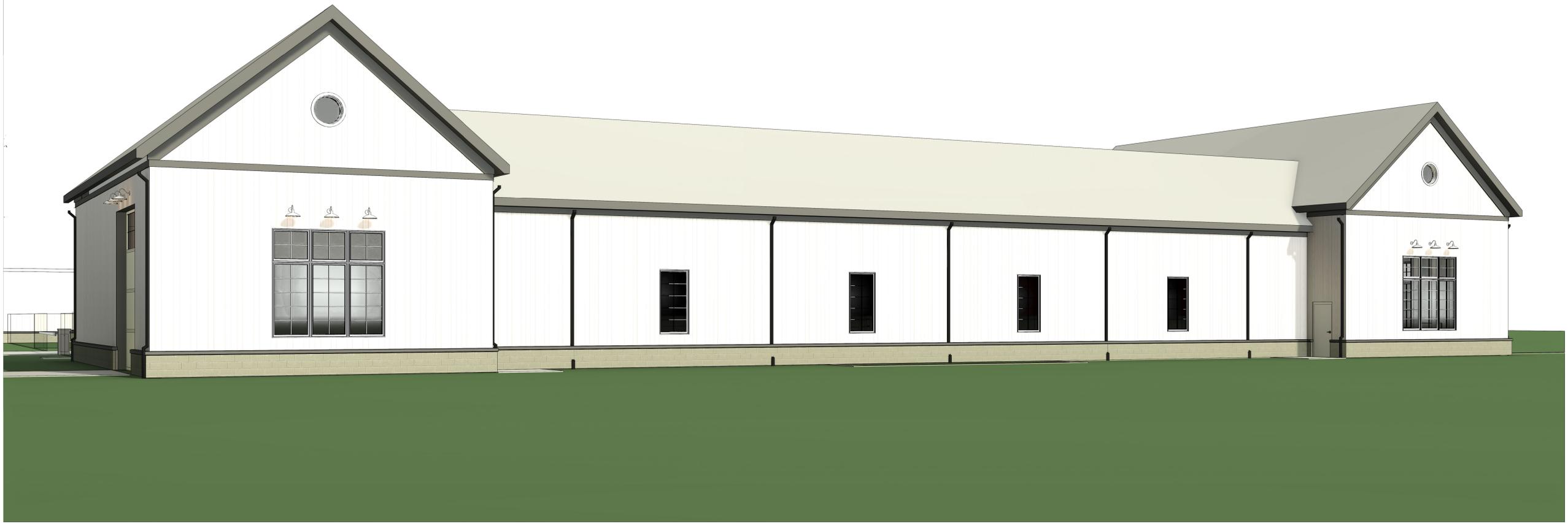
REVISIONS	
MARK	DATE DESCRIPTION
	10/2/24 Schematic Design
CITY OF NEW ALBANY	
FOR TRAINING FACILITY E WALNUT ST LANDSCAPE PLAN	
 EMHT Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.6500 Fax: 614.775.3548 emht.com	
DATE	March 3, 2026
SCALE	1" = 30'
JOB NO.	2025-0575
SHEET	4/4



① FIRST FLOOR - SCHEMATIC
1/8" = 1'-0"



② view from PB courts



1 SW



2 SE

NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

SD SET: 10/05/2025
ARB PRELIM SET: 02/19/2026

3D VIEWS



③ NE



④ NW

NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

SD SET: 10/05/2025
ARB PRELIM SET: 02/19/2026

3D VIEWS

G103

EXTERIOR FINISHES:

METAL ROOF: DMI SPANLOCK SL-20; COLOR: DYNACLAD WEATHERED ZINC

ALUMINUM GUTTERS & DOWNSPOUTS: DMI; COLOR: DYNACLAD WEATHERED ZINC

VERTICAL METAL SIDING: DMI R-PANEL WPRP; COLOR: DYNACLAD WHITE

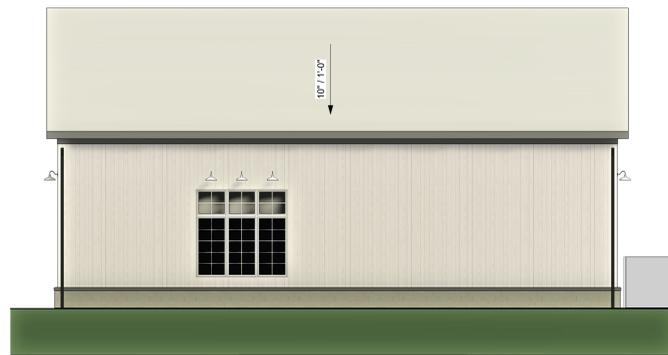
SPLIT-FACED BLOCK & WATER TABLE: OBERFIELDS; COLOR: NATURAL GRAY;
MORTAR: CEMEX; COLOR: 58H LIMESTONE

ENTRY DOORS & WINDOWS: KAWNEER; COLOR: BONE WHITE

GARAGE DOORS: OVERHEAD DOOR CO. THERMACORE 596; COLOR: WHITE
UPPER GLASSES



① SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



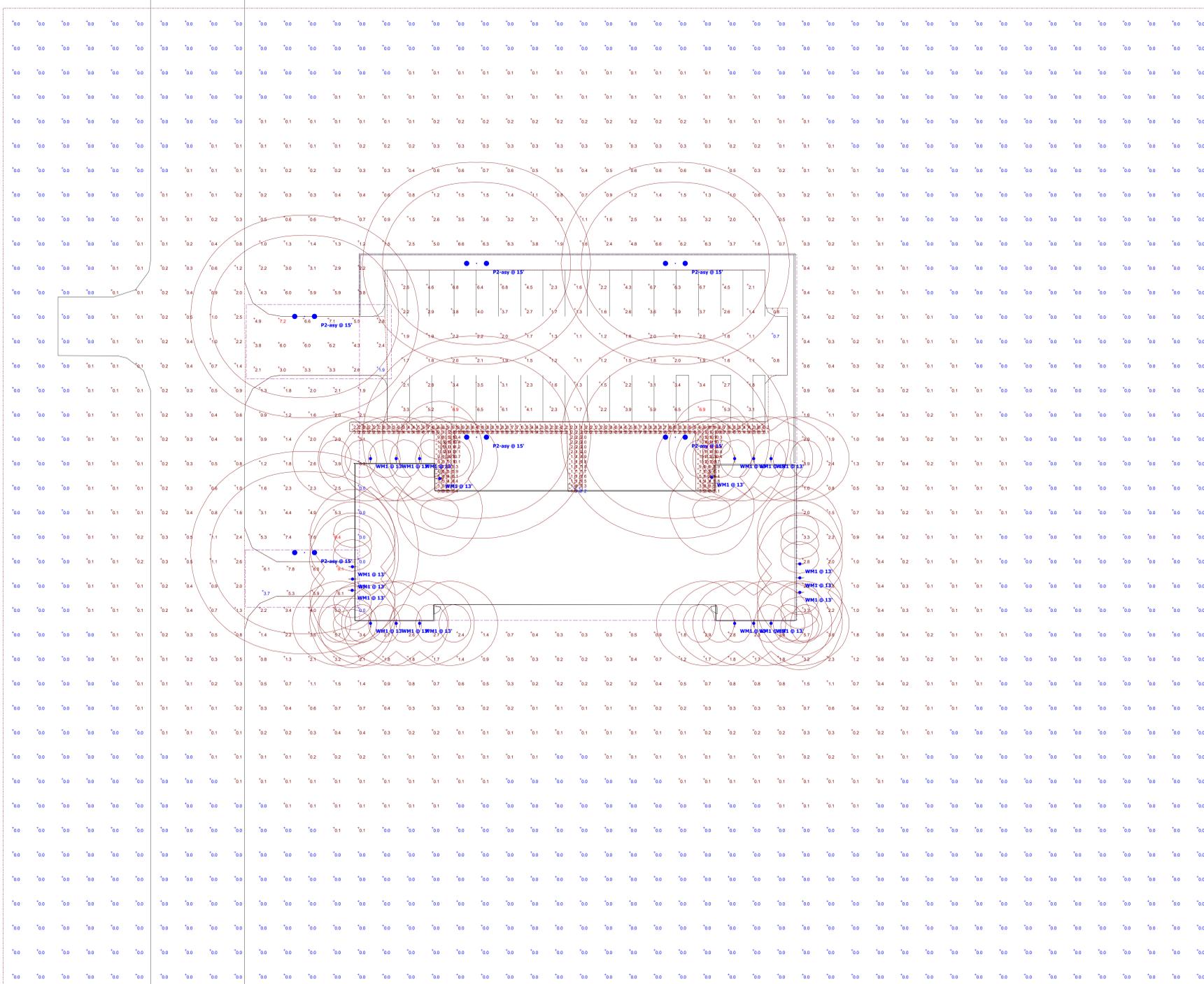
③ WEST ELEVATION
1/8" = 1'-0"



④ NORTH ELEVATION
1/8" = 1'-0"

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
○	P2-asy		6	Holophane	GSUF3 P40 40K ASY	GlasWerks Luminescent LED Halobrook, P40 Performance Package, 4000K CCT, Asymmetric distribution	1	9667	0.9	150	
○	WM1		20	COOPER LIGHTING SOLUTIONS - INVUE	EMH2-HTN-VA2-740-U-RW	EPIC MODERN TALL HOUSING 2W 70CRI 4000K VISUAL COMFORT FIXTURE w/ RECTANGULAR WIDE DISTRIBUTION OPTIC	1	3433	0.9	38.6	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
site	+	0.3 fc	9.4 fc	0.0 fc	N/A	N/A
vehicle entry north	+	4.4 fc	7.2 fc	1.9 fc	3.8:1	2.3:1
vehicle entry south	+	6.5 fc	9.1 fc	3.7 fc	2.5:1	1.8:1
walk	+	6.0 fc	11.5 fc	1.2 fc	9.5:1	5.0:1
parking	+	2.9 fc	6.9 fc	0.7 fc	9.9:1	4.1:1



Plan View
Scale - 1" = 20'

Submitted by Bright Focus Sales, Inc. Laurel Horn

BRIGHTFOCUS SALES
A LightSpec Company

Job Name:
NEW ALBANY PICKLE BALL
COURTS

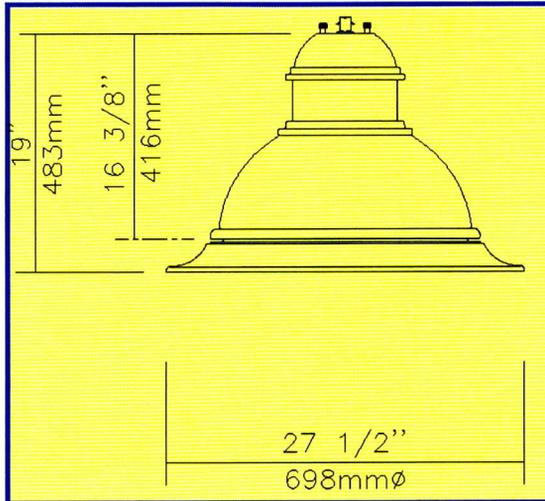
Catalog Number:

DMS50-35W32LED3K-G3-LE2F-277-DMG-COLTX,
IF-2-R4@4.9-180DEG-COLTX, AM8U-15-COLTX, 3/
4X20-12 1/2-DEC
Notes:

Type:

LUMINAIRE

Columbus BRIGHT SALES QUICK QUOTES 2023 New Albany Pickleball Courts (85114)



EPA: 1.42 sq ft / weight: 42 lb (19.1 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

Qty	2	Luminaire	DMS50-35W32LED3K-G3-LE2F-277-DMG-COLTX
-----	---	-----------	---

Description of Components:

Hood: A die cast A360.1 aluminum dome complete with a cast-in technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Housing: In a round shape, this housing is made of cast 356 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 3/8-16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.

Light Engine: LEDgine composed of 5 main components: **Heat Sink / Lens / LED Module / Optical System / Driver**
Electrical components are RoHS compliant.

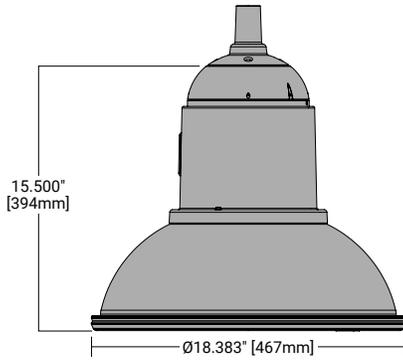
Heat Sink: Heat Sink: Made of die cast A360 aluminum optimising the LEDs efficiency and life, complete with a cast in skirt and technical ring. Product does not use any cooling device with moving parts (only passive cooling device)

Lens: Made of soda-lime clear tempered flat glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

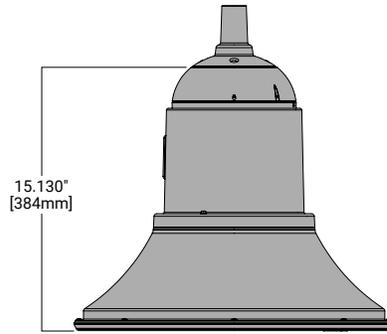
LED Module: Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System: (LE2F), IES type II (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated.0% uplight and U0 per IESNA TM-15.

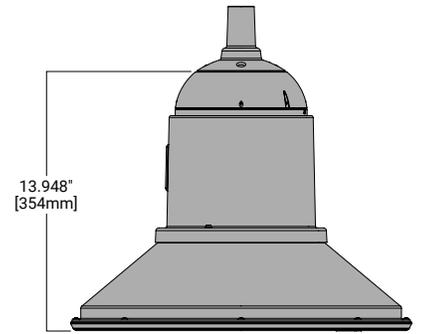
NO TRIM



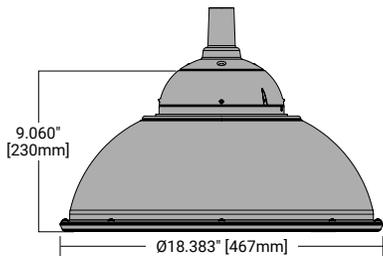
Tall Housing, Bell Shade, No Trim



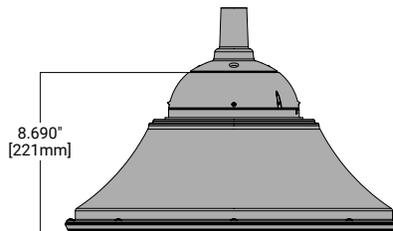
Tall Housing, Flute Shade, No Trim



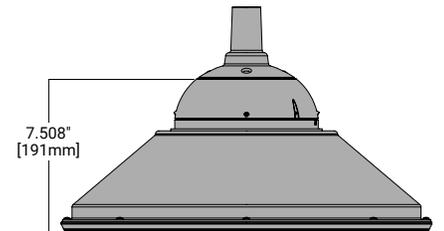
Tall Housing, Cone Shade, No Trim



Short Housing, Bell Shade, No Trim



Short Housing, Flute Shade, No Trim

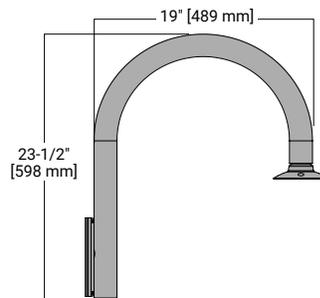


Short Housing, Cone Shade, No Trim

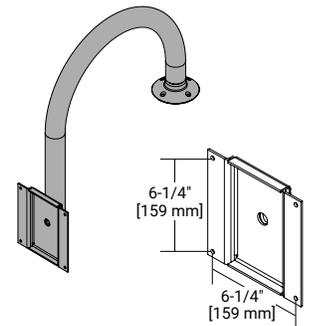
Mounting Details

DESCRIPTION

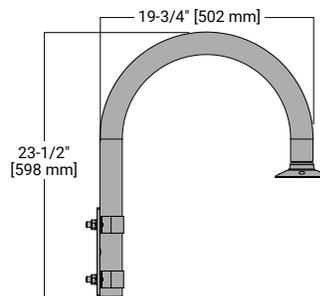
FLAT BRACKET BISHOP WALL MOUNT ARM



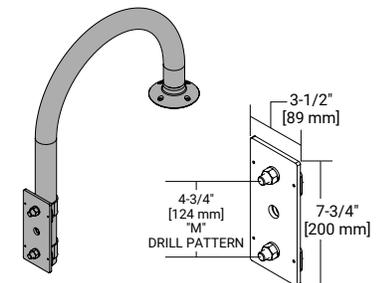
VA6098-XX
E.P.A: 0.50 | Weight: 6lbs



FLAT BRACKET BISHOP POLE MOUNT ARM

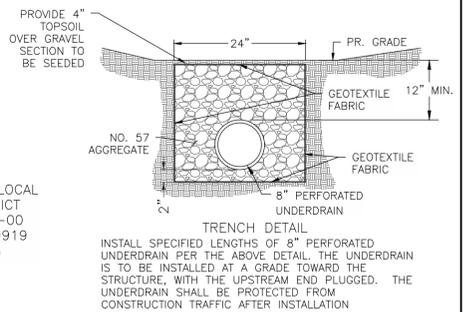


VA6099-XX
E.P.A: 0.50 | Weight: 6lbs

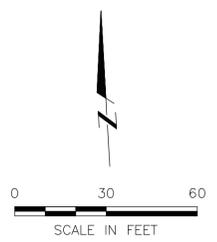




- LEGEND**
- ⊗ EX. WATER VALVE
 - ⊕ EX. FIRE HYDRANT
 - ⊙ EX. GAS METER
 - ⊖ EX. CATCH BASIN
 - ⊕ EX. CLEANOUT
 - ⊙ EX. SANITARY MANHOLE
 - ⊕ EX. OIL WELL
 - ⊕ EX. LIGHT POLE
 - ⊖ EX. PULL BOX
 - ⊕ EX. TELEPHONE PEDESTAL
 - ⊕ EX. HVAC UNIT
 - ⊕ EX. FUEL PUMP
 - ⊕ EX. SIGN
 - ⊕ EX. BOLLARD
 - ⊕ EX. DECIDUOUS TREE
 - ⊕ EX. WATER LINE
 - W— EX. GAS LINE
 - G— EX. SANITARY SEWER
 - SA— EX. SANITARY SEWER
 - E— EX. UNDERGROUND ELECTRIC
 - X— EX. FENCE
 - Ex U— EX. UTILITY EASEMENT
 - Ex S— EX. SANITARY EASEMENT
 - ⊕ PROPERTY LINE
 - ⊕ EX. CONCRETE
 - ⊕ EX. ASPHALT PAVEMENT
 - ⊕ PR. ASPHALT PAVEMENT
 - ⊕ PR. CONCRETE WALK
- A: NORWAY SPRUCE (6-7' HEIGHT) X8
 B: FREEMAN MAPLE 'SIENA GLEN' (2" CALIPER) X7
 C: CHINKAPIN OAK (2" CALIPER) X4
 D: FRONTIER ELM (2" CALIPER) X3



8" PERFORATED PIPE DETAIL
N.T.S



M:\405225-PublicServiceImprovements\DWG\Exhibits\405225-New Albany Service Department - Storage Building Exhibit.dwg ~Exhibit LAST EDITED BY:BMUNRO ON 1/22/26

REVISIONS	DATE	BY	CHK.

E. P. FERRIS
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Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

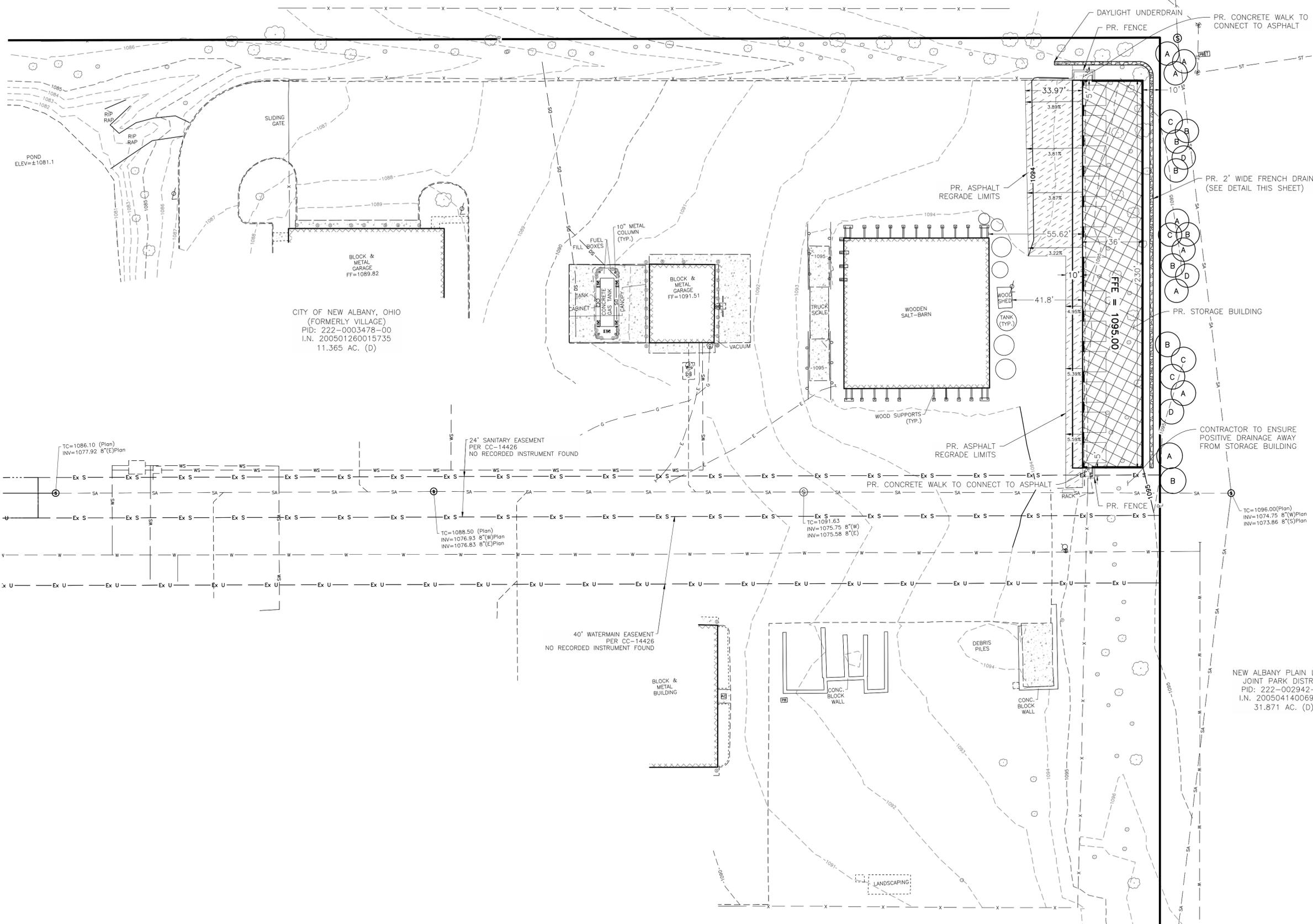
NEW ALBANY, FRANKLIN COUNTY OHIO
NEW ALBANY SERVICE DEPARTMENT

JOB NO.	405.225
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	BSM
APPROVED BY:	---
DATE:	1/22/2026

STORAGE BUILDING EXHIBIT

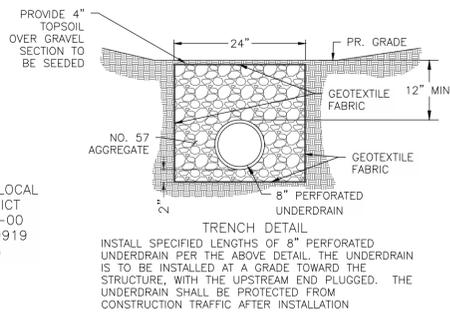
SCALE:	1" = 30'
SHEET NO.	1
OF	1

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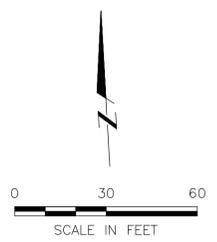
LEGEND

- ⊗ EX. WATER VALVE
 - ⊕ EX. FIRE HYDRANT
 - ⊙ EX. GAS METER
 - ⊕ EX. CATCH BASIN
 - ⊙ EX. CLEANOUT
 - ⊙ EX. SANITARY MANHOLE
 - ⊙ EX. OIL WELL
 - ⊙ EX. LIGHT POLE
 - ⊙ EX. PULL BOX
 - ⊙ EX. TELEPHONE PEDESTAL
 - ⊙ EX. HVAC UNIT
 - ⊙ EX. FUEL PUMP
 - ⊙ EX. SIGN
 - ⊙ EX. BOLLARD
 - ⊙ EX. DECIDUOUS TREE
 - EX. WATER LINE
 - EX. GAS LINE
 - EX. SANITARY SEWER
 - SA EX. SANITARY SEWER
 - E EX. UNDERGROUND ELECTRIC
 - X EX. FENCE
 - Ex U EX. UTILITY EASEMENT
 - Ex S EX. SANITARY EASEMENT
 - P PROPERTY LINE
 - EX. CONCRETE
 - EX. ASPHALT PAVEMENT
 - PR. ASPHALT PAVEMENT
 - PR. CONCRETE WALK
- A: NORWAY SPRUCE (6-7' HEIGHT) X8
 B: FREEMAN MAPLE 'SIENA GLEN' (2" CALIPER) X7
 C: CHINKAPIN OAK (2" CALIPER) X4
 D: FRONTIER ELM (2" CALIPER) X3



8" PERFORATED PIPE DETAIL
N.T.S.

NEW ALBANY PLAIN LOCAL
JOINT PARK DISTRICT
PID: 222-002942-00
I.N. 200504140069919
31.871 AC. (D)



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

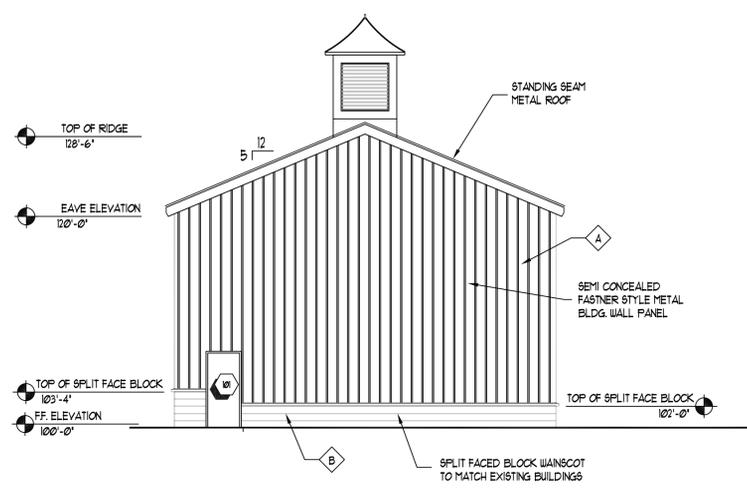
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2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
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NEW ALBANY, FRANKLIN COUNTY OHIO
NEW ALBANY SERVICE DEPARTMENT

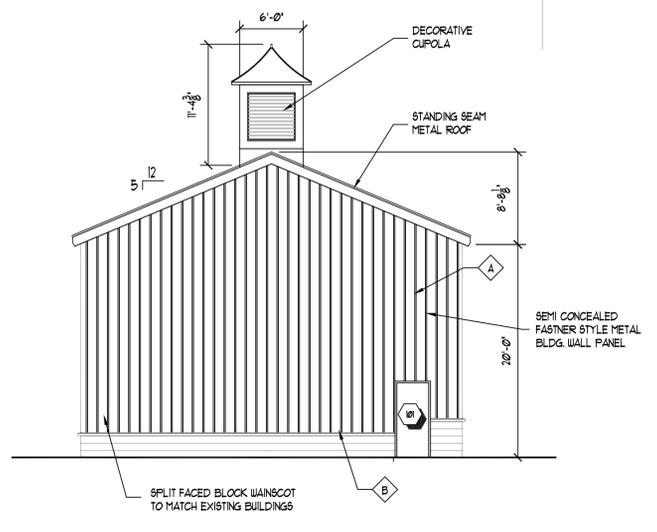
JOB NO.	405.225
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	BSM
APPROVED BY:	---
DATE:	1/22/2026

STORAGE BUILDING EXHIBIT

SCALE:	1" = 30'
SHEET NO.	1
OF	1



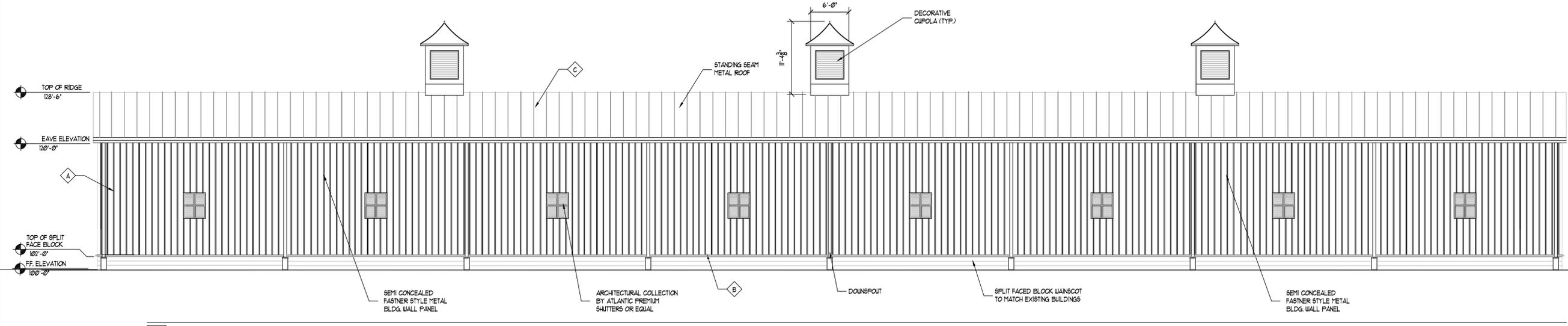
A SIDE ELEVATION
SCALE: 1/8" = 1'-0"



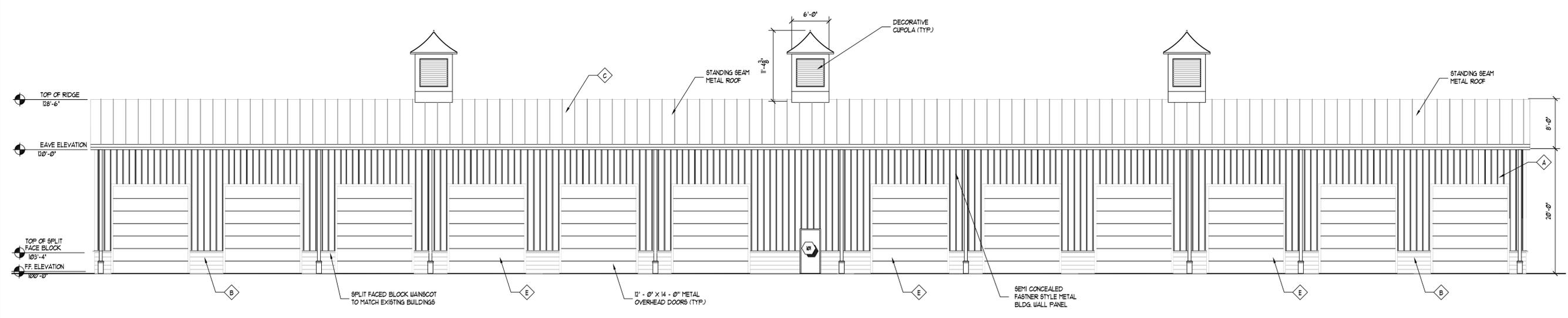
B SIDE ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE		
SYMBOL	DESCRIPTION	COLOR
	SEMI CONCEALED FASTNER STYLE METAL BLDG. WALL PANEL	STEELOX 5VR -SEMI CONCEALED FASTNER STYLE EMBOSSED FACE WALL STANDARD COLOR - 'REGAL WHITE'
	SPLIT FACED BLOCK MASONRY WAINSCOT WALL	NORTHFIELD BLOCK COMPANY - PRAIRIE STONE SERIES COLOR: ALABASTER ROCKFACE
	STANDING SEAM METAL ROOF	STEELOX LOCKRIB 'LRX-CP' STANDING SEAM METAL ROOF PANELS STANDARD COLOR - 'GALVALUME FINISH'
	ALUMINUM WINDOWS & DOORS	EPCO 2500 SERIES 2' COMMERCIAL GRADE WINDOWS & DOORS COLOR: BONE WHITE
	METAL OVERHEAD DOORS	OVERHEAD DOOR CO. - SERIES STEEL INSULATED SECTIONAL DOORS COLOR: WHITE

NOTE: METAL TRIM & FLASHING COLORS SHALL MATCH WALL PANEL COLORS. VERIFY W/ ARCHITECT PRIOR TO ORDERING.



C SIDE ELEVATION
SCALE: 1/8" = 1'-0"



D SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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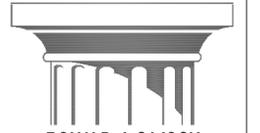
PROJECT PHASE
 PRELIMINARY
 PG/ARB/ZONING
 CONTRACT DOCUMENTS
 PERMIT DOCUMENTS
 CONSTRUCTION SET ISSUED
 AS-BUILTS (N/A)

MUNICIPAL SERVICE FACILITY
 CONSTRUCTION OF NEW STORAGE BUILDING
 7800 BEVELLWATER ROAD
 NEW ALBANY, OHIO 43054
 VILLAGE OF NEW ALBANY, OHIO
 99 WEST MAIN STREET
 NEW ALBANY, OHIO 43054
 PH: 614-955-0076
 FAX: .



Ronald J. Gajoch, License #92-10078
 Expiration Date: December 31, 2026

RONALD J. GAJOCH & ASSOCIATES, INC.
 ARCHITECTS & PLANNERS



RONALD J. GAJOCH & ASSOCIATES INC.
 545 METRO PLACE SOUTH
 SUITE 400
 DUBLIN, OHIO 43017-3386
 PHONE: 614-793-4611
 FAX: 614-793-4621

PROJECT NO.:
 VN00225

DATE:
 JANUARY 30, 2026

- REVISIONS:
- 1
 - 2
 - 3
 - 4
 - 5
 - 6

SHEET NO.
A-2.1

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- PROJECT PHASE**
- PRELIMINARY
 - PG/ARB/ZONING
 - CONTRACT DOCUMENTS
 - PERMIT DOCUMENTS
 - CONSTRUCTION SET ISSUED
 - AS-BUILTS (N/A)

MUNICIPAL SERVICE FACILITY
 CONSTRUCTION OF NEW STORAGE BUILDING
 7800 REVELLHURST ROAD
 NEW ALBANY, OHIO 43054

VILLAGE OF NEW ALBANY, OHIO
 99 WEST MAIN STREET
 NEW ALBANY, OHIO 43054

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Ronald J. Gajoch, License #92-10078
 Expiration Date: December 31, 2026

RONALD J. GAJOCH & ASSOCIATES, INC.
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 545 METRO PLACE SOUTH
 SUITE 400
 DUBLIN, OHIO 43017-3386
 PHONE: 614-793-4611
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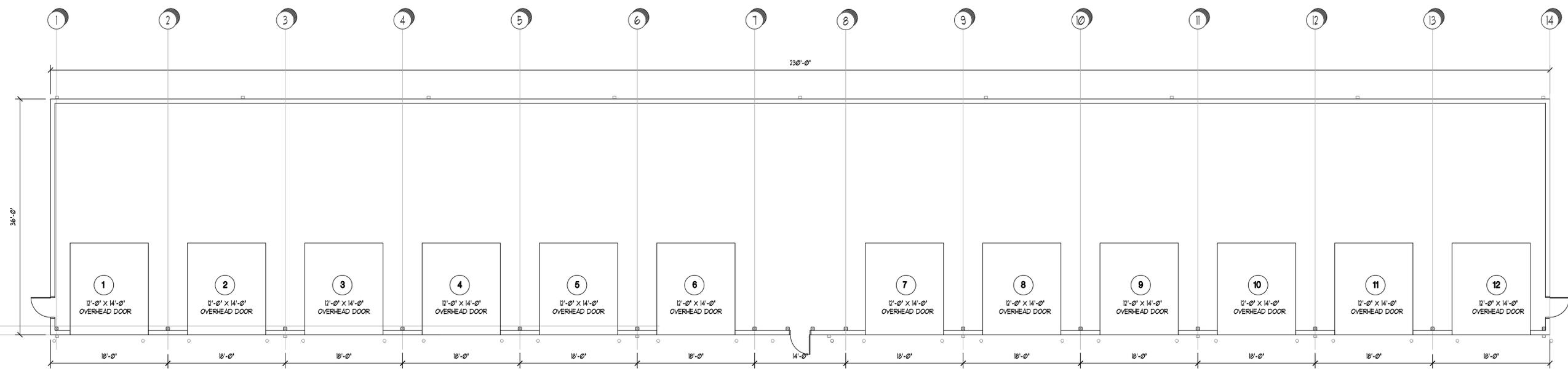
PROJECT NO.:
 VNA00225

DATE:
 JANUARY 30, 2026

REVISIONS:

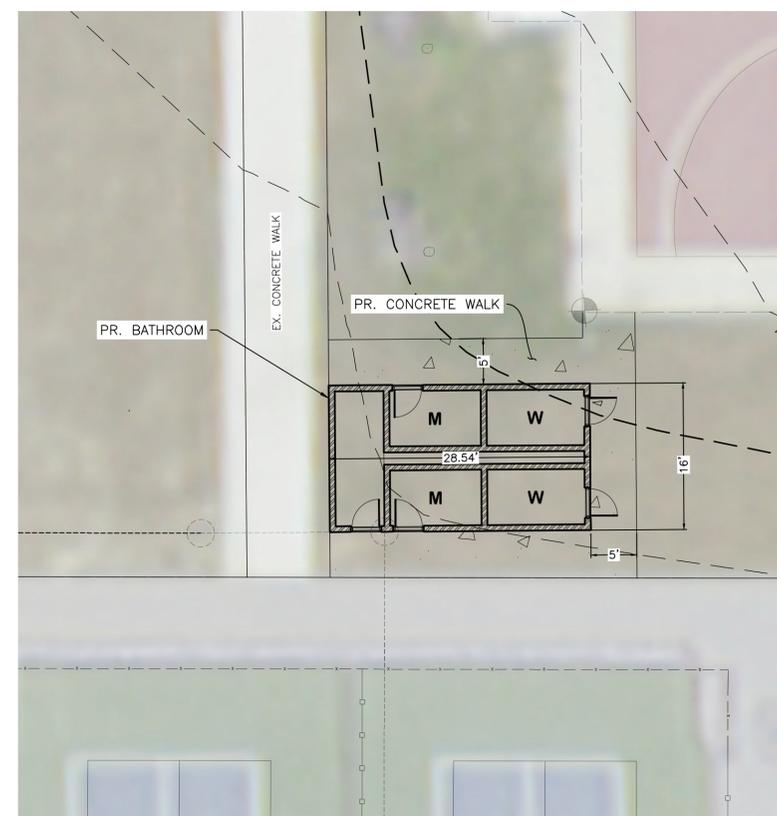
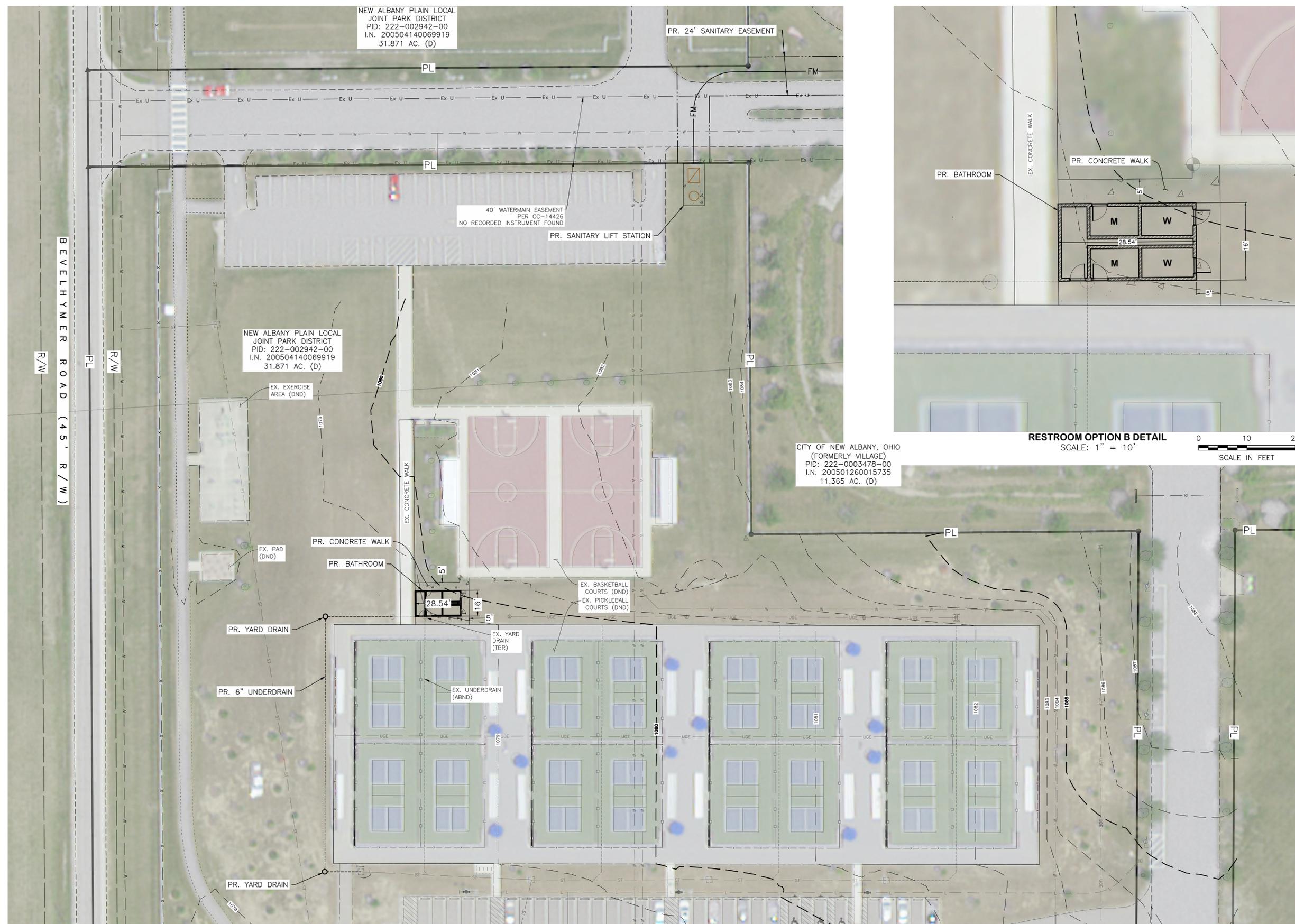
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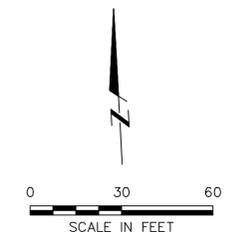


A **STORAGE BUILDING FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

MA:405225-PublicServiceImprovements DWG:Exhibit PB Restroom Option A 405225-New Albany Service Department - Restroom Exhibit Option B.dwg ~Exhibit LAST EDITED BY:EMILLER ON 02/03/26 11:02



- LEGEND**
- EX. WATER VALVE
 - EX. FIRE HYDRANT
 - EX. GAS METER
 - EX. CATCH BASIN
 - EX. CLEANOUT
 - EX. SANITARY MANHOLE
 - EX. OIL WELL
 - EX. LIGHT POLE
 - EX. PULL BOX
 - EX. TELEPHONE PEDESTAL
 - EX. HVAC UNIT
 - EX. FUEL PUMP
 - EX. SIGN
 - EX. BOLLARD
 - EX. DECIDUOUS TREE
 - EX. WATER LINE
 - EX. GAS LINE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. UNDERDRAIN
 - EX. UNDERGROUND ELECTRIC
 - EX. UNDERGROUND LIGHTING
 - EX. FENCE
 - EX. UTILITY EASEMENT
 - EX. SANITARY EASEMENT
 - PROPERTY LINE
 - EX. CONCRETE
 - EX. ASPHALT PAVEMENT
 - PR. ASPHALT PAVEMENT
 - PR. CONCRETE WALK
 - PR. SANITARY SERVICE FORCE MAIN
 - PR. SANITARY SERVICE
 - PR. WATER SERVICE
 - TO BE REMOVED
 - TO REMAIN
 - TO BE REPLACED
 - DO NOT DISTURB
 - TO BE ABANDONED



NO.	REVISIONS	DATE

E. P. FERRIS
AND ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

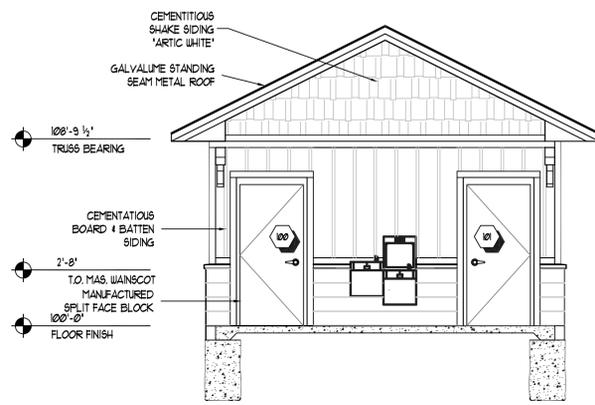
2130 QUARRY TRAILS DR,
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COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
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NEW ALBANY, FRANKLIN COUNTY, OHIO
**NEW ALBANY - PLAIN LOCAL
JOINT PARK DISTRICT**

JOB NO.:	405.182
DESIGNED BY:	ERM
DRAWN BY:	ERM
CHECKED BY:	BSM
APPROVED BY:	---
DATE:	2/3/2026

**RESTROOM EXHIBIT
OPTION B**

SCALE:	1" = 30'
SHEET NO.	OF
1	1



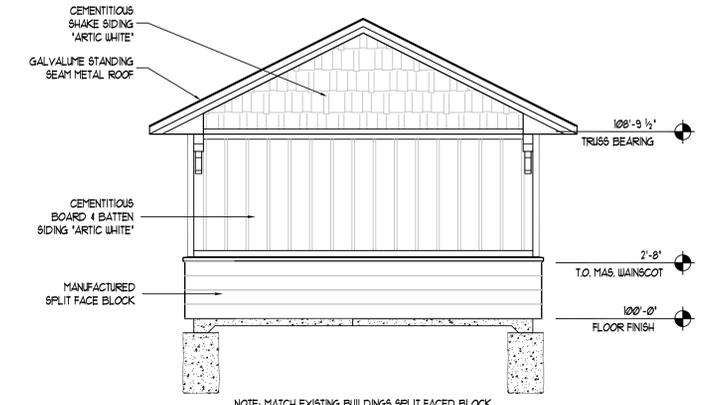
NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAHNSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAHNSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

B SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAHNSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

C REAR ELEVATION
SCALE: 1/4" = 1'-0"

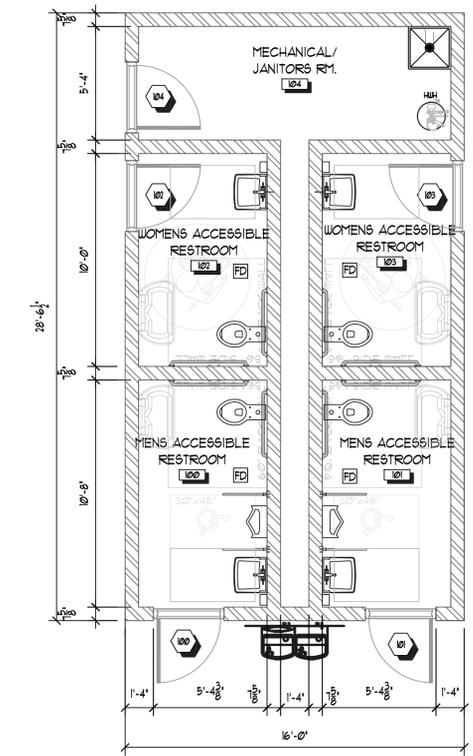


NOTE: MATCH EXISTING BUILDINGS SPLIT FACED BLOCK WAHNSCOT, PRECAST STONE WATER TABLE, GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING, AND TRIM.

D SIDE ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEDULE		
SYMBOL	DESCRIPTION	COLOR
A	CEMENTITIOUS BOARD AND BATTEN OR SHAKE SIDING	'JamesHardie' FIBER CEMENT SIDING STANDARD COLOR - 'ARTIC WHITE'
B	SPLIT FACED BLOCK MASONRY WAHNSCOT WALL	NORTHFIELD BLOCK COMPANY, PRAIRIE STONE SERIES COLOR: ALABASTER ROCKFACE
C	STANDING SEAM METAL ROOF	STEELOX LOCKRIB 'LEX-CP' STANDING SEAM METAL ROOF PANELS STANDARD COLOR - 'GALVALUME FINISH'
D	ALUMINUM WINDOWS & DOORS	ERCO, 2500 SERIES 2" COMMERCIAL GRADE WINDOWS & DOORS COLOR: BONE WHITE
E	-	-

NOTE: METAL TRIM & FLASHING COLORS SHALL MATCH WALL PANEL COLORS. VERIFY W/ ARCHITECT PRIOR TO ORDERING.



NOTE: MEN'S AND WOMEN'S RESTROOM FLOOR PLAN LAYOUT CAN BE ADJUSTED WITHOUT ANY CHANGES TO EXTERIOR ELEVATIONS OR DIMENSIONS.

E BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"

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- PROJECT PHASE**
- PRELIMINARY
 - P.C./A/R/Z/ONING
 - CONTRACT DOCUMENTS
 - PERMIT DOCUMENTS
 - CONSTRUCTION SET ISSUED
 - AS-BUILTS (N/A)

MUNICIPAL SERVICE FACILITY
CONSTRUCTION OF NEW PARKS RESTROOM
7800 REVELLUMER ROAD
NEW ALBANY, OHIO 43054

VILLAGE OF NEW ALBANY, OHIO
99 WEST MAIN STREET
NEW ALBANY, OHIO 43054

PH.: 614-855-0076
FAX: -



Ronald J. Gajoch, License #92-10078
Expiration Date: December 31, 2026

RONALD J. GAJOCH & ASSOCIATES, INC.
ARCHITECTS & PLANNERS



RONALD J. GAJOCH & ASSOCIATES INC.
545 METRO PLACE SOUTH
SUITE 400
DUBLIN, OHIO 43017-3386
PHONE: 614-793-4611
FAX: 614-793-4621

PROJECT NO:
VNA00225

DATE:
JANUARY 30, 2026

- REVISIONS:
- ▲
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SHEET NO.
A-1.2