



**ROCKY FORK-BLACKLICK ACCORD IMPLEMENTATION PANEL**

**MARCH 19, 2026 Meeting Minutes - Approved**

4:00 P.M. in the New Albany Village Hall

**I. Call to order**

The Rocky Fork – Blacklick Accord Implementation Panel held a regular meeting on Thursday, March 19, 2026 in the New Albany Village Hall. Chair Brubaker called the meeting to order at 4:02 p.m. and asked to hear the roll.

**II. Roll call**

Those answering the roll:

Mr. Mike Chappellear	present
Mr. Scott Harper	present
Mr. Jay Herskowitz	present
Mr. Ralph Smithers	present
Mr. Dave Paul	present
Mr. Todd Brubaker	present
Mr. Scott Billman	present
Mr. Kyle Sellers	present

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

Staff members present: Planner Jay Henderson, Planner II Sierra Saumenig, Deputy Director of Public Service Steve Mayer, Deputy Clerk Madriguera.

**III. Action on minutes:**

Chair Brubaker asked if there were any corrections to the minutes from the January 15, 2026 regular meeting.

Clerk Madriguera noted that Panel Member Chappellear had one correction and that the correction had been made.

Hearing no further corrections Panel Member Billman moved for approval of the minutes. Panel Member Smithers seconded the motion.

Upon roll call: Mr. Billman yes, Mr. Smithers yes, Mr. Chappellear yes, Mr. Harper yes, Mr. Herskowitz yes, Mr. Paul yes, Mr. Brubaker yes, Mr. Sellers yes. Having eight yes votes, the motion passed and the January 15, 2026 minutes were approved as corrected.

**IV. Additions or corrections to the agenda**

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

Planner II Saumenig answered none from staff.

**V. Oath**

Chair Brubaker administered the oath to all present who wished to address the panel.

## V. Hearing of visitors for items not on this agenda

Chair Brubaker asked if there were any visitors present who wished to address the panel for an item not on the agenda. Hearing none, he introduced the first and only case on the agenda and asked to hear the staff report.

## 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

Planner Henderson delivered the staff report.

Chair Brubaker asked whether there was anyone present who wished to comment on the application.

Applicant and Deputy Director of Public Service Steve Mayer spoke in support of the application. He explained that in addition to providing the new field house and police training facility, this is the comprehensive plan to allow for growth.

Panel Member Billman asked whether the police had requested the additional training facility, noting that of course they probably did so. He explained that he has visited and walked the property and he is impressed and very excited to use the fieldhouse. He stated that it looks beautiful, and that many people he has spoken with share his view.

Panel Member Herskowitz noted that the northern most curb cut does not align with the curb cut across the street.

Deputy Director Mayer responded that the city is aware of that and there may be an opportunity in the future to line them up.

Panel Member Chappelle confirmed that the property to the north is owned by private residential property owners.

Panel Member Paul asked about notification requirements for properties on Peter Hoover, noting however, that the construction that has taken place provides notification. He further asked whether the police training facility will also be a substation.

Deputy Director Mayer responded that in advance of the planning commission review, and city council review, all property owners within 200 feet will be notified of the proposed zoning change, but no prospective discussions have taken place. He further responded that there will not be a substation, this will be a training facility only.

Paul asked about properties on Peter Hoover – and whether these plans have been notified

Panel Member Chappellear remarked that he travels Bevelhymmer several times per week and asked about improvements to Bevelhymmer Road and to the leisure trails.

Deputy Direct Mayer explained that the roundabout will be finished this spring, in conjunction with that the road will be widened and a leisure trail will be installed.

Panel Member Harper asked about the shooting range at the police training facility.

Deputy Director Mayer explained the security features and noise mitigation features of the shooting range.

Chair Brubaker asked whether there were additional questions.

Hearing none, Panel Member Paul moved to approve ZC-05-2026. Panel Member Billman seconded the motion.

Upon roll call: Mr. Harper yes, Mr. Billman yes, Mr. Smithers yes, Mr. Paul yes, Mr. Chappellear yes, Mr. Herskowitz yes, Mr. Sellers abstained from the vote, Mr. Brubaker yes. Having seven yes votes, the motion passed and ZC-05-2026 was favorably recommended to the New Albany Planning Commission.

#### **VII. Other business**

Chair Brubaker thanked staff for the distribution of the meeting materials.

Planner II Saumenig responded that the duty of circulating meeting notices and materials has rotated to New Albany.

Panel Member Paul stated that it is his understanding that his term will expire soon, and he confirmed that Columbus planning staff would handle next steps.

#### **VIII. Adjournment**

Having no further business and having completed their agenda, Panel Member Billman moved to adjourn the March 19, 2026 meeting of the Rocky Fork – Blacklick Accord Implementation Panel. Panel Member Sellers seconded the motion. Without objection, the meeting was adjourned at 4:25 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

#### **Appendix**

#### **ZC-05-2026**

#### **Staff Report**

#### **Record of Action**

**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.

***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.

**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	
	<b>TOTAL</b>	45	4	0	0	<b>91.8% compliant [45/49=91.8% including met and half for partials]</b>

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.
<b>Site Orientation</b>			
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.
<b>Architecture</b>			
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

<b>1.0 Key Principles</b>		<b>Yes</b>	<b>No</b>	<b>Comments</b>
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.
<b>2.0 Strategies</b>		<b>Yes</b>	<b>No</b>	<b>Comments</b>
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
<b>3.0 General Development Standards</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>3.1 Open Space</b>			
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.
<b>3.2 General Landscape, Screening &amp; Buffering</b>			
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.	
<b>3.3 Lighting</b>				
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.	
<b>3.4 Roadways</b>				
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	
<b>4.0 District Development Standards</b>		<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>4.1 Office</b>				
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	

<b>Streets</b>		
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	-	-
<b>Parking</b>		
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.
<b>Civic / Public Space</b>		
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



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Re: Community Facilities Rezoning

Date: March 5, 2026

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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

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**From:** Sharon Jurawitz <[sjurawitz@horneandking.com](mailto: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

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**From:** Greg Jones <[gjones@newalbanyohio.org](mailto:gjones@newalbanyohio.org)>  
**Sent:** Tuesday, January 20, 2026 7:13 PM  
**To:** Sharon Jurawitz <[sjurawitz@horneandking.com](mailto: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.



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

**Cc:** Greg Jones <[gjones@newalbanyohio.org](mailto:gjones@newalbanyohio.org)>; Stephen Mayer <[smayer@newalbanyohio.org](mailto:smayer@newalbanyohio.org)>; Christopher Christian <[cchristian@newalbanyohio.org](mailto:cchristian@newalbanyohio.org)>; Sierra Saumenig <[ssaumenig@newalbanyohio.org](mailto:ssaumenig@newalbanyohio.org)>; [bmunro@epferris.com](mailto:bmunro@epferris.com); Megan Cates <[mcates@newalbanyohio.org](mailto: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!