



New Albany Board of Zoning Appeals
March 23, 2026, Meeting Minutes – DRAFT

I. Call to order

The New Albany Board of Zoning Appeals held a regular meeting on Monday, March 23, 2026 in the New Albany Village Hall. Chair LaJeunesse called the meeting to order at 6:30 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Shaun LaJeunesse	present
Abe Jacob	present
Tiana Samuels	present
Jeremiah Wood	present
Sarah Briggs	absent
Council Member Shull	present

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

Staff members present: Law Director Ben Albrecht, Planning Manager Chris Christian, Planner II Saumenig, Deputy Clerk Madriguera.

III. Action on minutes February 23, 2026

Chair LaJeunesse asked if there were any corrections or changes to the minutes.

Hearing none, Board Member Jacob moved for approval of the February 23, 2026 meeting minutes. Board Member Wood seconded the motion.

Upon roll call: Mr. Jacob yes, Mr. Wood yes, Ms. Samuels yes, Mr. LaJeunesse yes. Having four yes votes the motion passed and the February 23, 2026 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Planner II Saumenig said there was no change to the agenda but wanted to let the board know that Sarah Briggs was elected liaison from the planning commission. Commissioner Briggs could not make tonight's meeting but would see the board at their next meeting.

Chair LaJeunesse advised all present that they would need to affirm an oath of truthfulness in order to address the board.

Chair LaJeunesse introduced the first and only case on the agenda and asked to hear from staff.

VI. Cases

VAR-12-2026 Recreational Amenity Variance

Variance to C.O 1165.04(b)(3)(a) to allow a recreational amenity to remain within the front yard at 6528 Cedar Brook Drive (PID: 222-000837).

Applicant: Matthew and Kelli Sprosty

Planner II Saumenig delivered the staff report.

Board Member Samuels moved to accept the staff reports and related documents into the record for VAR-12-2026. Board Member Jacob seconded the motion.

Upon roll call: Ms. Samuels yes, Mr. Jacob yes, Mr. LaJeunesse yes, Mr. Wood yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted to the record of VAR-12-2026.

Chair LaJeunesse asked if the applicants had anything to add, noting that they were not obligated to speak.

Chair LaJeunesse opened the public hearing.

Nick Bories, 6152 Cedar Brook Drive.

Chair LaJeunesse administered the oath to Mr. Bories.

Mr. Bories told the board that he lives two houses down from the subject property and that the finishes of the rink were of high quality.

Jody Holman, 6516 Cedar Brook Drive.

Chair LaJeunesse administered the oath to Ms. Holman.

Ms. Holman advised the board that moving the rink so that a variance was no longer required would result in the rink being placed within the line of sight of two additional properties and it may impair enjoyment of the pond.

Chair LaJeunesse asked if there were questions from the board.

Board Member Samuels asked whether there was precedent in this area.

Planner II Saumenig answered that there was not.

Board Member Wood asked about the screening and how long it would take the trees to grow and fill in to true screening.

Applicant Matt Sprosty rose to respond to the question.

Chair LaJeunesse administered the oath to Mr. Sprosty.

Mr. Sprosty discussed the existing plantings and explained that they had additional plantings but they had not yet installed them because they received the notice from the city regarding these code enforcement proceedings.

Board Member Samuels stated that the board received notice about the sound and lighting and asked whether the board should examine those issues or just the location of the rink.

Planner II Saumenig answered that the board examines the location. She further explained that there is a noise ordinance that applies city wide.

Chair LaJeunesse noted that because this house is on a corner lot it has two front yards, and he confirmed that the front of the house is located on Central College Road because it has the least dimension.

Council Member Shull agreed and confirmed that the Cedar Brook frontage is the front yard and the rear lot line is the east property lot line.

Planner II Saumenig stated that the rink could be moved to the back yard and a variance would not be needed.

Chair LaJeunesse asked the Mr. Sprosty why he chose this location and why he did not seek a permit.

Mr. Sprosty explained that he read the rules and did not think he needed a permit because the rink is not a building and because it is temporary, he further stated that he chose this location because of the drainage.

Board Member Wood asked about the temporary nature of the rink, and whether it was taken down.

Mr. Sprosty explained that it is up all year round, but it is run with an extension cord. There are no concrete footings but there is gravel and the gravel had to be tamped down. He further explained that he checked with his neighbor prior to, and after building the rink. As a result of those conversations, the kids do not play after 8:30 p.m., they use softer balls, and the lights have been directed away from the neighbor's property.

Board Member Samuels explained that the board is required to support the word and spirit of the code, she further stated that permitting this would establish precedent. She asked about the burden of moving the rink.

Mr. Sprosty answered that they would need to rent the tamper and move or purchase new gravel. It could cost between \$1,000.00 - \$2,000.00.

There was discussion of whether the board should impose a time frame for moving or removing the rink.

Law Director Albrecht cautioned the board against imposing a time frame. Removal or moving the rink should occur in a reasonable amount of time.

Chair LaJeunesse explained that it is the board's duty to uphold the code, unfortunately the rink needs to be pushed back. He further stated that he would love to come and skate when the rink is moved.

Chair LaJeunesse administered the oath to Applicant Kelli Sprosty.

Ms. Sprosty asked whether the board could take into account that the neighbor did not want it moved to the permitted location. She further stated that she had no idea it was in the front yard. She explained how wet the yard is and the challenge of moving the rink. She asserted that people do not think of this location as the front yard and that they were willing to plant additional screening.

Chair LaJeunesse replied no, the neighbor's preference had no bearing on their decision. It was the code that is the determining factor.

Board Member Samuels added that the code requires that the recreational amenity project be beyond the primary structure.

Council Member Shull clarified that a decision to reject the request for a variance does not require the applicants to move the rink. He further stated that the board has reviewed many variance requests for pools on corner lots, but this is the first request for a recreational amenity of this type.

Hearing no further questions, Chair LaJeunesse moved to approve VAR-12-2026. Board Member Jacob seconded the motion.

Upon roll call: Mr. LaJeunesse yes, Mr. Jacob no, Ms. Samuels no, Mr. Wood no. Having one yes vote and three no votes, the motion failed and the variance request was denied.

Board Member Jacob explained that regardless of his personal thoughts about the rink, he voted no because of the points raised in the neighbor letter, the language of the code, and the visual prominence of the amenity from Central College Road and from Cedar Brook Road, and because this amenity could be moved to a permitted location on the property.

Board Member Samuels apologized to the applicants and explained that she voted no because of the *Duncan* factors. This is a substantial variation from the code, granting this variance would establish precedent, and because there is a solution other than granting the variance.

Board Member Wood concurred. He apologized and explained that he voted no because he found that it would alter the essential character of the neighborhood, there is a compliant solution, and because it does not meet the language of the code.

VII. Other business

Chair LaJeunesse asked if there was any other business to come before the board.

Hearing none and having completed their agenda Board Member Wood moved to adjourn the March 23, 2026 meeting. Board Member Jacob seconded the motion.

Upon roll call: Mr. Wood yes, Mr. Jacob yes, Mr. LaJeunesse yes, Ms. Samuels yes. Having four yes votes, the motion passed and the meeting was adjourned at 7:20 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

VAR-12-2026

Staff Report

Applicant Statement

Neighbor Letter

Record of Action



**Architectural Review Board Staff Report
April 13, 2026 Meeting**

**POLICE TRAINING FACILITY
CERTIFICATE OF APPROPRIATENESS AND WAIVER**

LOCATION: 7420 Walnut Street (PID: 222-004741)
REQUEST: Certificate of Appropriateness
ZONING: Agricultural District (AG) to Community Facilities (CF)
STRATEGIC PLAN: Residential
APPLICATION: ARB-06-2026
APPLICANT: City of New Albany c/o EMH&T

Review based on: Application materials received on March 5, 2026

Staff report completed by Javon Henderson, Planner I

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness for the construction of a new approximately 9,500-square-foot police training facility. The site will be accessed via an existing private drive from Walnut Street. A waiver is also requested to allow the primary building entrance to be oriented toward the rear of the structure.

The proposed rezoning was heard at the Rocky Fork-Blacklick Accord meeting on March 19, 2026, and the board recommended approval.

The rezoning is set to be heard by the Planning Commission on April 6, 2026.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board.

The applicant requests the following waiver as part of this application:

- A. Waiver to the Design Guidelines & Requirements (DGRs) Section 8 (III.3) to allow the entrance to be oriented toward the rear of the building, where the DGRs state entrances shall be oriented toward primary streets and roads.

II. SITE DESCRIPTION & USE

The overall site is 4.97 acres, and the applicant intends to construct a new police training facility with associated parking. The application will include a waiver to the building entrance orientation, located at 7420 Walnut Street. As it stands today, the site contains a barn-like structure and is currently unoccupied. The surrounding area includes residential properties to the south, Bevelhmyer Park to the east and west, and the New Albany Public Service facilities to the north.

III. EVALUATION

Architectural Review Board Review Criteria: Section 8(III)(1) of the Design Guidelines and Requirements (DGRs) requires civic and institutional projects to have a development plan submit for review by the Architectural Review Board. The Board should evaluate its site design, building

locations, building form and massing information, and palette of design elements, including exterior materials, window and door design, colors, and ornamentation.

A. Certificate of Appropriateness

The ARB’s review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design**

Appropriateness, the modifications to the building and site should be evaluated on these criteria:

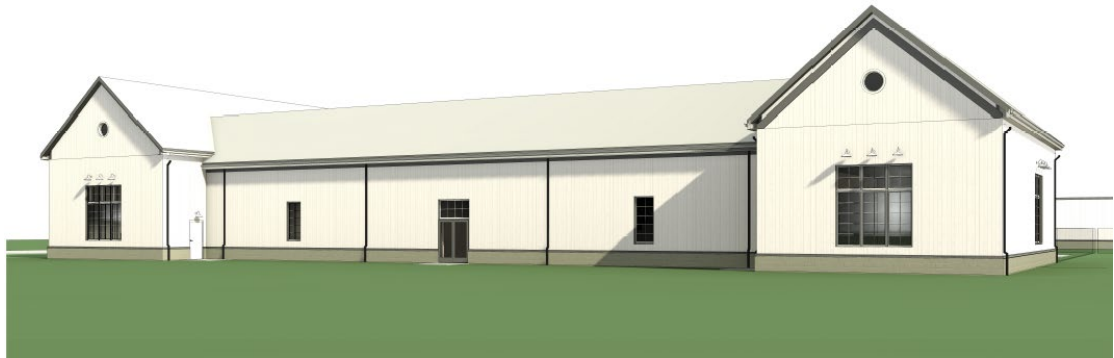
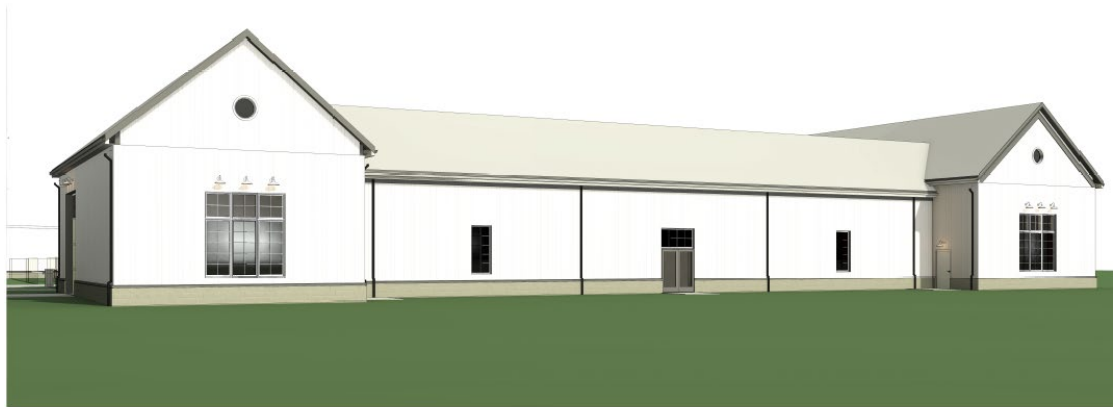
1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The applicant proposes to construct a new police training facility (9,500 sq. ft.) on a parcel that contains a barn structure. The addition of the facility will support the growth of the city by providing additional space for the police department.
 - The Rocky Fork-Blacklick Accord Plan identifies the East Walnut Street and Bevelhymer Road area as a potential location for a future Metro Park. While the proposed improvements do not fully align with that vision, the area has evolved into a municipal service hub, including the city’s public service complex and Bevelhymer Park.
 - The Engage New Albany strategic plan designates the area as Residential in the future land use category. Given its proximity to the public service complex and the parcel's current nonresidential status, a residential use would not be consistent with the area's existing character. Therefore, the proposed use for a governmental building is appropriate.
 - The following table includes the required and proposed setbacks for Community Facilities:

Standard	Permitted	Proposed
Front Yard	The front yard setback shall not be less than the largest required front yard setback for any adjacent zoning district.	East Walnut Street- Police training facility: 250' +/-
Side and Rear Yard	The yards for each public facility building shall be not less than the criteria set forth in the following schedule when adjacent to any district where residences are a permitted use. (50' minimum)	Police Facility: 160' +/- side yard
Driveway	10'	Police training facility: 30' +
Parking Area	20'	Police training facility: 45' +/-

- The Community Facilities zoning district does not have a permitted maximum building height. However, the police training facility will be 34 feet tall.
- Requirements outlined in Section 8 of the Design Guidelines and Requirements apply to this site.
- Section 8(III.2) of the Design Guidelines & Requirements states that the selection of architectural style shall be appropriate to the context, location, and function of the

building. Public recreational structures may be appropriately designed using vernacular forms as inspiration, such as a historic barn.

- The applicant proposes the police training facility to be built as a barn-style building with vertical metal siding and a metal roof to match the existing public service facility.



- Section 8(III.3) of the Design Guidelines & Requirements (DGRs) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
 - The primary entrance to the police training facility is oriented toward the rear parking lot. The door that faces East Walnut Street is intended to be used for equipment purposes only. As the building is not intended for public access and serves a governmental function, the applicant has requested a waiver from the Architectural Review Board to permit this design, which is evaluated in the staff report below.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) states civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically proportioned windowpanes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
 - The proposed police facility will include vertical metal siding with a split-faced block and water table with limestone. The windowpanes will be vertically proportioned.
- Any ground-mounted and roof-mounted mechanical equipment shall be screened. Staff recommends a condition of approval that roof-mounted and ground-mounted equipment shall be screened, subject to staff approval (condition #1).
- The city architect reviewed the proposed designs for the police training facility and had no comments on the design.

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

Landscape

- Parking Lot Landscaping requirement:
 - The Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant proposes 32 parking spaces for the police training facility, thereby requiring 6 trees. The applicant's plan meets this requirement by proposing 8 trees.
- Parking lots shall be screened from rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall. Although the police training facility does not have a proposal for evergreen hedges screening the parking lot, the parking lot is located behind the primary structure, screening it from East Walnut Street, in addition to a proposed security fence surrounding the parking lot.
- General Site Landscaping Requirement:
 - 1171.05(e)(2) The police training facility has a proposed total ground coverage of 36,276 sq. ft. requiring a minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 in ground coverage. The police training facility requires 8 trees at 14" caliper. This requirement is met with existing site trees of 17, equaling 248" caliper.
- Street Tree Landscaping Requirement: The Codified Ordinance 1171.04 requires deciduous canopy trees (street trees) be planted no less than twenty-four (24) feet and no more than thirty-six (36) feet on center unless otherwise approved by the Village Landscape Architect. The applicant is providing a total of 5 trees along Walnut Street in addition to the 9 existing street trees.
- Codified Ordinance 1171.08 states that basins should have a natural shape and are no steeper than 6:1. The applicant is not proposing a basin; however, a future basin may be needed with future expansions. Staff recommends a condition of approval that the future basin will meet the requirements outlined in the Codified Ordinance, subject to staff approval (condition #2).
- The City Landscape Architect reviewed the proposed development and had no further comments on the revised plans.

Lighting

- The applicant has submitted a photometric plan for the police training facility, and the site has zero or near-zero-foot candles at the north, south, and east property lines. The property line shared with the public service private drive is not near-zero; however, this is a private drive utilized for the public service complex and Bevelhymer Park and is not near residentially zoned areas.
- The proposed lighting for the police training facility includes Holophane and Cooper Lighting Solutions Invue. These fixtures are located throughout the public service complex and fit the overall character of the area.

Vehicular and Pedestrian circulation:

- The police training facility will be accessed by an existing private drive from East Walnut Street that serves the public service complex. There are proposed internal sidewalk connections from the parking lot to the building.
- An existing leisure path along East Walnut Street will serve the police training facility. Additionally, the applicant proposes a four-rail horse fence along East Walnut Street to meet the requirements of the New Albany Design Guidelines and Requirements (DGRs).
- The city's codified ordinance does not indicate required parking for governmental facilities and thus, the Planning Commission has discretion as to how many parking

spaces are sufficient for this use. The applicant has provided a justification for the police training facility, included in the application packet. The applicant's justification is as follows:

- 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.

Signage

- No signage is proposed for the police training facility at this time. Staff recommends a condition of approval that signage be evaluated and subject to staff approval (condition #3).
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The site is unoccupied with a barn structure in disrepair. The applicant proposes to keep portions of the existing tree stands on site.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The applicant has designed the new building in a way that is appropriate to the surrounding area and meets the architectural requirements in the DGR's.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The massing, proportion, and breakdown of architectural elements are appropriate for the proposed architectural style and fit the area's architectural character. The applicant has achieved a thoughtful and visually appealing design.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

Waiver Request

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

- a) *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed*

- b) *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
- c) *Be necessary for reasons of fairness due to unusual building, structure, or site-specific conditions; and*
- d) *Not detrimentally affect the public health, safety or general welfare*

The applicant is requesting the following waivers as part of this application:

- A. Waiver to the Design Guidelines & Requirements (DGRs) Section 8 (III.3) to allow the entrance to be oriented toward the rear of the building, where the DGRs state entrances shall be oriented toward primary streets and roads.**

- (A) Waiver to the Design Guidelines & Requirements (DGRs) Section 8 (III.3) to allow the entrance to be oriented toward the rear of the building, where the DGRs state entrances shall be oriented toward primary streets and roads.**

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

1. The applicant is proposing the police training facility's main building entrance to be located at the rear of the building, which does not meet the DGRs requirement for entrances to be oriented toward primary streets and roads.
2. Although the police training facility has a door facing the primary road, this door is not the primary entrance. The door is intended to be used for bringing large equipment into the facility. Additionally, the door will be locked from the inside with an additional sliding door for security purposes.
3. The surrounding area was designed to be utilized and developed as a public park and municipal service area. The proposal of the police training facility fits within the intended development of the area. As a non-public, operational facility, the building is not intended to function as a civic destination with a prominent street-facing entrance. Additionally, the building's parking lot is proposed to be fenced with a gate, which visually identifies the building as non-accessible to the public.
4. The intent of the DGR requirement is to provide clearly identifiable and accessible entrances for civic and institutional buildings. While the police training facility is proposed without a main entrance facing a primary road, the applicant has utilized the site and meets the area's architectural style and character. As such, the applicant has proposed the most reasonable design for the building's operational needs while meeting all other requirements of the DGRs.
5. The request is necessary for reasons of fairness due to the intended use of the facility. The police training facility is a governmental use intended for police staff and not open to public access. The applicant has proposed physical barriers of the fence and gate, which will help visually identify the site as not publicly accessible. If the applicant were to orient the staff entrance to the front of the building along the primary street, the applicant would likely need to physically secure the entrance by means of a fence and gate in front of the building. This could ultimately compromise the architectural aesthetic of the area.
6. It does not appear that the waiver would detrimentally affect public health, safety, or general welfare.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering-related requirements of Code Section 1159.07(b)(3) and had no comments.

V. SUMMARY

The police training facility will provide the space needed for the police department to maintain personal development training and additional meeting and office space. This addition will serve the city's expansion needs to continue the functional operations for the community. 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 and public park in this vicinity, expansion in this area is appropriate.

The site has been thoughtfully designed, with a layout that accommodates operational needs while preserving substantial green space along public road frontages. The building's main entrance, oriented to the rear with access from the fenced and gated parking lot, is appropriate for the proposed function of the building. The proposed development meets all applicable setbacks and other requirements, demonstrating compliance with zoning standards. The building supports the architectural character of the area and will enhance the quality and experience around Bevelhymer Park and the public service complex.

IV. ACTION

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

Suggested Motion for ARB-06-2026:

Move to approve Certificate of Appropriateness application ARB-06-2026 with the following conditions:

1. Any roof-mounted or ground-mounted mechanical equipment shall be screened, subject to staff approval.
2. That the future basin meets the requirements in the Codified Ordinances and is subject to staff approval.
3. That signage is evaluated and subject to staff approval.

Approximate Site Location:



Source: NearMap



Re: Police Training Facility Waiver Statement

Date: March 27, 2026

The city is requesting a waiver from the Design Guidelines and Requirements (DGRs) Section 8 Civic & Institutional Buildings (III.3), which states: In keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.

The proposed New Albany Police Training Facility is planned to be located at 7420 Walnut Street. The training facility is intended to be utilized by sworn and non-sworn employees of the police staff. As stated in the DGRs, entrances shall be oriented toward primary streets and roads; however, this facility has the main staff entrance in the rear and is accessed through the gated parking lot. Due to the intended use of the building, the waiver to not have a front entrance located toward the primary street or road should be warranted.

Training Facility Parking Justification

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.



Architectural Review Board Staff Report
April 13, 2026 Meeting

**PUBLIC SERVICE STORAGE FACILITY
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 7800 Bevelhymer Road (PID: 222-003478)
REQUEST: Certificate of Appropriateness
ZONING: Community Facilities (CF)
STRATEGIC PLAN: Parks and Green Space & Metro Park Zone
APPLICATION: ARB-24-2026
APPLICANT: City of New Albany c/o EMH&T

Review based on: Application materials received on March 5, 2026

Staff report completed by Javon Henderson, Planner I

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness to construct a new public service department storage building, that is approximately 8,280 square feet. The site is accessed from two curb cuts, one on East Walnut Street and the other on Bevelhymer Road.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board.

II. SITE DESCRIPTION & USE

The overall site is 11.36 acres, and the applicant is proposing to construct a new public service storage facility located at 7800 Bevelhymer Road. The site for the proposed storage facility currently contains the public service department buildings. The surrounding area includes residential properties to the south, Bevelhymer Park, the fieldhouse, and the New Albany Public Service facilities.

III. EVALUATION

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

A. Certificate of Appropriateness

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

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

- The applicant proposes to construct a new public service storage building (8,280 sq. ft.), supporting the growth of the city by providing necessary storage space for the public service department.
- The Engage New Albany strategic plan designates the area as Parks and Green Space in the future land use category. Given the location of the storage building, which will occupy space on the public service parcel, the proposal is appropriate, noting that the existing use will not be changed.
- The following table includes the required and proposed setbacks for Community Facilities:

Standard	Permitted	Proposed
Front Yard	The front yard setback shall not be less than the largest required front yard setback for any adjacent zoning district.	Bevelhymer Road: 1134' +/-
Side and Rear Yard	The yards for each public facility building shall be not less than the criteria set forth in the following schedule when adjacent to any district where residences are a permitted use. (50' minimum)	Storage Building: 10' (Eastern property line); 25' +/- (Northern property line); 300' +/- (Southern property line)
Driveway	10'	560' +/-
Parking Area	20'	584' +/-

- The public service expansion provides additional capacity to support a growing department. This space will accommodate storage, equipment, and vehicles, while enhancing overall maintenance operations throughout the community.
- The Community Facilities zoning district does not have a permitted maximum building height. However, the public storage facility is proposed to be 28 feet tall.
- Requirements outlined in Section 8 of the Design Guidelines and Requirements apply to this site.
- Section 8(III.2) of the Design Guidelines & Requirements states that the selection of architectural style shall be appropriate to the context, location, and function of the building. Public recreational structures may be appropriately designed using vernacular forms as inspiration, such as a historic barn.
 - The public service storage building will include vertical metal wall panels and a metal roof with colors matching the existing public service buildings on site. Additionally, the public service storage building will consist of faux shutters and a decorative cupola along the roof. The garage doors will be metal overhead, matching the existing service buildings on site.

- The City Landscape Architect reviewed the proposed development and had no further comments on the plans.

Lighting

- There is no proposed lighting for the public service storage facility.

Vehicular and Pedestrian circulation:

- The public service storage facility will be accessed from the existing pavement internal to the site, accessed by employees.

Signage

- No signage is proposed for the public service storage facility.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The site currently occupies the public service department and buildings that support their operational needs. Additionally, the building is proposed to have similar architectural elements to the existing public service buildings.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The applicant has designed the new building in a way that is appropriate and would create a seamless addition to the area while meeting the architectural requirements in the DGR's.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, massing, use of materials, and architectural elements are appropriate for the proposed architectural style. The applicant has achieved a thoughtful design.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering-related requirements of Code Section 1159.07(b)(3) and has no comments.

V. SUMMARY

The addition of the public service storage facility will help the public service department maintain functional operations at the facility for staff. The addition will serve the city's expansion needs to continue the functional operations for the community. The strategic plan identifies that governmental facilities shall be located throughout the city, and the public service complex is the ideal location to expand its facilities.

The site has been thoughtfully designed, with a layout that will accommodate operational needs for public service staff. The proposed development meets all applicable setbacks and other requirements, demonstrating compliance with zoning standards. The building supports the architectural character of the area and will enhance the quality and experience around the public service complex.

IV. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate (conditions may be added).

Suggested Motion for ARB-24-2026:

Move to approve Certificate of Appropriateness application ARB-24-2026.

Approximate Site Location:



Source: NearMap



Architectural Review Board Staff Report
April 13, 2026 Meeting

**BEVELHYMER PARK RESTROOM FACILITY
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 7500 Walnut Street (PID:222-002942)
REQUEST: Certificate of Appropriateness
ZONING: Community Facilities (CF)
STRATEGIC PLAN: Parks and Green Space & Metro Park Zone
APPLICATION: ARB-25-2026
APPLICANT: City of New Albany c/o EMH&T

Review based on: Application materials received on March 5, 2026

Staff report completed by Javon Henderson, Planner I

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness for the construction of a new public park restroom that is approximately 456 square feet, within Bevelhymer Park. The facility is accessible via internal sidewalk connections at Bevelhymer Park. The new restroom facility is proposed to be located between the basketball courts and the pickleball courts.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board.

II. SITE DESCRIPTION & USE

The overall site is 31.86 acres, and the applicant intends to construct a new park restroom facility located at 7500 Walnut Street, between the pickleball and basketball courts. The parcel is currently occupied by green space, sports courts, parking lots, and ball fields. The surrounding area includes residential properties to the south, Bevelhymer Park to the east, the fieldhouse to the west, and the New Albany Public Service facilities to the north.

III. EVALUATION

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

A. Certificate of Appropriateness

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

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

- The applicant proposes to construct a new park restroom facility (456 +/- sq. ft.), which will support the growth of the city by providing an additional amenity for Bevelhymer Park.
- The proposed new bathrooms, located within Bevelhymer Park, are a supporting park amenity that complements the park’s overall green space character and recreational use, and therefore is consistent with the current use and future land use designation. The Engage New Albany strategic plan highlights opportunities to protect and enhance the existing network of parks. The proposed public restroom facility advances this goal by expanding park amenities, improving convenience and accessibility for visitors, and supporting recreational use, ultimately enhancing the overall quality of life for community residents.
- The following table includes the required and proposed setbacks for Community Facilities:

Standard	Permitted	Proposed
Front Yard	The front yard setback shall not be less than the largest required front yard setback for any adjacent zoning district.	Bevelhymer Road-Restroom Facility: 186’ +/-
Side and Rear Yard	The yards for each public facility building shall be not less than the criteria set forth in the following schedule when adjacent to any district where residences are a permitted use.	Restroom Facility: 263’ +/- (Northern property line); 424’ +/- (Eastern property line)
Driveway	10’	270’ +/-
Parking Area	20’	193’ +/-

- The Community Facilities zoning district does not have a permitted maximum building height. However, the park restroom facility is proposed to be approximately 14 feet tall.
- Requirements outlined in Section 8 of the Design Guidelines and Requirements apply to this site.
- Section 8(III.2) of the Design Guidelines & Requirements states that the selection of architectural style shall be appropriate to the context, location, and function of the building. Public recreational structures may be appropriately designed using vernacular forms as inspiration, such as a historic barn.
 - The proposed restroom facility will feature board and batten siding, a metal roof, and a split-face block water table. The material colors will match the area's existing character.

Landscape

- Parking Lot Landscaping requirement:
 - The restroom facility will be accessed by existing parking lots and sidewalk connections at Bevelhymer Park.
- General Site Landscaping Requirement:
 - Existing site landscaping will not be altered with the addition of the restroom facility.
- Street Tree Landscaping Requirement:
 - The existing Bevelhymer Park has trees and landscaping throughout the site.
- The City Landscape Architect reviewed the proposed development and had no further comments on the plans.

Lighting

- There is no proposed lighting for the park restroom facility. The restroom facility will utilize existing lighting at Bevelhymer Park.

Vehicular and Pedestrian circulation:

- The park restroom facility will be accessed from the existing sidewalk connection from the existing parking lot at Bevelhymer Park, adjacent to Bevelhymer Road and East Walnut Street.
- The public service storage facility and park restroom facility will be accessed from established parking in respect to the existing public service complex and Bevelhymer Park parking areas.

Signage

- No signage is proposed for the restroom facility. Staff recommends a condition of approval that signage, if proposed, is subject to staff approval (condition #1).

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The site contains the pickleball courts, basketball courts, and the parking lot off of Bevelhymer Road. The building location is accessible and is located near amenities at Bevelhymer Park.
4. *All buildings, structures and sites shall be recognized as products of their own time.*

The applicant has designed the new building to be compatible with the surrounding area and its intended use, while meeting the architectural requirements outlined in the Design Guidelines & Requirements.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, massing, and detail of architectural elements are appropriate for the proposed architectural style. The applicant has achieved a thoughtful design that is visually appealing for a public restroom facility that is intended to provide privacy to users.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering-related requirements of Code Section 1159.07(b)(3) and has no comments.

V. SUMMARY

The new park restroom facility will provide an adequate and convenient facility for park users. Additionally, the addition of the park restroom facility will accomplish the goals in the Engage New Albany strategic plan by improving existing parks. The addition will serve the city's expansion needs and to continue improving the quality of life for the residents and community. With the existing public service complex and public park in this area, the location and use is appropriate.

The existing park green space, fields, and functionality will not be affected by the addition. The proposed development meets all applicable setbacks and other requirements, demonstrating compliance with zoning standards. The building will support the architectural character of the area and will ultimately enhance the quality and experience in Bevelhymer Park.

IV. ACTION

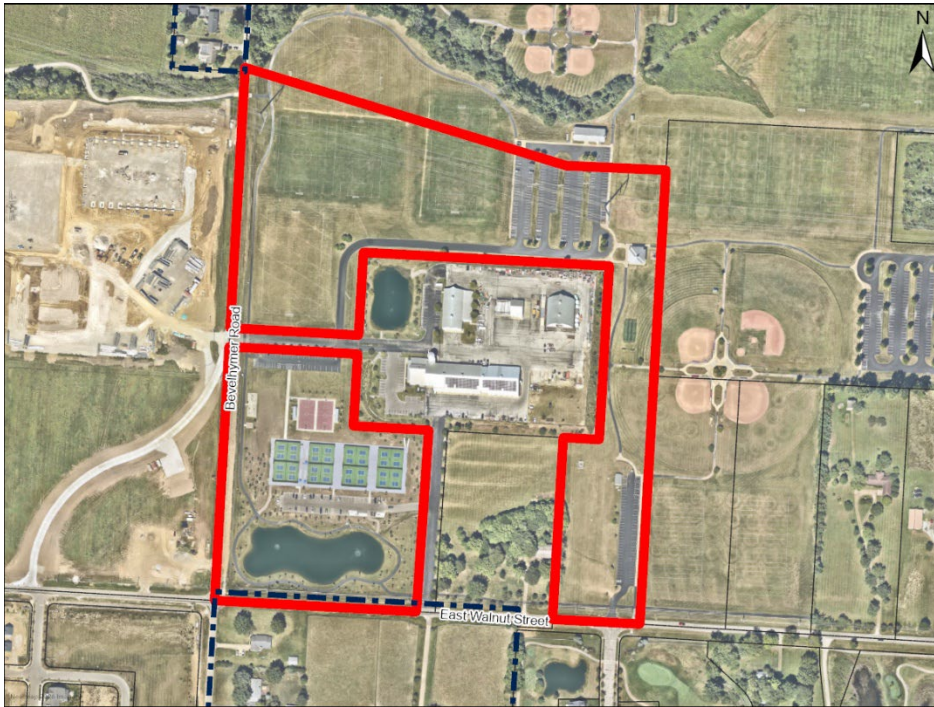
Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate (conditions may be added).

Suggested Motion for ARB-25-2026:

Move to approve Certificate of Appropriateness application ARB-25-2026 with the following condition:

1. Any proposed signage is subject to staff approval.

Approximate Site Location:



Source: NearMap



**Architectural Review Board Staff Report
April 13, 2026 Meeting**

**THE W NAIL BAR SIGNAGE
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 160 West Main Street—Suite E
APPLICANT: Signcom, Inc. c/o Kylie Cochran
REQUEST: Certificate of Appropriateness
ZONING: Market Street Expansion I-PUD, developed under the Urban Center Code requirements
STRATEGIC PLAN: Village Center
APPLICATION: ARB-13-2026

Review based on: Application materials received March 03, 2026.

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review of a certificate of appropriateness to allow three identical window signs and a wall sign to be installed at the Market & Main II retail building for The W Nail Bar. Two proposed window signs will be located on the Main Street elevation windows. One window sign will be installed at the rear entrance, and the wall sign will be located above the Main Street entrance.

The ARB previously approved a certificate of appropriateness (ARB-36-2021) and denied waivers to C.O. 1169.16(e)(3) to allow four window signs to be installed where city code permits a maximum of three and C.O. 1169.16(e)(3) to allow four window signs to be larger than 15% of the overall window area at this tenant space which was previously the W Nail Bar on April 13, 2021. In May of 2025, another certificate of appropriateness (ARB-29-2025) was approved for one wall sign and three window signs due to the business changing its name to Goddess Maintenance Co. The name is being reverted to The W Nail Bar, and because the signage size is changing, the request must be presented to the board for approval.

Per Section 1157.07(b), any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on the criteria in Chapter 1157 and Chapter 1169.

II. SITE DESCRIPTION & USE

The property is zoned I-PUD (Infill Planned Unit Development) under the Market Street Expansion zoning text but was developed under the Urban Center Code requirements. Therefore, the city's sign code regulations apply to the site. The tenant space is centrally located on the first floor of the Market and Main Street II building and was previously named The W Nail Bar and then Goddess Maintenance Co. Nail and is going back to The W Nail Bar.

III. EVALUATION

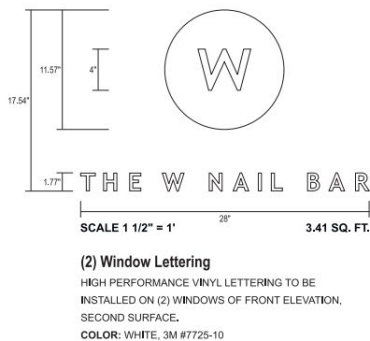
A. Certificate of Appropriateness

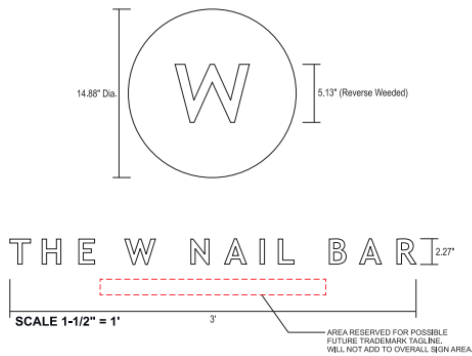
The ARB’s review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications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

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code chapter 1169.14(a), each building or structure in the Village Core sub-district shall be allowed three sign types. Wall and window signs are permitted sign types within the Village Core sub-district.
 - The applicant has submitted two sign types for the ARB to consider. Each option is evaluated below.
 - Section 1169.12(b)(4) states that multiple sign types should avoid duplicative functionality. In this case, the street-facing façade includes a wall sign and two window signs, while the rear parking lot façade includes one window sign and no wall sign, all displaying the same logo and wording. This creates repetition across relatively small façades. Reducing the overall number of signs would better align with the intent of the code while still maintaining clear and effective identification.

The W Nail Bar Window Signs

- City sign code Chapter 1169.16(e) permits one sign per window, up to three windows with a maximum size of 15% of the window area. External illumination is allowed. There are no other regulations for measurements. Window signs are permitted on first-floor windows and storefronts. The applicant proposes three identical window signs with the following dimensions:
 - a) Sign Dimensions: 28” x 17.54” [meets code].
 - b) Window Dimensions: 67” x 57” on the front façade and 67” x 52” on the rear façade.
 - c) Percentage of Window Area: 13% (3.41/26.52 sq ft) and 14% (3.41/24.19 sq ft) [meets code].
 - d) Locations: One sign in each storefront window (two) on the Main Street building elevation and one window sign at the rear entrance. [location meets code].
 - e) Lighting: None [meets code].
 - f) Material: Vinyl [meets code].
 - g) Colors: White (total of one) [meets code].
- The proposed signs will read, “The W Nail Bar” and the logo, and will be centrally located in each window.
- The signs appear to be appropriately scaled to the storefront’s window size; however, reducing the overall number of window signs may better align with the intent of the code while still maintaining clear and effective identification.

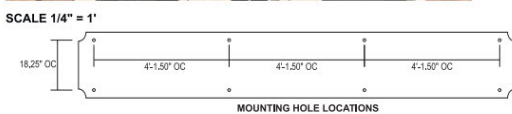
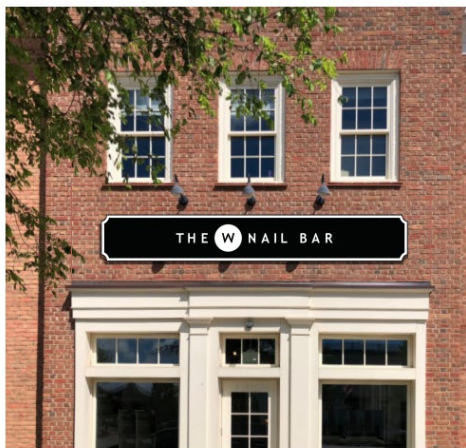




(1) Back Left Window Lettering
 HIGH PERFORMANCE VINYL LETTERING
 AND REVERSE WEEDED LOGO TO BE
 INSTALLED ON (1) WINDOW OF SIDE
 ELEVATION, SECOND SURFACE.
 COLOR: WHITE, 3M #7725-10

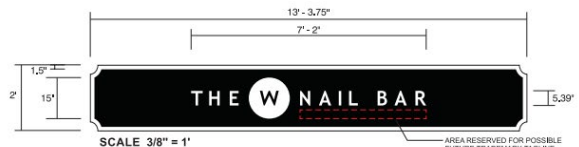
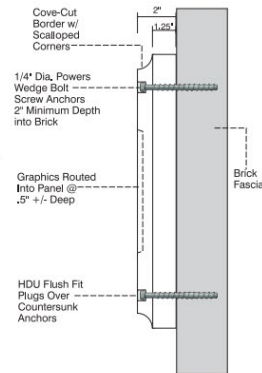
The W Nail Bar Wall Sign

- City sign code Chapter 1169.16(d) permits wall signs with the following requirements: a maximum area of 40 square feet, one sign per business entrance, a maximum projection of 18 inches, a minimum sign relief of 1 inch, and a maximum lettering height of 24 inches. The applicant proposes one wall sign with the following dimensions:
 - a) Sign Area: 26.63 square feet [meets code].
 - b) Location: Proposed along W Main Street frontage [location meets code].
 - c) Lighting: Externally Illuminated Goose Neck Fixtures [meets code].
 - d) Lettering Height: 5.39" [meets code].
 - e) Colors: White and Black (total of two) [meets code].
 - f) Sign Relief: 2" [meets code]
- The proposed signs will read “The W Nail Bar” and be centrally located above the storefront entrance.



(1) EXTERNALLY ILLUMINATED WALL PANEL

2" Thick High Density "HDU" with Scalloped Cove-Cut Corners.
 Graphics to be Routed Into Panel @ .5" +/- Deep.
 Each Panel Installed Flush to Brick Wall with (8) 1/4" x 4" Powers Wedge Bolt Screw Anchors, Minimum Depth - 2" into Brick - Countersunk & Plugged
 Graphics/ Lettering - Paint Filled
 Gooseneck Lamp Fixtures by Others
 Colors-----
 Panel & Returns - Black, MAP #42204SP
 Cove Cut Border - White
 Letters - White



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

- The signs appear to be appropriately located on the building. Similar window signs have been previously approved by the Architecture Review Board in both this and other locations in the Market Square area and are pedestrian-scaled and provide more

visual interest along the Market and Main walkways. The proposed wall sign is located symmetrically to the storefront entrance and the existing gooseneck light fixtures. The proposed wall sign is similar to that of the original W Nail Bar sign that was longer and more similar to other existing signs along West Main Street.



Source: Google Maps

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The signs are positioned in a suitable location and do not block any architectural features.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and should utilize signs appropriate to its scale and style while considering its surroundings. The proposed signs appear to match the style of the building.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

IV. SUMMARY

The proposed signs appear appropriately located and sized to fit within the design of the existing storefront tenant space entrance on the Main Street elevation of the building. The proposed signs

accomplish the context and compatibility requirements of the city sign code and are consistent with sign designs used in the Village Center. The new wall sign will be similar in size to the original W Nail Bar sign before the name change in 2025. The signs do not block views in or out of the building and help ensure that the tenant space is easily identifiable to pedestrians, improving mobility in the Village Center, which is an important goal of the Engage New Albany Strategic Plan for the Village Center. However, the overall quantity of signage may be considered more than necessary; reducing the number of signs would better align with the intent of the code while still maintaining clear and effective identification.

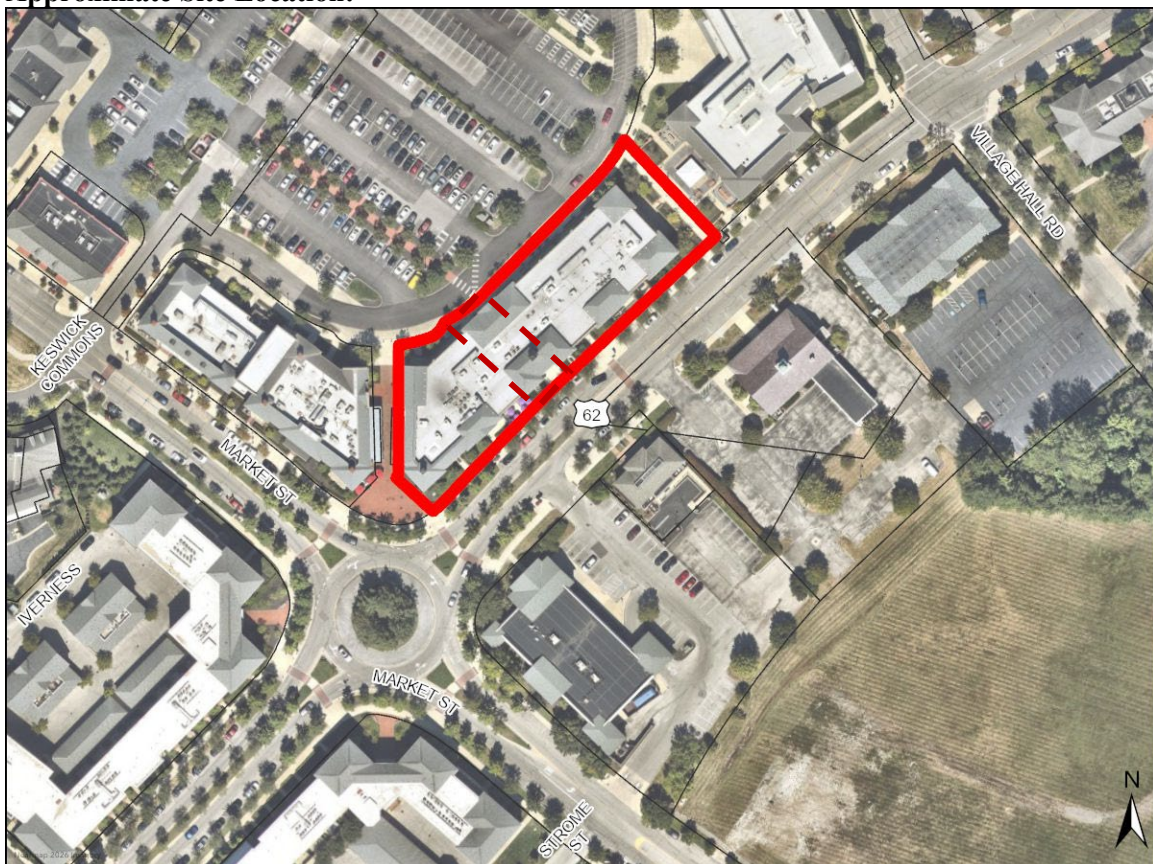
V. ACTION

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

Suggested Motion for ARB-13-2026:

Move to approve Certificate of Appropriateness application ARB-13-2026 (conditions may be added).

Approximate Site Location:



Source: Near Map



Community Development Department

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

Dear Signcom, Inc.,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Thursday, April 16, 2026

The New Albany Architectural Review Board took the following action on 04/13/2026 .

Certificate of Appropriateness

Location: 160 West Main Street

Applicant: Signcom, Inc.,

Application: PLARB20260013

Request: Certificate of Appropriateness to allow for new signage for W Nail Bar at 160 W Main Street (PID: 222-004559).

Motion: To approve with conditions

Commission Vote: Motion Approval with Conditions, 7-0

Result: Certificate of Appropriateness, PLARB20260013 was Approval with Conditions, by a vote of 7-0.

Recorded in the Official Journal this April 16, 2026

Condition(s) of Approval:

1. Repair and restore the brick from the previous wall sign placement.

Staff Certification:

Kylie Blackburn
Planner



COMMUNITY CONNECTS US

**Architectural Review Board Staff Report
April 13, 2026**

**CHURCH OF THE RESURRECTION TEMPORARY PARKING
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 6300 E. Dublin-Granville Road (PID: 222-000373)
APPLICANT: Scott R. Harper
REQUEST: Certificate of Appropriateness
ZONING: Urban Center Code, Campus sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-18-2026

Review based on: Application materials received on March 11, 2026

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval for a temporary paved parking lot where the previously approved Parish Life Center is to be located. The applicant wishes to put in a temporary parking lot until the construction of the Parish Life Center can begin. The applicant has provided a letter with additional reasoning.

Per Section 1157.08(b)(1), any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. Any new, relocated, or expanded parking lot is considered a major environmental change.

The Architectural Review Board first heard an application for the Church’s expansions on June 10, 2024, for the 3 new buildings and site changes to the church’s property. It was tabled at the June 10th meeting and then approved with conditions at the July 8th meeting. The applicant has resubmitted plans in September of 2025 that included the addition of a prayer garden and revisions to the hardscape elements.

II. SITE DESCRIPTION & USE

The Church of the Resurrection site is zoned Urban Center District and is within the Campus and Rural Residential sub-district. The northwest corner of the Church of the Resurrection’s property is in the Rural Residential sub-district, where single-family homes used to be. Urban Center Code section 4.1 allows religious exercise facilities uses within these subareas. The site is 17.1 acres in size and is currently under construction for the changes approved in July of 2024.

III. EVALUATION

Certificate of Appropriateness

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

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

- Section 8 (II.3) of the Design Guidelines & Requirements states that asphalt, brick, stone, or simulated stone driveway pavers are appropriate surfaces for driveways and parking areas.
 - Although the parking lot is temporary, the applicant has committed to the use of asphalt to meet this requirement.

With the 63 temporary spaces added and no spaces lost to construction, the site will have a total of 637 parking spaces. The certificate of appropriateness for the full site was approved with 545 parking spaces.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Section 8 (II.2) of the Design Guidelines & Requirements states that site plantings and landscaping shall be of an appropriate scale and design, based on or complementary to the architectural design of the new building.
 - The proposed temporary parking will have 4 2-inch caliper trees in the medians to be consistent with the Church's landscaping plan for other parking areas, per section 1171.06 of city code.

Lighting

- No lighting changes or additions have been shown on the proposed plans.
- Staff recommends a condition of approval that if lighting is added, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval (condition #1).

Signage

- No signage changes or additions have been shown on the proposed plans.
 - Staff recommends a condition of approval that if signage is added, it meets all applicable codes and is subject to staff approval (condition #2).
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The original quality or character of the site will not be destroyed or compromised as part of the construction of this additional temporary parking.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
- The parking lot shall be recognized as a product of its own time. The site of the temporary parking lot has already been approved for the new Parish Life Building. Once the construction on the building begins, the parking lot will be removed.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- The parking lot intends to have similar landscaping standards to the previously approved parking areas on the site.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
- Not Applicable.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
- Not Applicable

Urban Center Code Compliance

The site in question is in the Campus area within the Urban Center District. The existing building typology is Civic and Institutional. The part of this project that would be compared fully to the Urban Center Code was heard and approved at the July 9th, 2024, ARB meeting.

The proposed parking lot meets the same requirements that were approved in July of 2024 for the full site. The applicant will be meeting all setback and landscape requirements and has submitted a parking justification letter as required by the Urban Center Code.

IV. SUMMARY

The applicant has submitted a justification letter outlining the need for a temporary parking lot. The proposed lot will be paved with asphalt and include landscaping consistent with the existing parking areas on site, ensuring a cohesive appearance. Given the shared use of parking between the church and school, the additional spaces will help accommodate both users, particularly during ongoing construction activities. The temporary lot meets all applicable code requirements and is designed to integrate seamlessly with the surrounding site. Although no definitive timeline has been provided for its replacement by the approved Parish Life Building, the use of asphalt and standard landscaping will prevent the lot from appearing temporary during its use.

V. ACTION

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

Suggested Motion for ARB-18-2025:

Move to approve Certificate of Appropriateness application ARB-18-2026 with the following conditions:

1. If lighting is added, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.
2. If signage is added, it meets all applicable codes and is subject to staff approval.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Scott Harper,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Thursday, April 16, 2026

The New Albany Architectural Review Board took the following action on 04/13/2026 .

Certificate of Appropriateness

Location: 6300 DUBLIN GRANVILLE RD

Applicant: Scott Harper,

Application: PLARB20260018

Request: Certificate of Appropriateness to allow a paved parking lot for the Church of the Resurrection at 6300 East Dublin Granville Rd (PID: 222-000373).

Motion: To approve with conditions

Commission Vote: Motion Approval with Conditions, 7-0

Result: Certificate of Appropriateness, PLARB20260018 was Approval with Conditions, by a vote of 7-0.


Recorded in the Official Journal this April 16, 2026

Condition(s) of Approval:

1. A lighting plan will come back to the board for approval.

Staff Certification:

Kylie Blackburn
Planner


**NEW
ALBANY**
COMMUNITY CONNECTS US
Architectural Review Board Staff Report
April 13, 2026 Meeting

**CHURCH OF THE RESURRECTION SIGN
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 6300 E. Dublin-Granville Road (PID: 222-000373)
APPLICANT: Scott R. Harper
REQUEST: Certificate of Appropriateness
ZONING: Urban Center Code, Campus sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-21-2026

Review based on: Application materials received on March 11, 2026.

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for a wall plaque to be installed on the maintenance building at 6300 E. Dublin-Granville Road for the Church of the Resurrection. The wall plaque's location is on the west-facing elevation along Morgan Road. There are no signs on the building currently. The sign was requested by the Fire Marshal during the walkthrough of the building to grant temporary occupancy.

II. SITE DESCRIPTION & USE

The Church of the Resurrection site is zoned Urban Center District and is within the Campus and Rural Residential sub-district. The northwest corner of the Church of the Resurrection's property is in the Rural Residential sub-district, where single-family homes used to be. Urban Center Code section 4.1 allows religious exercise facilities uses within these subareas. The site is 17.1 acres in size and is currently under construction for the changes approved in July of 2024.

III. EVALUATION

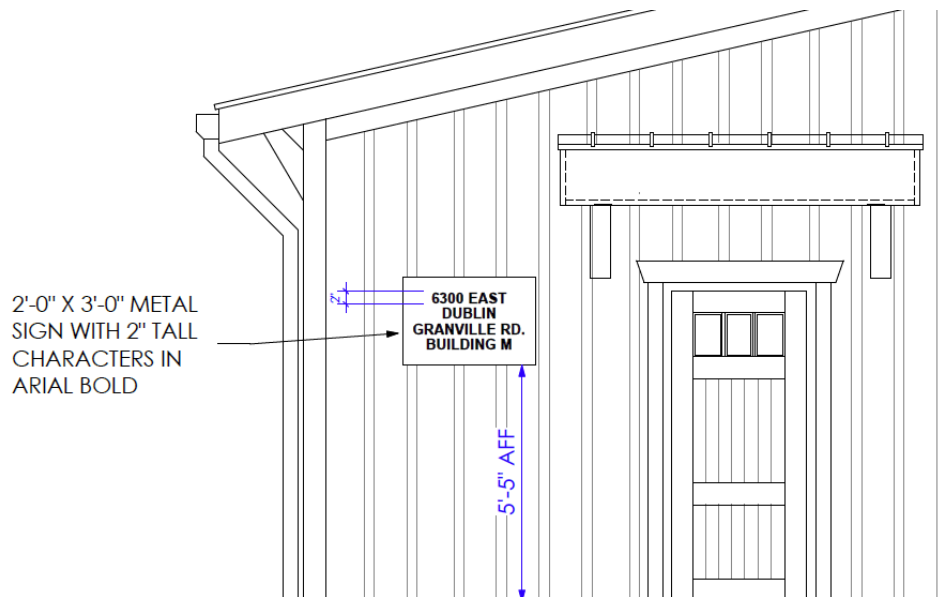
Certificate of Appropriateness:

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness to be issued by the Architectural Review Board. No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code section 1169.14(a), each building or structure in the Campus sub-district shall be allowed three (3) sign types. The applicant proposes to install one wall plaque with the following dimensions.

Wall Plaque

- City sign code Chapter 1169.18 (d) permits a maximum area of 6 square feet, allows one wall plaque per building, a maximum projection of 4 inches, and external illumination.
 - a. Area: 6 square feet [meets code].
 - b. Lighting: The applicant states they will not be illuminating the sign [meets code].
 - c. Width: 3 feet [meets code].
 - d. Height: 2 feet [meets code].
 - e. Colors: white and black [meets code].
 - f. Projection: Less than 4 inches [meets code].
 - The sign reads “6300 E Dublin Granville RD. Building M” in black painted metal lettering, on a white background, with black mounting hardware as seen in the image below.
 - The sign is made out of aluminum which is a permitted sign material.
 - C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material and design seem appropriate for the building type and area.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
- The proposed sign is an appropriate sign type for this storage and office space.



3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The sign appears to be positioned in a suitable location and does not block any architectural features.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
- The building is a product of its own time and as such should utilize signs appropriate to its scale and style while considering its surroundings. The proposed sign is designed and scaled appropriately for this storage and office space.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

IV. SUMMARY

The proposed sign appears to be appropriate for the space since it is consistent with the architectural character of the building. The proposed wall plaque uses a light background with dark lettering to stand out on the building. The sign is for identification as requested by the Fire Marshall and appears to fit with the overall character of the building and site as a whole.

V. ACTION

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

Suggested Motion for ARB-21-2026:

Move to approve Certificate of Appropriateness application ARB-21-2026.
(Conditions may be added)

Approximate Site Location:



Source: Near Map



Community Development Department

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

Dear Scott Harper,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Thursday, April 16, 2026

The New Albany Architectural Review Board took the following action on 04/13/2026 .

Certificate of Appropriateness

Location: 6300 E DUBLIN GRANVILLE RD

Applicant: Scott Harper,

Application: PLARB20260021

Request: Certificate of Appropriateness to allow a new sign for the Church of the Resurrection at 6300 East Dublin Granville Rd (PID: 222-000373).

Motion: To approve

Commission Vote: Motion Approved, 7-0

Result: Certificate of Appropriateness, PLARB20260021 was Approved, by a vote of 7-0.

Recorded in the Official Journal this April 16, 2026

Condition(s) of Approval:

N/A

Staff Certification:

Kylie Blackburn
Planner



Architectural Review Board Staff Report
April 13, 2026 Meeting

NEW ALBANY PLAIN LOCAL SCHOOLS
ACCESSORY STRUCTURE RELOCATIONS
CERTIFICATE OF APPROPRIATENESS AND WAIVERS

LOCATION: 6666 McElwee Drive (PIDs: 222-000499-00 and 222-001880-00)
APPLICANT: Nathan Gammella, Schorr Architects, Inc.
REQUEST: Certificate of Appropriateness with waivers
ZONING: Urban Center Code: Campus Sub-District and Parks and Recreation Sub-District
STRATEGIC PLAN: Parks and Green Space
APPLICATION: ARB-20-2026

Review based on application materials received March 13, 2026, and April 3, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and associated waivers to relocate an existing press box and storage structure within the New Albany Plain Local Schools (NAPLS) campus. The structures will be moved from the current high school athletic fields (future elementary school site) to the existing middle school softball and football fields.

A certificate of appropriateness was approved for the press box by the Architectural Review Board on April 8, 2019 (ARB-22-2019) and included conditions that the exterior lighting and stairwell's design be subject to staff approval. The press box was evaluated as a garden structure as regulated by the Urban Center Code. Based on staff records, the storage structure never received approval by the Architectural Review Board. Based on historical aerial imagery, the storage structure has been present on the high school softball site since early 2022.

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

1. **Waiver to Urban Center Code section 3.35-3.38 to allow a storage structure to exceed the 500-square-foot maximum garden structure area requirement by approximately 25 square feet.**
2. **Waiver to Urban Center Code section 3.35-3.38 to allow two garden structures on one lot where code requires a maximum of one garden structure per lot.**

II. SITE DESCRIPTION & USE

New Albany Plain Local Schools is located on several large parcels generally east of Fodor Road, west of State Route 605, and north of Dublin-Granville Road. The football field is zoned within the Campus sub-district of the Urban Center Code, and the softball fields are zoned within the Parks and Recreation sub-district of the Urban Center Code.

Currently, the storage structure is located between the two softball fields at 7625 Swickard Woods Boulevard, and the press box is located next to the dugout at 5101 Swickard Woods Boulevard (*see map on next page*). This area was recently approved as the site for the new NAPLS elementary school (ARB-54-2025).

III. EVALUATION

Certificate of Appropriateness:

Per C.O. Section 1157.08(b)(1), any major environmental change to a property located within the Village Center, as defined in C.O. Section 1157.07, requires a certificate of appropriateness to be issued by the Architectural Review Board. No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board.



Image: existing location of storage structure (blue circle) and press box (red circle).

Minor environmental changes, as defined in C.O. Section 1157.07, may be approved by staff without requiring a certificate of appropriateness. Minor environmental changes include “the construction of sports fields and associated bleachers, fences, dugouts and like facilities not requiring a commercial building permit, as approved by the Community Development Department.” The proposed relocation of accessory structures will require a commercial building permit due to the need for concrete foundations to be installed; therefore, the proposal is recognized as a major environmental change, which requires a certificate of appropriateness. The applicant additionally proposes the relocation of bleachers to the football field site, adjacent to the existing bleachers on the west side of the field; because no commercial building permit is required, the bleachers are considered a minor environmental change and do not require approval of a certificate of appropriateness.

Per C.O. Section 1157.09, Criteria for Evaluation of Application for Certification of Design Appropriateness, the modifications to the site should be evaluated on these criteria:

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

- Section 8 of the Design Guidelines and Requirements (DGRs), Civic and Institutional Buildings, provides the requirements for campus building typologies inside the Village Center, including park and recreation buildings. The goal for civic and institutional building designs is to encourage a consistent approach when public buildings are created in the community. While larger buildings should be more ornate and detailed, other types of structures may be more modest in scale and style.
- DGR Section 8(II)(1) requires the setting and site design to be appropriate for the architectural style in which a structure is built. The ancillary structures will be located in an appropriate context among the middle school sports fields. Their architectural style reflects the use of the site and the use of the structures.
- DGR Section 8(III)(2) requires the selection of architectural style to be appropriate to the context, location, and function of the building. Public recreation structures may be appropriately designed as vernacular buildings or even in the form of traditional barns.
 - i. Vernacular buildings, as defined by DGR Section 1(II)(F), are simple in design with little extraneous ornamentation, and they follow traditional forms and methods of construction. Houses, commercial buildings, barns, and outbuildings are all building types that could use vernacular forms for inspiration. As accessory structures, the press box and storage structure are appropriately designed following vernacular architecture.
 - ii. The press box has a white, vertically oriented steel exterior, white vinyl windows, and a flat EPDM roof. The design is appropriate as an ancillary structure, and it is

complementary to the existing structure to which it will be adjacent, which has a white, vertically oriented exterior as well.

- iii. The storage structure has a white, vertically oriented wood plank exterior. The façade includes white doors, a white one-car garage door, double-hung windows, and a gray shingled roof. The design is appropriate as an ancillary structure, and it is complementary to the smaller existing structure in its proximity.



Images: press box (left), to be stacked, and storage structure (right).

- The location of the storage structure is well-suited for pedestrian access as it is located between the two softball fields.
- Additionally, the lots appropriately reflect the “Parks and Green Space” future land use designation in the Engage New Albany Strategic Plan. Parks are strongly encouraged to provide for the recreation needs of the community, and infrastructure improvements should maximize public benefit. The plan states that the city should continue to support the district to ensure the continued success of the school system, and it identifies NAPLS as a primary provider of sports facilities and recreation options in the city, recommending the continued development of its sports facilities and active park spaces.

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

- The press box will be relocated on the north side of the existing bleachers on 6666 McElwee Drive. It stands at approximately 21.5 feet in height with a staircase on one side to provide pedestrian access to the second story.
- The press box has exterior downcast lighting over the entrances on the first and second stories.
- The storage structure will serve the two softball fields.
- While there is little to no screening of the structures from the public right-of-way along New Albany-Condit Road, because of the large setback from the road and a noticeable grade change, the structures are functionally screened from view.

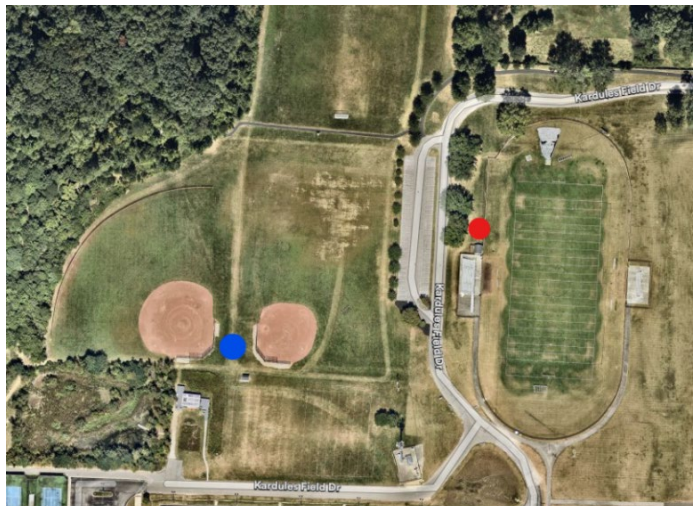


Image: proposed location of storage structure (blue circle) and press box (red circle).

- The existing press box includes signage on two of its faces. The signage was not part of the approval for the press box in 2019. Staff recommends a condition of approval that the signage be removed from the press box or the applicant return to the Architectural Review Board for a certificate of appropriateness for the signage (condition #1). A certificate of appropriateness may be requested separately for the signage to be reinstalled.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - Nothing is being removed from the structures, and the sites on which they currently reside will not be detrimentally affected in quality or character.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The structures are products of their own time and utilize materials and configurations that are appropriate to their use and site context.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The press box and storage structure are appropriate in the context of the football and softball fields. The buildings were designed to be ancillary structures, and they complement the existing context and structures on the site with visually and architecturally similar exteriors. Their use of vernacular architecture follows the recommendations of the Design Guidelines and Requirements.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not applicable.
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not applicable.

Urban Center Code Compliance

1. Based on their size, use, and scale, the press box and storage structure align with accessory structures more than primary structures and are categorized as garden structures as described in the Urban Center Code (“UCC”). The UCC provides minimum or maximum setback, clearance, height, and area requirements depending on whether the structure is a front garden structure (“to the side or in front of the adjacent building typology”) or a rear garden structure (“in the rear of a lot, behind the adjacent building typology”). Because Kardules Fields Way is a private drive and there is no public road, there is no designated frontage for this site.
 - a. The City Attorney has reviewed city code and the site context and agrees that lot frontage does not apply to the subject sites. Frontage is intended to guarantee access to a site, but as part of the NAPLS campus, accessibility is not being taken from any property owner, and NAPLS has every interest in maintaining accessibility to the sites. As a government institution, NAPLS need only substantially comply with zoning requirements.
 - b. Because there is no designated frontage, there is no designated front, side, or rear yard for the lots, and there is no distinction on whether the front or rear garden structure requirements apply. The Architectural Review Board shall use its discretion to evaluate the setback requirements and variations between the two sets of standards, such as whether the front or rear standards should apply to the press box height.

2. Garden structures are regulated by section 3.35 through 3.38 of the UCC, which defines such structures as a detached storage or ancillary living space. Their standards are evaluated below.
3. Press box:

Standard	Minimum	Maximum	Proposed
Setback	Undefined	No maximum	20 ft. from lot line
Distance from other structures	10 ft.	No maximum	Approx. 12 ft.
Height	No minimum	20 ft. (front) 25 ft. (rear)	21 ft., 6.25 in.
Area	No minimum	400 sq. ft. (front) 500 sq. ft. (rear)	240 sq. ft.
Quantity	No minimum	1 garden structure	<u>2 garden structures</u> (waiver requested)

4. Storage structure:

Standard	Minimum	Maximum	Proposed
Setback	Undefined	No maximum	12 ft. from lot line
Distance from other structures	10 ft.	No maximum	Over 12 ft.
Height	No minimum	20 ft. (front) 25 ft. (rear)	Less than 20 ft.
Area	No minimum	400 sq. ft. (front) 500 sq. ft. (rear)	<u>524,875 sq. ft.</u> (waiver requested)
Quantity	No minimum	1 garden structure	1 garden structure

Waiver Request

The Architectural Review Board’s review of waivers is pursuant to C.O. Section 1113.11, Action by the Architectural Review Board. Within 30 days after the public meeting, the Architectural Review Board shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The Architectural Review Board shall only approve a waiver or approve a waiver with supplementary conditions if it finds that the waiver, if granted, would:

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

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

A) Waiver to Urban Center Code section 3.35-3.38 to allow a storage structure to exceed the 500-square-foot maximum garden structure area requirement by approximately 25 square feet.

The following should be considered in the Board’s decision:

- The storage structure is proposed between the softball fields and has existed on the high school site since early 2022 without prior ARB approval. It exceeds the maximum permitted size by approximately 25 square feet (525 sq. ft. total).
- The subject site presently includes two softball fields and open space on an approximately 20-acre lot within the NAPLS campus. The Parks and Preservation sub-district of the Urban Center Code encourages passive and active recreation purposes. A parking lot and Kardules Fields Way, a private drive, intersect the two subject sites. There is a large setback of the parcels from New Albany-Condit Road, the nearest public right-of-way; the structure would likely not be visible from there due to the distance. The sites do not front a public street. The sites are in the vicinity of Rural Residential houses generally to its northeast.
- Overall, the structure provides an appropriate pattern of development considering the context in which it is proposed. It will serve as a storage space for softball equipment and will be easily accessible from either field as it is proposed to be located between the two, in a manner similar to its current placement between two softball fields on the high school site. Additionally, it is proposed to be situated near other existing structures on an adjacent site, which may be contextually more appropriate than being placed in the middle of an open space. Its design, materials, and scale are compatible with nearby structures.
- Based on its size, use, and scale, the storage structure aligns with accessory structures more than primary structures and may be most closely categorized as garden structures as described in the UCC.
 - The UCC specifically describes detached storage structures as being an example of a garden structure. Additionally, in the introductory portion of the UCC, it states that the graphics it contains are meant to show the main intent of the development, but not a direct interpretation of what should be built; the graphics for garden structures depict an auxiliary detached structure on a small, higher-density parcel with a two-story building, which describes the character of many lots in the Village Center. The main intent of the regulations of garden structures may be as secondary structures to larger main buildings. The subject site is unique in its lack of a primary building, its recreational use, and its expansive open space.
 - Front garden structures are provided a maximum of 400 square feet, and rear garden structures are provided a maximum of 500 square feet. These maximums are contextually appropriate for the many smaller, higher-density lots that characterize the Village Center; however, the context of the NAPLS's large open space and the operational needs for use by students and staff rather than one family or business validates the need for a larger structure.
- The intent of the maximum area standard for garden structures in the Village Center is to ensure the ancillary structure does not dominate the lot or main building and to guide development to a consistent form and scale. The storage structure does not appear to be oversized in the context of the large softball fields and open space, and without other primary or accessory structures on the site, it will not dominate the site or cause excessive lot coverage. Its use and character are consistent with the development of the NAPLS campus and the Parks and Preservation sub-district.
- The storage structure fits within the goals of the Design Guidelines and Requirements, which allows recreational structures the ability to appropriately use more modest vernacular architecture while still incorporating elements of Georgian architecture. However, exceeding maximum size requirements may not fit with the intent of the DGRs.
- The waiver may be necessary for reasons of fairness due to unique site-specific conditions. The site is unique in that there is no principal structure to which the storage structure is secondary, and thus no principal structure that must be considered in the lot coverage or density of the site. The storage structure will not cause excessive lot coverage or density, even by being marginally larger than what is permitted, due to the large open space and lack of other structures on the site. The site will

retain its open character if the waiver is granted. Additionally, the structure already exists and serves another area of the NAPLS campus, so its design and function will remain contextually appropriate at the middle school softball fields. The operational needs of the school fields require a structure size and pattern of development that differs from that of a residential lot.

- Granting the waiver will not detrimentally affect the public health, safety, or general welfare.

B) Waiver to Urban Center Code section 3.35-3.38 to allow two garden structures on one lot where code requires a maximum of one garden structure per lot.

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

- The press box is proposed to be integrated into the lot with the football field and bleachers. It currently serves the high school baseball field next to the dugout. The structure received approval of a certificate of appropriateness by the Architectural Review Board in 2019, wherein the board discussed the stairs to access the second story, the designation as a garden structure, and the orientation of the siding as it related to nearby structures before approving it with two conditions.
- The subject site consists of approximately 1.33 acres within the NAPLS campus that presently includes a portion of the middle school football field. (The full football field site is comprised of numerous parcels.) The site is primarily accessed by the private drive Kardules Fields Way, which intersects the two subject sites. There is a large setback of the parcels from New Albany-Condit Road, the nearest public right-of-way. The sites do not front a public street. The sites are in the vicinity of Rural Residential houses generally to its northeast.
- Based on its size, use, and scale, the press box aligns with accessory structures more than primary structures and is categorized as garden structures as described in the UCC.
- Overall, the structure provides an appropriate pattern of development considering the context in which it is proposed. It serves as both a space for storage and a place to view the field from the second story, and it will be easily accessible by students, staff, or other users as it is proposed to be in proximity to the bleachers and the parking lot. The press box is similar in appearance to the smaller structure that will be next to it; both have white, vertically oriented siding and a more vernacular architectural form.
- Considering the site context as a football field in the NAPLS campus, the configuration and quantity of ancillary structures contribute to an appropriate pattern of development as they serve many students, families, and staff in a large, open outdoor setting. Additionally, the placement and quantity of structures on the sports field site must be considered for the appropriate use of the site; the placement near the center of the football field allows the greatest viewing ability of the full field from the upper-level viewing area.
- The garden structure quantity requirement is intended to maintain a consistent pattern and scale of development as well as to limit an excessive number of accessory structures per site. Multiple accessory structures are appropriate in the context of the large recreational pattern of development in the area, and given the site context, the accessory structures will not dominate the site. It is not unusual for sports fields to have multiple structures that serve the recreational use of the site.
- Unique circumstances exist that make the waiver necessary for reasons of fairness. The subject site is comprised of large open space and accessories that facilitate the use of the football field; there are no primary buildings that must be considered in the lot coverage or density of the site, and there is not a threat of excessive lot coverage caused by there being two ancillary structures on the lot that meet garden structure area requirements. The site will retain its open character if the waiver is granted.
- Granting the waiver will not detrimentally affect the public health, safety, or general welfare.

IV. SUMMARY

The applicant proposes the relocation of two accessory structures from the high school sports field site (the future elementary school site) to the middle school softball and football fields. Both the press box and the

storage structure appear to be appropriately located on the site and in the context of the surrounding Campus and Parks and Preservation sub-districts of the Urban Center Code.

As an area designated by the New Albany Strategic Plan as having “Parks and Open Space” future land use, the site is comprised of open space, sports fields, and accessory structures that serve the students, staff, and families who use the space. The Urban Center Code does not provide standards for these specific types of structures; the ancillary buildings most closely align with garden structures as outlined in the code.. The proposal is appropriate considering the context of the site, the substantial compliance with code, and the intent of the regulations.

V. ACTION

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

Move to approve Certificate of Appropriateness application ARB-20-2026 with the following condition:

1. The signage shall be removed from the press box or the applicant shall return to the Architectural Review Board for a certificate of appropriateness for the signage.

Approximate Site Location:



Source: NearMap