



**New Albany Planning Commission**  
Monday, April 6, 2026 Meeting Minutes - Approved

**I. Call to order**

The New Albany Planning Commission held an informal meeting on Monday, April 6, 2026 in the New Albany Village Hall. Vice Chair Wallace called the meeting to order at 7:02 p.m. and asked to hear the roll.

**II. Roll call**

Those answering the roll:

Mr. Neil Kirby	absent
Mr. David Wallace	present
Ms. Sarah Briggs	present
Mr. Bruce Larsen	present
Dr. Taru Saigal	present
Council Member Shull	present

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

Staff members present: Law Director Ben Albrecht, Planner I Kylie Blackburn, Planning Manager Chris Christian, Planner I Jay Henderson, Deputy Director of Public Service Steve Mayer, Planner I Lauren Sauter, Planner II Sierra Saumenig, Development Engineer Jeremiah Wood, Deputy Clerk Christina Madriguera

**III. Action on minutes: March 16, 2026**

Vice Chair Wallace asked whether there were any corrections to the March 16, 2026 meeting minutes.

Commissioner Saigal made corrections to spelling on pages 2, 3. She noted that the word “tremendous” was misspelled on page 2 and the word “trustee” was misspelled on page 3.

Vice Chair Wallace made corrections to page 8. He noted that in comments attributed to him, the word “and” needed to be added to the second full paragraph. He also noted that, in the first paragraph under the Annual Organizational meeting, that it was Commissioner Briggs who seconded the nomination of Neil Kirby as Chair. And finally, in the last paragraph on page 8, that the word “swerve,” should be corrected to “serve.”

Deputy Clerk Madriguera noted the corrections.

Vice Chair Wallace asked if there were any further corrections.

Hearing none Commissioner Briggs moved for approval of the March 16, 2026 meeting minutes as corrected. Commissioner Saigal seconded the motion.

Upon roll call: Ms. Briggs yes, Dr. Saigal yes, Mr. Larsen yes, Mr. Wallace yes. Having four yes votes, the motion passed and the March 16, 2026 meeting minutes were approved as corrected.

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

Vice Chair Wallace asked whether there were any additions or corrections to the agenda.

Planner II Saumenig responded yes and asked if FDM-16-2026 and FDM-17-2026 could be moved to the top of the agenda. Without objection the cases were moved to the top of the agenda.

Vice Chair Wallace introduced FDM-16-2026 and asked to hear the staff report.

Vice Chair Wallace administered the oath to all present who planned to speak regarding an application on the agenda.

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

Vice Chair Wallace asked whether there were visitors present for items not on the agenda.

Hearing none, he introduced FDM-16-2026 and asked to hear the staff report.

#### **VI. Cases:**

##### **FDM-16-2026 Stack Final Development Plan Modification**

Request to modify the final development plan FDP-96-2025 for the Stack data center to allow the relocation of the entry drive and stormwater basin on 16.81+/- acres of land generally located north of New Albany Road East on the eastern side of Souder Road (PID: 222-005106).

**Applicant: Nicholas Ovens, EMH&T**

Planner I Sauter delivered the staff report.

Engineer Wood delivered the engineering comments.

Applicant and Civil Engineer Nick Ovens rose in support of the application and stated that he had no conflict with any of the engineering comments and the comments will be addressed via the permitting process.

Commissioner Larsen asked whether this will increase or decrease the circulation and whether there was sufficient turning radius for emergency vehicles.

Mr. Ovens responded that access will be altered but not increased, and that there will be sufficient turning radius for emergency vehicles.

Commissioner Briggs confirmed that the reason this modification was being requested was to accommodate the new AEP easement.

Vice Chair Wallace opened the public hearing.

Hearing no comment from the public, he moved to admit the staff reports and related documents into the record for FDM-16-2026. Commissioner Larsen seconded the motion.

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Ms. Briggs yes, Dr. Saigal yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted to the record.

Commissioner Larsen moved for approval of FDM-16-2026 based on the findings in the staff report with the conditions in the staff report, if any, subject to staff approval. Commissioner Saigal seconded the motion.

Upon roll call: Mr. Larsen yes, Dr. Saigal yes, Ms. Briggs yes, Mr. Wallace yes. Having four yes votes, the motion passed and FDM-16-2026 was approved on the merits.

Vice Chair Wallace and the commission wished the applicant good luck.

Vice Chair Wallace introduced FDM-17-2026 and asked to hear the staff report.

**FDM-17-2026 Visions Professional Final Development Plan Modification**

Request to modify the final development plan FDP-01-2022 for the Forest Drive Office Building to revise the parking lot layout on 1.13+/- acres of land in the Canini Trust Corp. at 5175 Forest Drive (PID: 222-004965).

**Applicant: See New Albany Properties LLC, c/o Chris Smiley**

Planner II Saumenig delivered the staff report.

There were no comments from Engineering.

Vice Chair Wallace asked to hear from the applicant.

The applicant was not present.

Vice Chair Wallace asked if there were any questions on the application. Hearing none he confirmed with Law Director Albrecht that it was appropriate to vote on the application in the absence of the applicant.

Commissioner Larsen remarked that the proposed modification was an improvement to the final development plan.

Hearing no further comments, Vice Chair Wallace moved to admit the staff reports and related documents into the record for FDM-17-2026. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Wallace yes, Ms. Briggs yes, Dr. Saigal yes, Mr. Larsen yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted to the record.

Commissioner Saigal moved for approval of FDM-17-2026 based on the findings in the staff report with the conditions in the staff report, if any. Commissioner Briggs seconded the motion.

Upon roll call: Dr. Saigal yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Larsen yes. Having four yes votes, the motion passed and FDM-17-2026 was approved on the merits.

Vice Chair Wallace and the commission wished the applicant good luck.

Vice Chair Wallace introduced ZC-05-2026 and asked to hear from staff.

**ZC-05-2026 Community Facilities Rezoning**

Request for a zoning change from Agricultural District (AG) to Community Facilities (CF) for 69.654+/- acres of land to allow for a community fieldhouse, police training facility, and

associated greenspace at Bevelhymer Park (PIDs: portion of 222-002944, 222-004741, 222-005558, 222-002941).

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

Planner I Henderson delivered the staff report.

Applicant and City of New Albany Deputy Director of Public Service Steve Mayer spoke in support of the application. He explained the history of the property including when it was acquired and how it will be used with this new zoning classification.

Applicant and Architect Sharon Jurawitz with Horne & King spoke in support of the application. She apologized for the late changes. She explained that the changes were made in response to comments from the ARB. The building was flipped so there will be windows on all sides of the building.

Commissioner Larsen asked whether the ARB will be reviewing the changes.

Architect Jurawitz answered that the ARB will be reviewing them next week.

Commissioner Larsen asked whether the commission was approving the buildings as well as the zoning.

Planning Manager Christian said yes. He acknowledged that it is unusual but with this type of zoning change – to a Community Facilities classification, a proposed structure is reviewed with the re-zoning request.

Commissioner Saigal asked about the other drawings on the site plan and whether they were proposed buildings, and if so, what was the status of plans for those buildings.

Deputy Director Mayer responded that the chevy shaped rendering is a building they projected they would need but were not yet sure, the team mapped out potential future structures.

Commissioner Saigal thanked Deputy Director Mayer and confirmed that the future buildings were not part of this application and further confirmed that future structures would come back before the commission.

Deputy Director Mayer so confirmed and stated that the department is happy to come back; the drawings were placeholders in the mean time it was intended to leave it as grass.time it

Council Member Shull and the commission discussed access and circulation and asked how closely the entrance to the building parking lot would align with the pickle ball entrance.

Deputy Director Mayer explained that access is slightly offset. He further remarked that the police drive is a private driveway meant for police personnel and visitors to the training facility only.

Commissioner Briggs confirmed that there will be gates into the police training facility.

Vice Chair Wallace opened the public hearing.

Mr. Joe Crumm, 7076 Peter Hoover Rd. Mr. Crumm remarked that he lives across the street and he asked why the area to the right was being rezoned as it is already park space. He further wondered why a particular portion of land was not included.

Planner I Henderson responded that they are rezoning the entire area to make it cohesive.

Planning Manager Christian added that nothing will change in those areas.

Deputy Director Mayer explained that this is a joint application with the joint parks, it will be the same use, this change will allow the park itself to be one district. Regarding the portion of property that was not included, Deputy Director Mayer speculated that it was purchased at another time.

Jim Brand, 7188 Tumblebrook Drive. Mr. Brand asked why the police training facility was located in between pickle ball courts and a soccer field and also asked about the sound attendant to the firing range.

Architect Jurawitz answered that the police would not be there full time. This will not be a substation, it was truly a training facility. Regarding the sound, she stated that the pickle ball court would be louder than the firing range. She further explained that a 10-inch concrete wall would be behind decorative windows. The windows on that side of the building are opaque and not operational.

Mr. Brand continued that gun shots are different than road noise or pickle ball or soccer fields. He was not against the training facility but was not convinced this was the appropriate location.

Deputy Director Mayer explained that this was the only option based on the city's landholding.

Vice Chair Wallace asked where the police go to practice shooting.

Chief Jones answered that they have to travel to a police firing range, and as a result there was increased time spent by the officers and increased expenses in the form of overtime pay. He also answered that this location will serve as a 911 backup facility. It will also serve as storage facility and community training class location. All of the training will take place inside. He said that he has visited the police department firing range in Marion, Ohio, and they report that the sound is comparable to a passing car.

Commissioner Larsen asked how often will the range be used.

Chief Jones answered that officers currently travel to a firing range three or four times per year but with this function we can train more frequently in small shifts. He anticipated that it will be used on weekends as well.

Mr. Crumm, 7876 Peter Hoover Road, noted that during sporting hours the parking lot was frequently full; they could use additional parking. He hoped the firing range would be used primarily during non-sporting hours.

Vice Chair Wallace confirmed that staff was okay with the amount of parking.

Commissioner Saigal noted that on page 8, there will not be lighting in the restroom and asked whether that was typical.

Deputy Director Mayer answered yes, it is anticipated that the restrooms will only be used during the day.

Commissioner Larsen confirmed that future buildings would need to be approved by the commission.

Commissioner Saigal asked whether future buildings would increase density.

Planning Manager Christian responded that the appearance of future buildings will be reviewed by the Architectural Review Board and changes to the site plan are reviewable by the commission.

Hearing no further questions, Vice Chair Wallace moved to accept the staff reports and related documents into the record for ZC-05-2026. Commissioner Saigal seconded the motion.

Upon roll call: Mr. Wallace yes, Dr. Saigal yes, Ms. Briggs yes, Mr. Larsen yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for ZC-05-2026.

Commissioner Larsen moved for approval of ZC-05-2026 based on the findings in the staff report with the conditions in the staff report, if any, subject to staff approval. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Larsen yes, Ms. Briggs yes, Dr. Saigal yes, Mr. Wallace yes. Having four yes votes, the motion passed and ZC-05-2026 was favorably recommended to the city council.

The commission thanked all present and wished them good luck.

Vice Chair Wallace introduced ZC-15-2026 and asked to hear the staff report.

#### **ZC-15-2026 Prairie House Neighborhood Rezoning**

Request for a zoning change from Low-Density Single-Family Residential (R-2) to Infill Planned Unit Development (I-PUD) with a zoning text to be known as the “Prairie House Neighborhood” for 18.461+/- acres of land at 6060 Dublin-Granville Road (PID: 222-000387).

**Applicant: Five Development LLC, c/o Aaron Underhill Esq.**

Planner I Blackburn delivered the staff report.

Applicant and Attorney Aaron Underhill spoke in support of the application and used a Power Point slide presentation to explain this proposed residential development. It is currently zoned an R-2 use and will continue to be zoned R-2. The prior commercial use, Prarie House, was a non-conforming use. He explained that it truly is an infill site, noting the surrounding residential areas. The Planned Unit Development (PUD) zoning classification comes with a secondary review of the final development plan. This hearing allows the developers to make commitments to be incorporated in the final development plan. He stated that he held a meeting with adjacent property owners, many of whom he saw present at the meeting. The applicants’ intent was to build country club style homes, with appointments to meet or exceed those in the neighborhood. There will be five prototype home types. Local builders will build the homes. Each home will be designed with some custom features. He discussed stormwater management, and the proposed retaining wall. He explained that one of the challenges is that the development backs up to Dublin Granville Road, as a result there will be a lot of trees and planting to obstruct the view. He introduced Tom Warner to provide more detail.

Tom Warner, one of the owners of Advanced Civil Design, in Gahanna. He introduced Curtis Eckleberry, a member of the design team and an employee at Advanced Civil Design. He is one of the owners of the firm and spoke in support of the application. Mr. Warner was at the neighbor meeting. He explained the retention wall and the drainage system for the project, how it will be designed, and that it will include fall protection. The intent is to keep the trees and most people would not even notice the wall. He stated that the applicants are meeting or exceeding city standards as far as stormwater management and the EPA standards are being met as well.

Mr. Underhill stated that he appreciated the support of the city staff and EP Ferris and that the project was at the appropriate stage thus far and he looked forward to more discussions.

Commissioner Larsen asked about the density of the proposed development and the adjacent neighborhoods, he asked how the density could be lower here because it appeared to be tighter.

Mr. Underhill explained that there was greenspace in the neighborhood and that the residential development was within the existing R-2 density classification. He further stated that he was open to trail connections.

Vice Chair Wallace discussed and confirmed with Mr. Underhill that the 5<sup>th</sup> condition will be consideration of trail connections at the final development stage.

Council Member Shull confirmed with Mr. Underhill that the applicant would pave the trail. He further added that he would like to see the final development piece because he was trying to see how the portion of it that backed up to the river would connect.

Planner I Blackburn added that paving the trail is an existing condition.

Commissioner Saigal noted that the average home value is \$2 million and asked for the source of the valuation. She further asked about the school impact statement and whether the numbers were gathered independently.

Mr. Underhill answered that the auditor's website was a source but the properties were frequently undervalued. He used Zillow, and comparative sales data.

Planning Manager Christian added that the school district report is validated every couple of years.

Vice Chair Wallace asked to hear the engineering report.

Engineer Wood delivered the engineering report.

Mr. Underhill confirmed that he had no conflict with the conditions and that he agreed with the engineering comments.

Commissioner Larsen asked about the side yard homes, noting that there is a zero foot setback, and confirmed that the garages do not touch each other. He further asked for the difference in the set back and suggested that the same number be used.

Mr. Underhill explained that the difference was that tree preservation zone on the west included the sanitary sewer easement. Because it is the city's easement, they did not want to extend the tree preservation zone.

Planning Manager Christian stated that staff can align the setback text prior to city council's review.

Council Member Shull further remarked that there is pool and spa language but considering the size of the set backs, lots 5 – 8 are right up on the easement, there could be many requests for variances.

Mr. Underhill agreed and stated that he would agree to a condition and language stating variances on the western property line are strongly discouraged.

Law Director Albrecht confirmed that such language could be added.

Vice Chair Wallace agreed and remarked that if past history is any indication, there will be variance requests, so the more notice the better.

Council Member Shull asked about including language in the deed.

Mr. Underhill agreed that it was a fair request and stated that the condition and language could be as follows:

Any deed conveying the property to a party other than the developer would include a prohibition on the western or eastern boundary line to a party other than the developer, a restriction shall be included prohibiting any improvements within the tree preservation zone or sanitary sewer easement area. This restriction shall be run in favor of the city of New Albany and shall be recorded in a separate instrument with the plat.

Commissioner Larsen confirmed Mr. Underhill's agreement to a minimum of five feet between garages, all structures.

Commissioner Saigal, referencing the southern portion, confirmed that encumbered space is counted as open space.

Council Member Shull confirmed with staff that the current walking path on the eastern side is still the city's responsibility.

Planning Manager Christian further stated that he believed that the leisure trail is complete and that the city has an easement but it is located on private property.

Commissioner Saigal asked whether a single public entry point is standard.

Planning Manager Christian answered yes and stated that engineers have determined it is sufficient.

Saigal further confirmed it was sufficiently wide to accommodate emergency access and adequate space for parking.

Mr. Underhill stated that the applicants will meet whatever standard the city requires.

There was discussion of vehicular access and circulation within the development.

Vice Chair Wallace referenced language requiring screening from the road in the Oxford development text and asked whether there was similar language regarding screening here.

Mr. Underhill responded that they had agreed to additional architectural and screening elements for the sides of homes facing Dublin Granville Road. There would be plenty of windows on the sides of the homes facing Dublin Granville Road in order to simulate the front of a house. He further referenced page 8 of the text. It would be similar to Pickett Place.

Mr. Underhill agreed to the inclusion of additional language and a condition requiring screening and review for houses facing Dublin Granville Road, as follows:

10. Additional screening and review shall be provided for houses facing Dublin Granville Road; III C 9.

Vice Chair Wallace confirmed that Mr. Underhill agreed with requiring divided light rather than simulated divided light for the windows.

Council Member Shull confirmed that the leisure path should be paved rather than mulched, if in fact the connection is ever made.

Planner II Saumenig stated that paving rather than mulching is already a condition in the staff report.

Commissioner Saigal remarked that the language included a caveat that paving is required if permission is sought, there was no compulsion to seek permission. She recommended that the applicant should be required to make a reasonable effort to establish the trail connection.

Vice Chair Wallace noted the time, being 9:08 p.m., and ordered the commission to stand in recess for five minutes, and following the recess he would open the public hearing.

Vice Chair Wallace called the commission to order at 9:17 p.m. and opened the public hearing.

Matthew Freedman, 4848 Brookview Circle. Mr. Freedman stated that his main concern is traffic and safety on Dublin Granville Road. The addition of 39 new homes translates to hundreds of vehicles into and out of this development. This development adds a new access point to an already busy and short stretch of Dublin Granville Road. This development means a 53% increase in housing along this corridor. He encouraged the ordering of a traffic study. Growth is important and it needs to be accompanied by safety. Regarding trail connectivity, he remarked to Council Member Shull that he would have a hard time seeing how a paved trail connecting Hampstead would be possible.

Vice Chair Wallace asked staff to explain why a traffic study is not necessary.

Planner I Blackburn responded that EP Ferris had determined that a traffic study was not necessary, there would not be a significant impact on traffic.

Planning Manager Christian added that it is because this development proposes less than 40 lots. Any development less than 40 lots does not require a traffic study, similar to NACC 30.

Mr. Underhill further added that because this development was within the existing zoning classification of R-2, any increase in traffic was planned for.

Jim Brand, 7188 Tumblebrook Drive. He discussed the site layout and the number of homes. He discussed the retention pond and remarked that water usually runs north to south. He stated that this retention pond appeared to propose that the water run south to north and asked how that would be accomplished. It was unusual for water to run north and wondered how the developer would accomplish that. He asked about the retention pond and the wall and asked how far down would have to be dug in order to accommodate the natural flow of the water.

Engineer Warner answered that they will dig 14 feet below grade to have a normal pool of water and that will allow a normal flow of water use the area not suitable for building for the wall and the pond.

Mr. Brand still wondered how it would be possible. He further remarked that he was not in favor of this plan because it proposed a retention wall that would directly face his property. He recommended that the pond should be on the south side of the property not the north side. He

further remarked that the homes were large and high quality but the lot size was small, he noted that lot 9 in particular was small.

Mr. Underhill responded that there were homes proposed that directly bordered the easement. Building in the easement is prohibited. So, although the lot size of the homes was small the adjacent easement maintained the space surrounding the homes. They proposed like sized lots next to like sized lots and further, larger homes can and have been constructed on smaller sized lots.

Vice Chair Wallace responded that the commission has seen large homes on smaller lots and that it seems to be the trend.

Mr. Brand continued that may be the case but it is inconsistent with the surrounding trend. And one home per acre is consistent with the Engage New Albany Strategic Plan. Perhaps this could be solved by designing this development similar to Pickett Place, where there is dedicated green space within the development. He then noted that there are houses that back up to Dublin Granville Road. He further discussed the density and the strategic plan's goal of one unit per acre.

Vice Chair Wallace remarked that the applicant is committed to including additional screening to mitigate that issue.

Planner I Blackburn added that the current zoning of R-2 allows for this density.

Commissioner Saigal asked staff in the current code interpretation whether there is any precedent for denial of I-PUD R-2 zoning based on density.

Law Director Albrecht pointed out the factors for evaluating a zoning change.

Mr. Underhill noted that just because this development was later in time, that they should not be required to give up the permissible density; Pickett Place was 2.7 density and this proposed density was 2.1.

Commissioner Saigal clarified that she was speaking to the I-PUD classification, not the density.

Planning Manager Christian explained that R-2 is the current permitted density, the I-PUD zoning classification is meant to address some site plan issues, which would mitigate variance requests, it does not change the density.

Council Member Shull stated that the strategic plan mentions all of New Albany. Council and the boards want to stick to one acre when we can but we also want a variety of neighborhoods. He mentioned Taylor Farm and that it was zoned residential but had been made into park space. Council looks at the whole picture we permit fee in lieu and donations to the land back. He noted that this development did not require any such donation because the green space requirements are being met.

Mr. Brand asked for agreement that this proposed 38 rather than 39 units. He further requested a smaller number of units for this area. He further questioned Five Development LLC. He stated that he had searched the Secretary of State's website and had not found their business registration. He wondered how experienced they are.

Mr. Underhill introduced Jay McIntire, the owner of Five. He has done custom homebuilding throughout central Ohio, including Hawkmoor which is where he lives.

Mr. Brand continued that he was not sure who the community was dealing with, it was not apparent.

Audra Christy, 7177 Tumblebrook Drive. She noted the location of her home and stated that she loves looking in the back yard and seeing no obstruction. She asked about the boundary of her property, whether it extends over the creek and whether the placement of the wall is flexible.

Planning Manager Christian answered that her property goes to the middle of Sugar Run.

Mr. Underhill answered that this is generally showing where it will be and what it will look like. The design and placement will be finalized at final development.

Vice Chair Wallace said that final development will be another hearing and presented another opportunity for public input. There will be more details at the final development plan hearing. He added that sometimes there is not room to add another tree to the property proposed for development but there is room on the neighboring property. The hearing was an opportunity to come to that kind of agreement.

Mr. Underhill also offered to tour the property with neighbors.

Meredith Beldon, 45 Pickett Place. She stated that her #1 concern is traffic safety on Dublin Granville Road. It is already busy and dangerous. These 39 new homes will face 46 existing homes. In no other area of New Albany do developments of this size face each other. She asked whether the applicant had thought about the school bus drop off and pick up locations. The level of added density will materially affect her morning commute.

Vice Chair Wallace replied that this raises an interesting point, the new 39 houses face 46 existing houses. He recalled that because the number of homes is less than 40 a traffic study was not required, nonetheless when combined with existing homes it exceeded 40. He encouraged Ms. Beldon to return at the final development plan hearing.

Mr. Underhill answered that he did not know of the less than 40 homes rule until this hearing. He further stated that are amenable to a traffic access study and also assured the commission if it is revealed that a turn lane and or a signal is needed they will install it. They are certainly willing to perform any required traffic study and will install any traffic signals needed.

Commissioner Larsen asked whether a traffic access study would be performed.

Commissioner Saigal asked whether it is a significant burden on the applicant. She further confirmed that traffic studies are performed before construction.

Mr. Underhill answered yes, they are already committed to a traffic access study, and further that they will commit to doing whatever the traffic engineer requires.

Jason Flaherty, 495 Cadogan Place. He discussed the retention wall, which will be a one story vertical structure that is approximately 30 feet behind multiple homes. This is a major structural change; it introduces a major structural change in order to mitigate a drainage issue rather than working with the natural contours of the land. The 15-foot vertical wall directly behind six homes introduces fall risk and it does not align with surrounding architecture or comply with guidelines. He further asked about the long term maintenance and liability for the wall as it is transferred to the homeowners association. This is a planning issue, not an engineering detail.

Planning Manager Christian explained precedents for walls in New Albany. In the country club around Yantis, in Courtyards in New Albany. Nonetheless this is something that will be studied further.

Law Director Albrecht added that the homeowners association will maintain it and they will be liable for negligence claims.

Mr. Underhill added that the hoa has insurance requirements for planned developments.

Vice Chair Wallace reminded everyone that the instant hearing is for the zoning and that we have not seen diagrams, which will be reviewed at final development. Nonetheless some of the questions raised at this hearing are serious and should be considered.

Commissioner Saigal confirmed that the issues will be addressed at final development and asked whether the ARB will review them as well.

Planning Manager Christian answered no, the ARB will not review these issues, just the commission.

Council Member Shull confirmed that, regarding the density, that the current proposal is 2.1 which is within the range permitted by R-2.

Aaron Cale, Cadogan Place asked who makes the decision on the density and the wall.

Planning Manager Christian answered that engineering will review all structures before presentation to the commission for approval.

Vice Chair Wallace added that there will be many more details at final development.

Mr. Underhill explained the distinction between civil regulation and subdivision regulation.

Ed Spengeman, 4884 Brooksvie Circle. Mr. Spengeman stated that he has been here for 5 years. The planning in New Albany has knocked his socks off. The one drawback has been the traffic. He encouraged and would be in favor of a full traffic study. It is very difficult to get out of their neighborhood. He asked how many of the trees at the back of his property will be kept.

Mr. Underhill responded that the trees that are 20 feet from the shared property line will be kept but it will likely be 40 when considering the sanitary sewer easement.

Commissioner Saigal asked whether staff has data on the accidents.

Planning Manager Christian answered that the data can be gathered from Chief Jones.

Vice Chair Wallace moved to accept the staff reports and related documents into the record for ZC-15-2026. Commissioner Saigal seconded the motion.

Upon roll call: Mr. Wallace yes, Dr. Saigal yes, Mr. Larsen yes, Ms. Briggs yes. Having four yes votes, the motion passed and the documents were admitted to the record.

Vice Chair Wallace moved for approval of ZC-15-2026 based on the findings in the staff report with the conditions in the staff report and the following additional conditions:

5. Consideration of trail connection at final development.

6. Setback on the western boundary line to be 40 feet consistent.
7. A minimum of 5 feet between all structures.
8. Variances for pools and spas are strongly discouraged.
9. In any deed, other than to the developer, conveying the lot along the western or eastern property line there shall be a prohibition on improvement in the tree preservation zone or sanitary sewer easement. This shall be recorded in a separate filing or in the plat.
10. Text of III C 9, the landscaping for side facing lots will be designed similar to the entrance of the Oxford residential subdivision.
11. At a minimum, a traffic access study will be prepared at fdp.
12. Revisit the design, location, and structure of the retaining wall, if presented at fdp.

Commissioner Larsen seconded the motion.

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Dr. Saigal yes, Ms. Briggs yes. Having four yes votes the motion passed and the zoning change was favorably recommended to the city council.

**VII. Other business**

**VIII. Poll members for comment**

Commissioner Saigal commented that she appreciated the community involvement and public comment at the meeting.

The commissioners agreed.

**IX. Adjournment**

Having no further business and having completed the agenda, Vice Chair adjourned the April 6, 2026 informal meeting of the New Albany Planning Commission at 10:37 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

**Appendix**

**FDM-16-2026**

**Staff Report**

**Record of Action**

**FDM-17-2026**

**Staff Report**

**Record of Action**

**ZC-05-2026**

**Staff Report**

**Applicant Updated Rendering**

**Record of Action**

**ZC-15-2026**

**Staff Report**

**Record of Action**



To: Planning Commission

From: City Staff

Re: FDM-16-2026 – Stack Final Development Plan Modifications

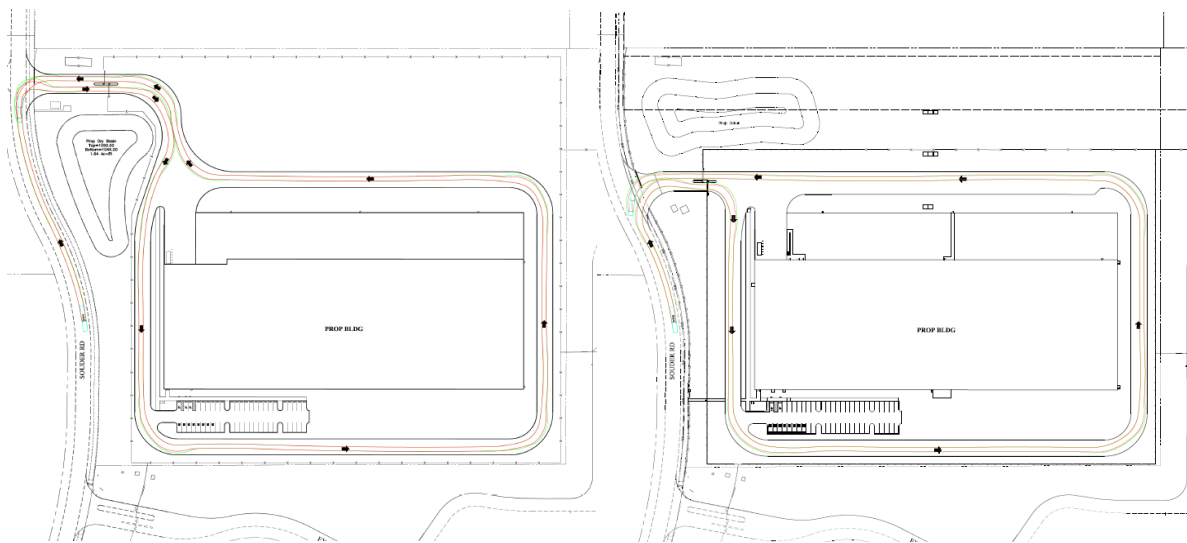
Date: April 6, 2026

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### **Final Development Plan Modification**

As the city code is silent on major versus minor final development plan modifications, any change is required to be reviewed and approved by the Planning Commission. The Stack data center final development plan (FDP-96-2025) was approved with conditions by the Planning Commission on December 15, 2025. The 16.79-acre site is located in the Souder East Research and Information District of the Business Park, north of New Albany Road East on Souder Road (222-005106-00).

The applicant is requesting minor modifications to shift the entry drive and wet detention basin on the northwest portion of the site. This realignment is necessary due to the addition of a 100-foot-wide private utility easement along the northern boundary of the site. Additionally, landscaping has been added around the street and north of the site to meet conditions of approval from the original final development plan. Staff and the City Landscape Architect have no comments or concerns with these changes.



*LEFT: Approved site plan. | RIGHT: Proposed modified site plan.*

## **ENGINEER'S COMMENTS**

The City Engineer has reviewed the final development plan modification and provided the following comments. Staff recommends a condition of approval that these updated comments be addressed by the applicant, subject to staff approval (condition #1).

1. Provide more information about cross-access agreements with adjacent parcels.
2. Identify environmental features that may require ACOE or OEPA permitting.
3. Revise sheet 2 of 7, which shows the ADA parking provided is less than the ADA parking required.
4. Obtain fire department approval of the fire truck turning radius analysis.
5. On sheet 5 of 7, show the emergency overflow on the basin and remove plantings from this area.
6. Show the recorded instrument numbers for all existing easements shown on the plans.

## **ACTION**

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate (conditions of approval may be added):

### **Move to approve application FDM-16-2026, subject to the following condition:**

1. The engineer's comments will be addressed by the applicant, subject to staff approval.

404.791-01  
March 25, 2026

To: Lauren Sauter  
City Planner

From: Matt Ferris, P.E., P.S.  
By: Jay M. Herskowitz, P.E., BCEE

Re: Stack NAL01B  
Final Development Plan

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We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP.  
Our review comments are as follows:

1. Provide more information about cross access agreements with adjacent parcels.
2. Please identify environmental features that may require ACOE or OEPA permitting.
3. Refer to sheet 2 of 7. ADA parking provided is shown as less than ADA parking required. Please revise.
4. Refer to sheet 5 of 7. Show the emergency overflow on the basin and remove plantings from this area.
5. Obtain Fire Truck department approval for all fire truck turning movements.
6. We will evaluate storm water management, water distribution, sanitary sewer collection and other construction related details once detailed construction plans become available.

MEF/JMH

cc: Josh Albright, Development Engineer Manager  
Jeremiah Wood, Development Engineer  
Doug Bender, P.E.



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To: Planning Commission

From: City Staff

Re: FDM-17-2026 - Visions Professional (Forest Drive Office Building)

Date: April 6, 2026

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### **Final Development Plan Modification**

Because the City Code does not distinguish between major and minor final development plan modifications, all changes must be reviewed and approved by the Planning Commission. The Forest Drive Office Building (FDP-1-2022) was originally approved by the Planning Commission on January 19, 2022. A subsequent final development plan modification was approved on September 15, 2025, for minor architectural revisions. The 1.14-acre site is located within the Canini Trust Corp property, south of Forest Drive, between the COTA Park and Ride and the New Avenue senior living facility.

The applicant is requesting minor modification to the parking lot layout. The applicant stated that during the previous modification process, a prospective tenant requested relocation of a building entrance. Although that tenant did not ultimately occupy the space, the entrance relocation remained part of the approved plan. At that time, the pedestrian walkways were not updated to reflect the revised entrance location.

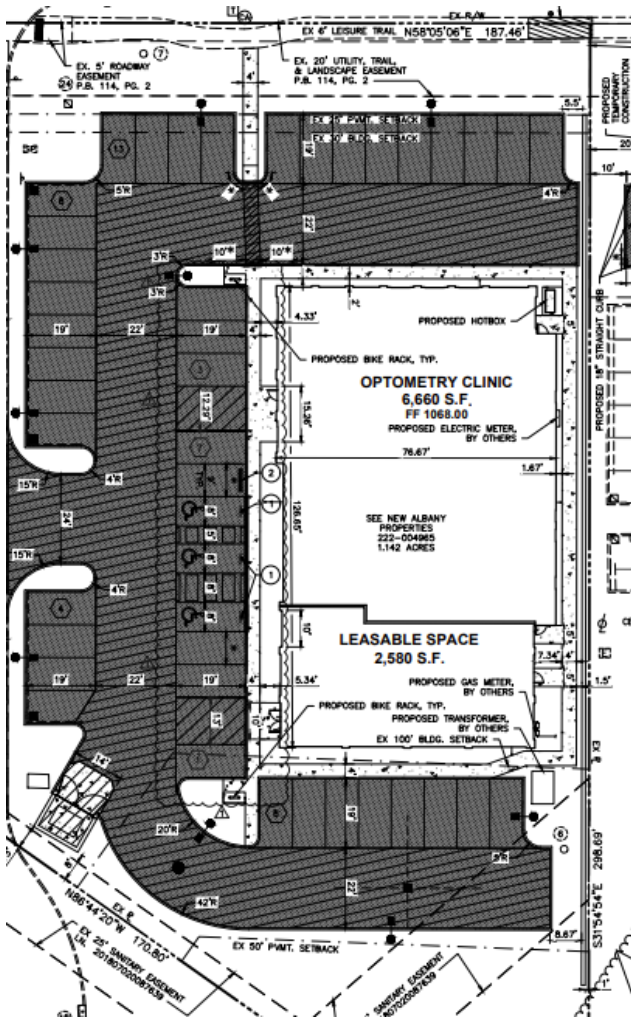
The proposed revision realigns the walkway to connect directly to the relocated entrance and removes segments of concrete walkway that would be susceptible to damage from routine snow removal and service vehicle activity (e.g., trash and delivery trucks). The updated layout enhances the pedestrian connection while maintaining the overall design intent and site aesthetics. The plan also includes relocation of the bike racks and results in the addition of two parking spaces

Staff does not have any concerns with the request.

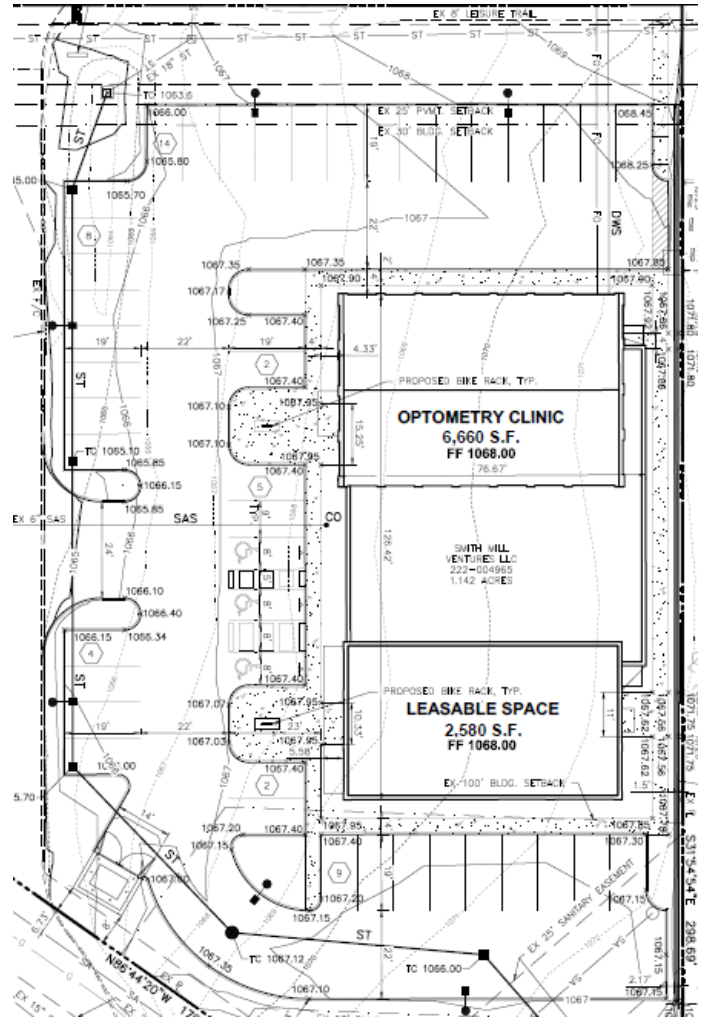
### **ACTION**

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate. Move to approve application FDM-17-2026 based on the findings in the staff report (conditions of approval may be added)

Move to approve application FDM-17-2026 based on the findings in the staff report (conditions of approval may be added).



*Proposed layout*



*Approved Layout*



## Community Development Department

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

Dear Chris Smiley, Vision Professionals,

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

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

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

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

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, April 07, 2026

The New Albany Planning Commission took the following action on 04/06/2026 .

#### Final Development Plan Modification

**Location:** 5175 Forest Drive

**Applicant:** Chris Smiley, Vision Professionals,

**Application:** PLFDM20260017

**Request:** Request to modify the final development plan FDP-01-2022 for the Forest Drive Office Building to revise the parking lot layout on 1.13+/- acres of land in the Canini Trust Corp. at 5175 Forest Drive (PID: 222-004965).

**Motion:** To Approve

**Commission Vote:** Motion Approval Recommended, 4-0

**Result:** Final Development Plan Modification, PLFDM20260017 was Approval Recommended, by a vote of 4-0.

Recorded in the Official Journal this

#### Condition(s) of Approval:

Staff Certification:

*Sierra L Saumenig*

Sierra Saumenig  
Planner



**Planning Commission Staff Report  
April 6, 2026 Meeting**

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**COMMUNITY FACILITIES  
ZONING AMENDMENT**

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LOCATION: PIDs: Portion of 222-002944, 222-004741, 222-005558, 222-002941  
REQUEST: Zoning Amendment  
ZONING: Agricultural District (AG) to Community Facilities (CF)  
STRATEGIC PLAN: Metro Park Zone & Residential  
APPLICATION: ZC-05-2026  
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 review and recommendation to city council to rezone 69.654 +/- acres from the Agricultural District (AG) to the Community Facilities (CF) district to establish a consistent zoning district that supports cohesive development patterns in the area. The properties intended for rezoning were not rezoned at the time of annexation into the city, as they were undeveloped. With the proposed development, the rezoning would facilitate construction of several improvements, including a new police training facility; a public service department storage building on the existing public service facility site, currently zoned Community Facilities; a public park restroom within Bevelhymer Park, also zoned Community Facilities; and a community fieldhouse, which has been approved by the Architectural Review Board and is currently under construction. Two parcels have existing ball fields, and these will remain as is with this rezoning proposal.

In 2024, the city and Joint Parks District entered into an intergovernmental agreement to allow for the construction of the fieldhouse. This agreement obligated city staff to take necessary steps to rezone the fieldhouse property. The fieldhouse was reviewed and approved, with conditions, by the Architectural Review Board for a Certificate of Appropriateness on December 9, 2024.

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

Per Section 8 of the Design Guidelines and Requirements, all civic and institutional projects require a final development plan issued by the Architectural Review Board. The application is scheduled to be heard by the Architectural Review Board on April 13, 2026.

**II. SITE DESCRIPTION & USE**

The rezoning includes multiple parcels for a total of 69.654 +/- acres. The site for the proposed police facility is currently unoccupied, with a farm structure. The storage facility is proposed to be located within the existing public service department complex, and the park restroom facility is being proposed on a portion of Bevelhymer Park, near the pickleball and basketball courts. The surrounding area includes residential properties to the south, Bevelhymer Park, the fieldhouse, and the New Albany Public Service facilities.

### III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02, C.O. 1111, and C.O. 1151.05. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

#### A. New Albany Strategic Plan

The Engage New Albany strategic plan designates the area as Metro Park Zone in the future land use category. Staff has evaluated the proposal against the development standards for the Parks & Recreation land use district:

1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.
2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.
3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.
4. Create a continuous network of linear parks, paths, walks, and trails, thereby enabling the public to travel by non-motorized modes throughout the New Albany community.
5. Create year-round recreational opportunities.

#### B. Use, Site and Layout

1. The rezoning request will establish additional land for a cohesive development pattern for the surrounding area. The Community Facilities district provides proper zoning classification for civic and governmental uses, welfare, and recreational facilities.
2. The development will consist of a new police training facility (14,000 sq. ft.) on an undeveloped parcel, the community fieldhouse (169,954 sq. ft.), which is under construction, and active green space that includes ball fields within Bevelhymer Park, intended to remain as is. Additionally, the proposal includes a development plan for the public service complex and Bevelhymer Park additions, including a new storage building (8,280 sq. ft.) and park restroom facility (456 +/- sq. ft.), which will support the growth of the city by providing necessary storage space for public service and public restrooms for Bevelhymer Park.
3. The proposed zoning is Community Facilities, which permits governmental and recreational uses.
4. 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.
5. The proposed rezoning consists of four parcels owned by either the city or the joint parks district. The rezoning will support cohesive development patterns for future expansions.

6. The Engage New Albany strategic plan designates the area as Green Space and the police training facility as Residential in the future land use category. With its proximity to the public service complex, and given that the parcel is not currently residential, a residential use would not be consistent with the existing character of the area. Therefore, the proposed Community Facilities zoning district is appropriate.
7. The strategic plan identifies creating opportunities for year-round recreational opportunities. The rezoning captures the need for year-round recreational activity with the community fieldhouse property. The plan suggests entities partnering to create opportunities to expand programming across parks and civic spaces, and the rezoning accomplishes this through a partnership between the city of New Albany and the Joint Parks District.
8. The strategic plan also 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 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. While the police facility site is located in this district, the strategic plan does not offer any development standards for governmental uses. Governmental uses are not a specific land use category identified in the strategic plan. As such, these uses are intended to be integrated throughout the community, and the rezoning assists in accomplishing that goal by locating the training facility near existing governmental used properties.
9. The following table includes the required and proposed setbacks for Community Facilities:

<b>Standard</b>	<b>Permitted</b>	<b>Proposed</b>
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' +/- Fieldhouse: 1,023' +/-  Bevelhymer Road- Fieldhouse: 165' +/- Park restroom: 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. (50' minimum)	Police Facility: 160' +/- side yard; Fieldhouse: 78' +/- (Residential Lot); 1,200' +/- (Northern property line) Storage Building: Restroom Facility: 263' +/- (Northern property line); 424' +/- (Eastern property line)
Driveway	10'	Fieldhouse: 30' + Police training facility: 30' +
Parking Area	20'	Fieldhouse: 72'-6" Police training facility: 45' +/-
Outdoor Play Area	50'	Fieldhouse: 50'

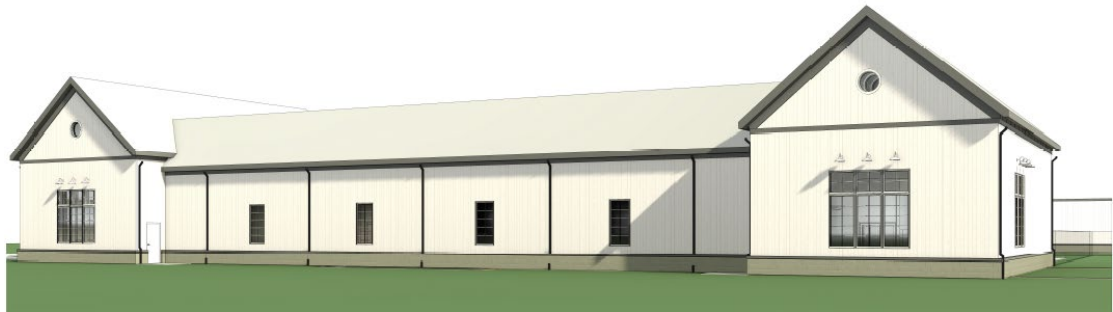
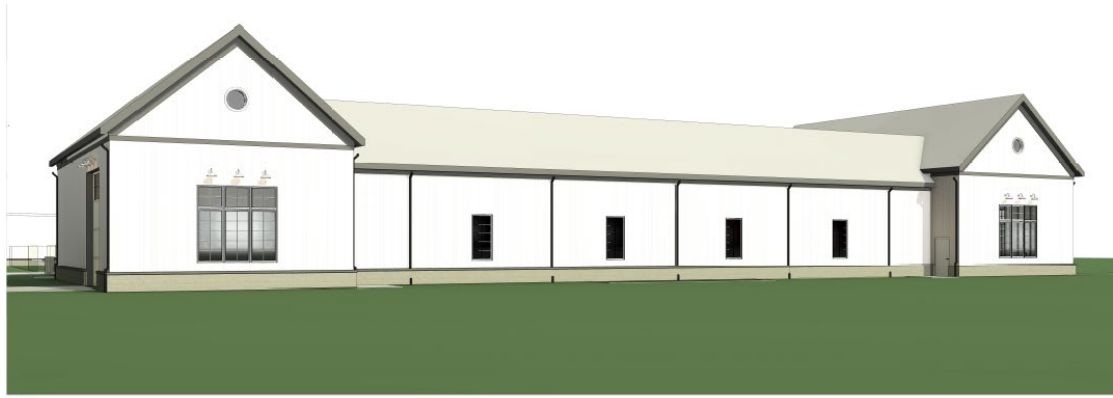
### C. Access, Loading, Parking

1. The police training facility will be accessed by an existing private drive from East Walnut Street that serves the public service complex. The fieldhouse will be accessed from a curb cut on Bevelhymer Road. The park restroom facility will be accessed from the existing parking lot on Bevelhymer Park, and the public service storage facility will be accessed

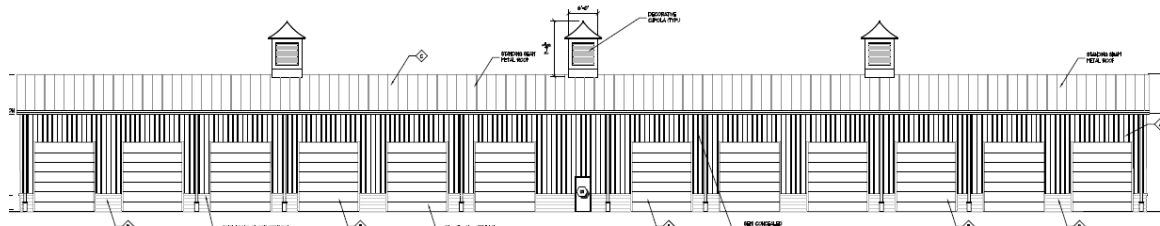
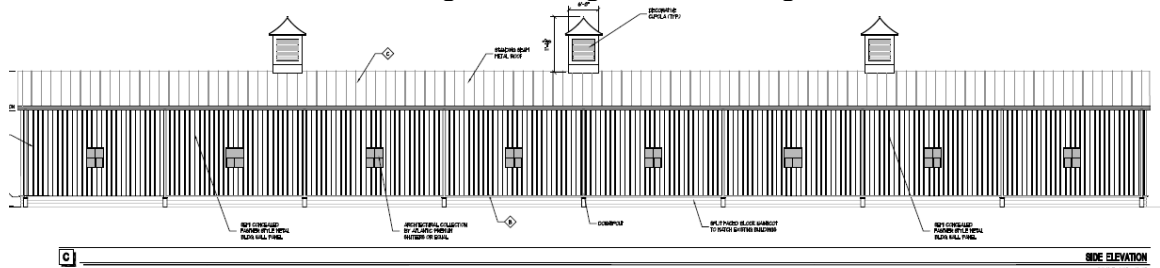
- from internal connections with curb cuts on Bevelhymer Road and East Walnut Street.
2. An existing leisure path along East Walnut Street will serve the police training facility. Additionally, the applicant proposes a four-rail horse fence along East Walnut Street to meet the requirements of the New Albany Design Guidelines and Requirements (DGRs).
  3. The fieldhouse has proposed internal connectivity via sidewalks from the parking lot. Additionally, leisure trail connectivity will be established along Bevelhymer Road.
  4. The public service storage facility will be accessed from the existing pavement internal to the site, accessed by employees. 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.
  5. 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. The fieldhouse has a proposed number of 306 parking spaces, and the police training facility has a proposal of 32 parking spaces.
  6. 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:
    - Regarding the justification for the approximate 30 parking spaces planned for the training facility. The training facility will be the location of most of the training classes for New Albany Police Department personnel (34 police officers and 20 non-sworn staff). Generally, the personnel are divided into smaller groups for training rather than training the entire department at one time. It will also host the annual New Albany Citizen Police Academy with a class size of 25 attendees and several Rape Aggression Deterrence (RAD) classes per year with a class size of 10 to 20 women. At times, the parking lot will also be used to park a few support vehicles. The police department's facility has limited parking, and the development surrounding the police department does not allow for additional parking.

#### **D. Architectural Standards**

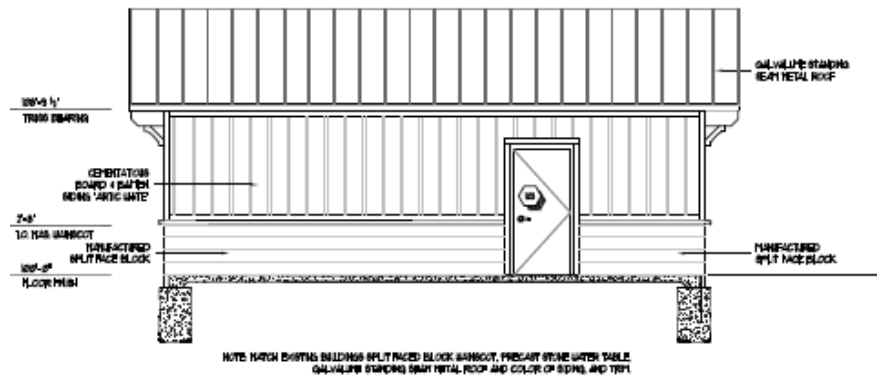
1. Requirements outlined in Section 8 of the Design Guidelines and Requirements apply to this site.
2. The fieldhouse architecture has been approved by the Architectural Review Board and will not be evaluated in this staff report.
3. Section 8(III.2) of the Design Guidelines & Requirements states that 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 facilities.



- 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.

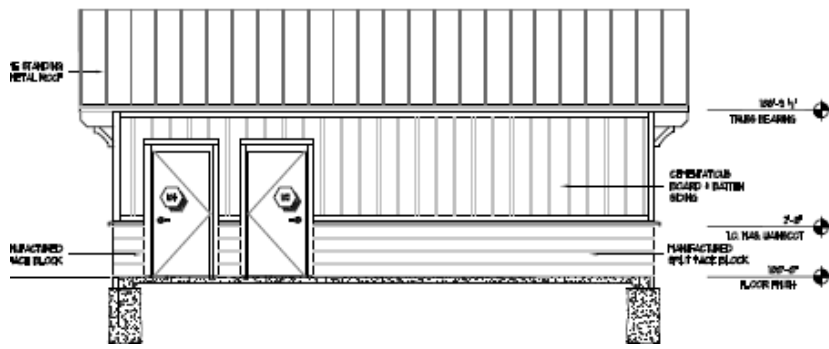


- The proposed restroom facility will feature board and batten siding, a metal roof, and a split-face block water table. The material colors will match the area's existing character.



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

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



4. The Community Facilities zoning district does not have a permitted maximum building height. However, the police training facility will be 34 feet tall, the fieldhouse is proposed to be 51 feet tall, the public storage facility is proposed to be 28 feet tall, and the park restroom facility is proposed to be approximately 14 feet tall.
5. Section 8(III.3) of the Design Guidelines & Requirements states that 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.
  - o Police training facilities' primary entrance faces the parking lot behind the building. However, the facility is not a publicly accessible building and is for governmental use. A waiver has been requested to the Architectural Review Board to allow the entrance to face the parking lot.
  - o The park restroom facility is oriented to the internal sidewalks of Bevelhymer Park.
  - o The public service storage facility is oriented internally to the public service complex. This facility is only accessible to city staff and is an ancillary building.
6. Section 8(III.4) of the Design Guidelines & Requirements (DGRS) 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.
  - o 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.

- 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.
7. The city architect reviewed the proposed designs for the police training facility, park restroom facility, and public service storage building and had no comments on the designs.

**E. Parkland, Buffering, Landscaping, Open Space, Screening**

1. Parking Lot Landscaping Requirement: 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 six trees. The plan meets this requirement by proposing 8 trees.
  - The fieldhouse has a proposed 306 parking spaces, therefore requiring 31 trees. The plan meets the requirement by having a proposal of 42 trees.
2. Per codified ordinance 1171.06(b) Parking lots shall be screened from the rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall.
  - The fieldhouse landscape plan meets this requirement with an evergreen landscape hedge. In addition, the site includes a buffer of 72'-6" adjacent to the proposed parking lot and enhanced screening from the adjacent residential property.
  - 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.
3. General Site Landscaping Requirement: Codified Ordinance 1171.05(e):
  - 1171.05(e)(3) The fieldhouse requires a total ground coverage over 50,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 25 inches plus one-half inch tree trunk size for every 4,000 square feet of ground coverage. The fieldhouse has an internal ground coverage of 300,834 sq. ft. requiring 51 trees at 87.7" total caliber (CAL). This requirement is met with a proposed 69 trees at 2.5" caliber.
  - 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" caliber. This requirement is met with existing site trees of 17, equaling 248" caliber.
4. 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.
5. Codified Ordinance 1171.08 states that basins should have a natural shape and are no steeper than 6:1.
  - The applicant is proposing a naturalized dry basin and is meeting the slope requirement for the fieldhouse.
  - The police training facility site will not have 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 #1).
6. The City Landscape Architect reviewed the proposed development and had no further comments on the plans.

**F. Lighting & Signage**

1. Signage for the fieldhouse will be subject to staff approval when submitted.

2. 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 #2).
3. 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.
4. 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 overall character of the area.
5. The fieldhouse has proposed a photometric plan, and the site has zero or near-zero foot candles at the property lines.
6. There is no proposed lighting for the park restroom facility and public service storage facility.

#### **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 further comments aside from the Traffic Access Study comments in Section C of this report.

#### **IV. SUMMARY**

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

Each site has been thoughtfully designed, with a layout that will accommodate operational needs while preserving a substantial amount of green space along public road frontages. The proposed development meets all applicable setbacks and other requirements, demonstrating compliance with zoning standards. The buildings support the architectural character of the area and will enhance the quality and experience around Bevelhymer Park and the public service complex. Overall, the proposed rezoning and site design are consistent with the intended purpose of the Community Facilities district and support the delivery of essential public services.

#### **V. ACTION**

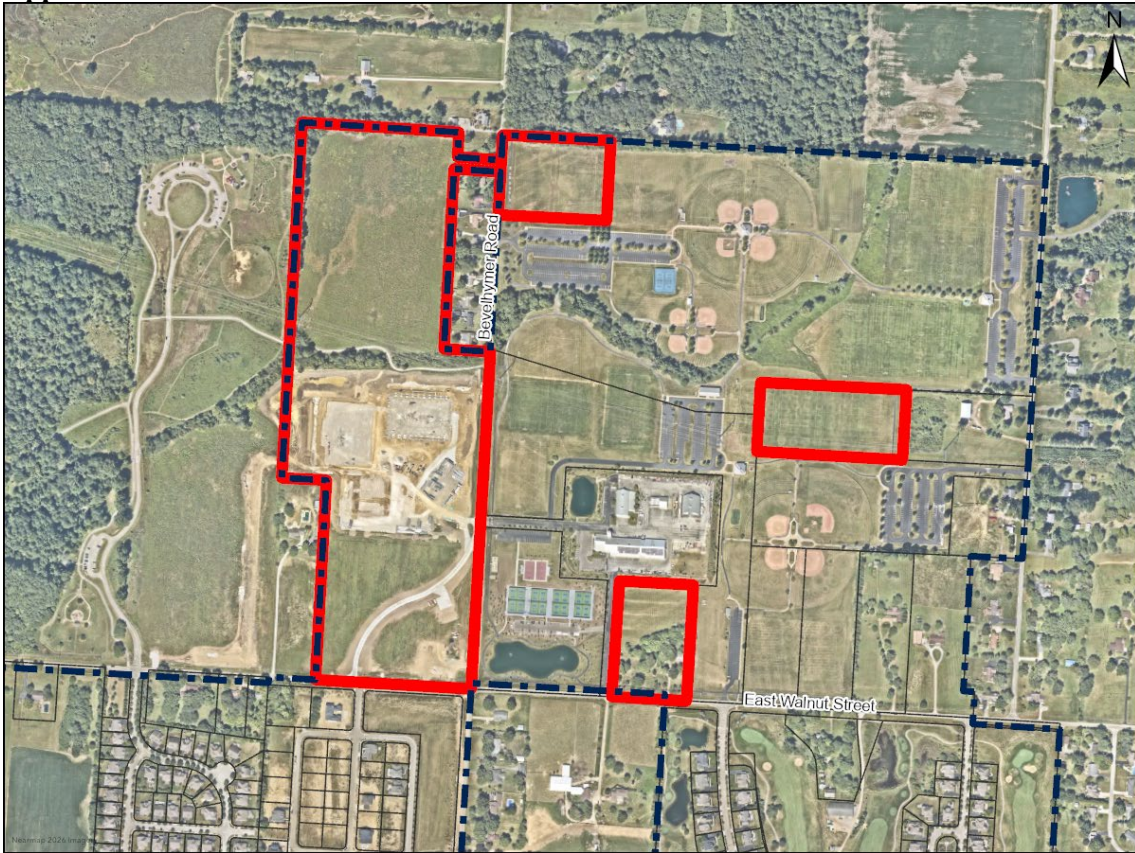
##### **Suggested Motions for ZC-05-2026:**

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

##### **Move to approve application ZC-05-2026 based on the findings in the staff report, with the following condition:**

1. The future basin on the police training facility parcel shall meet the requirements outlined in the Codified Ordinances and is subject to staff approval.
2. That signage for the police training facility be evaluated and subject to staff approval.

**Approximate Site Location:**



Source: NearMap



**Planning Commission Staff Report  
April 06, 2026 Meeting**

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**PRAIRIE HOUSE NEIGHBORHOOD  
ZONING AMENDMENT**

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LOCATION: 6060 East Dublin-Granville Road (PID: 222-000387).  
APPLICANT: Five Development LLC, c/o Aaron Underhill, Esq.  
REQUEST: Zoning Amendment  
ZONING: Single Family Residential (R-2) to Infill-Planned Unit Development (I-PUD)  
STRATEGIC PLAN: Residential District  
APPLICATION: ZC-15-2026

Review based on: Application materials received March 06, 2026.

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*Staff report completed by Kylie Blackburn, Planner.*

**I. REQUEST AND BACKGROUND**

The applicant requests review and recommendation to city council to rezone 18.461+/- acres from Single Family Residential (R-2) to an Infill-Planned Unit Development (I-PUD) to be known as the “Prairie House Neighborhood.” The proposed zoning permits 39 single-family dwellings, parkland, and open space.

The rezoning and preliminary development plan are scheduled to be heard by city council with an anticipated first reading on May 5, 2026, and a second reading on May 19, 2026. Once the rezoning application has been approved by city council, the application must return to the Planning Commission with a final development plan application due to the Infill-Planned Unit Development (I-PUD) zoning classification.

**II. SITE DESCRIPTION & USE**

The 18.461+/- acre site is located in Franklin County and is made up of one lot containing three main structures and a few accessory buildings. The site is located on East Dublin-Granville Road east of Hampstead and north of Pickett Place. Hampstead and Pickett Place are both zoned I-PUD and the development on the east of the site is outside of the city’s limits.

**III. PLAN REVIEW**

Planning Commission’s review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make a recommendation to city council. Staff’s review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.

- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

Per Codified Ordinance Chapter 1159.08 the basis for approval of a preliminary development plan in an I-PUD shall be:

- (a) That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;
- (b) That the proposed development is in general conformity with the Strategic Plan or portion thereof as it may apply;
- (c) That the proposed development advances the general welfare of the Municipality;
- (d) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;
- (e) Various types of land or building proposed in the project;
- (f) Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density of dwelling units may not violate any contractual agreement contained in any utility contract then in effect;
- (g) Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;
- (h) Building heights of all structures with regard to their visual impact on adjacent facilities;
- (i) Front, side and rear yard definitions and uses where they occur at the development periphery;
- (j) Gross commercial building area;
- (k) Area ratios and designation of the land surfaces to which they apply;
- (l) Spaces between buildings and open areas;
- (m) Width of streets in the project;
- (n) Setbacks from streets;
- (o) Off-street parking and loading standards;
- (p) The order in which development will likely proceed in complex, multi-use, multi-phase developments;
- (q) The potential impact of the proposed plan on the student population of the local school district(s);
- (r) The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);
- (s) The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).

#### **A. Engage New Albany Strategic Plan**

The site is located within the Residential District future land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or roads.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A

transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.

- Private streets are at odds with many of the community’s planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

**B. Use, Site and Layout**

1. The proposed zoning is an Infill-Planned Unit Development (I-PUD) that permits the development of a new 39-lot, non-age-restricted residential subdivision.
2. The site is currently zoned R-2, which permits development at a density of 2.1 dwelling units per acre. This exceeds the Strategic Plan’s recommended density of 1 dwelling unit per acre. The applicant proposes to maintain the same density of 2.1 dwelling units per acre under the requested I-PUD zoning. Therefore, the proposal does not exceed the density currently permitted.
3. The zoning district is made up of one subarea that is approximately 18.461 acres and permits the following uses:
  - Single-family detached homes, single-family attached homes, and related accessory structures.
  - Publicly or privately-owned parks and open spaces
  - Residential model homes that are subject to conditional use approval by the Planning Commission.
4. The zoning text established the following setbacks listed in the table below.

<b>SETBACKS</b>	
Front Yard	Lot Prototype A, B, & E: 28 feet Lot Prototype C, D, & Specialty lots: 8 feet
Side Yard	5 feet for all facades that are not part of a garage
Side Yard for Garages	Lot Prototype A, B, E, & Specialty Lots: 0 feet Lot Prototypes C & D: 5 feet
Rear Yard	Lots not sharing a property line with a perimeter boundary: 20 feet Lots with rear lot lines along an alley: 10 feet Lots sharing lot line with a perimeter boundary (except the west boundary): 30 feet

5. Additional setback requirements include:
  - East Dublin-Granville Road: a minimum setback of 50 feet from the right-of-way
  - Western Perimeter Boundary: a minimum setback of 40 feet to prevent building in the sanitary sewer easement.
6. The strategic plan calls for continued high-quality planning and design of new residential developments and neighborhoods. The zoning text provides standards that will complement the existing character of the surrounding area and maintain the current connectivity with the existing and updated leisure trails.
7. The zoning text states that all homes are not to back onto open space and reserve areas. The preliminary development plan demonstrates this requirement, meeting an important development standard of the Engage New Albany Strategic Plan.
  - The proposed text calls out the homes on Lots 2 and 29 and states that they shall be angled so that their rear facades do not run parallel or nearly parallel to the right-of-way for East Dublin-Granville Road. And that side facades of homes on Lots 1, 2, 28, and 29, which face East Dublin-Granville Road, shall include enhanced architectural elements to avoid the appearance of blank or monotonous designs.
8. A school impact statement has been submitted. The applicant estimates that 0.8 students per unit will be generated for a total of 31 students. Based on an assumed 31

students generated, the applicant has projected this development to have a net positive financial impact on the school district.

### **C. Access, Loading, Parking**

1. The primary access point to the site is from East Dublin–Granville Road, generally located as shown on the preliminary development plan and aligned with the public street to the south, Picket Place.
2. A second access point will be provided to the west of the main access point along East Dublin-Granville that will be for emergency access only. It will utilize breakaway bollards and grass pavers.
3. The text states that 21 feet from the existing edge of right-of-way on East Dublin-Granville Road will be dedicated to the city.
  - The City Engineer has commented on the right-of-way language, see section IV. Engineering Comments section and condition #4.
4. The text requires the internal two-way street to be a public street and built to city standards. The right-of-way for these internal streets is required to be 50 feet with 26-foot pavement widths, measured from front of curb to front of curb.
5. The text also requires the internal one-way street to be a public street and built to city standards. It will have a minimum right-of-way width of 20 feet and a minimum pavement width of 12 feet.
6. The text also refers to a private alley that will be maintained by the homeowners' association and shall have a minimum of 12 feet of pavement and shall allow for one-way traffic.
7. The text requires all homes to have a minimum of 1 off-street parking space on their driveways in addition to a minimum of 2 parking spaces within the garage.
8. The text states a 4-foot-wide public sidewalk shall be provided along both sides of each public street.
  - Staff recommends a condition of approval that the public sidewalks be 5-foot-wide (condition #1).
9. An 8-foot leisure trail already exists along East Dublin-Granville Road; the text states the path will be reconstructed when necessary for the new construction. The existing dip in the leisure path across the proposed Road A, as shown on the site plans, will be corrected and realigned during the street construction. In addition, a minimum 8-foot mulched leisure path will be provided in the parkland/open space on the northern portion of the subdivision.
  - Staff recommends a condition of approval for the 8-foot mulched leisure path to be paved using asphalt (condition #2).

### **D. Architectural Standards**

1. The New Albany Design Guidelines and Requirements (DGRs) ensure neighborhoods sustain their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far. All homes shall be designed in accordance with the City of New Albany's Design Guidelines and Requirements. The proposed zoning text contains the same high-quality standards that have been successful throughout other subdivisions in the city.
2. Each building will have a maximum height of 35 feet.
3. The text permits brick, cedar shiplap wood siding, and composition materials with a natural appearance. The use of vinyl as a primary or secondary material and the application of brick veneer to a single building façade is prohibited. The text requires exterior wall finish materials must be used to complete massing elements. Each exterior façade of a home shall utilize one primary material and that material shall be used on all elevations of that home.
4. The text allows roofs to be of natural slate wood shake or wood shingle, metal standing seam, or an architectural-grade fiberglass asphalt shingle.

5. Solar panels are permitted to be installed on roofs on the rear of homes that face southward, provided they are not visible from a public street.
6. Illustrative, architectural drawings demonstrating the design and character for the proposed development will be reviewed at the time of a final development plan application as required by C.O. 1159.07(b)(3)(P).

**E. Parkland, Buffering, Landscaping, Open Space, Screening**

1. Detailed landscaping plans for the subdivision will be reviewed at the time of a final development plan application as required by C.O. 1159.07(b)(3)(O).
2. New Albany’s Codified Ordinance requires that 2,400 square feet per home be dedicated as parkland, and 20% of the total acreage in the subdivision shall be dedicated as open space. For this development, the total required parkland and open space is 93,600 square feet. The applicant is providing multiple reserve areas that consist of either open space or parkland, totaling 3.88 acres. Per C.O. 1187.16 wet and dry stormwater basins shall not be considered open space.

	Required	Proposed
Parkland	93,600 sq ft	93,600 sq ft
Open Space	3.58 acres	3.88 acres

3. The maps associated with the zoning text state that the parkland dedication is to be maintained by the city. The HOA will be responsible for maintaining other reserves and the emergency access drive.
  - o Ownership of the parkland and open space areas, which are shown on the preliminary development plan, shall be defined and approved with the final development plan (condition #3).
4. The zoning text states that a playground will be provided within an open space or parkland within the zoning district that will be approved with the final development plan.
5. The strategic plan states that homes should not back onto open spaces or public roads. The applicant is meeting these recommendations by prohibiting homes from backing onto open space and providing open space around existing natural features.
6. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of two and a half inches in caliper at installation and shall be spaced at a maximum distance of thirty feet on center. Trees may be grouped, provided the quantity is equivalent to one tree per thirty feet. This requirement may be waived in areas where vegetation already exists.
  - o The text states that trees shall not obstruct sight distance or signage and that street tree and signage locations will be shown with the final development plan for approval.
7. The zoning text commits to a Tree Preservation Zone, which applies along the perimeters of the site. Along the western perimeter, there is a minimum 20-foot preservation zone, a 15-foot preservation zone on the eastern perimeter, and a 50-foot preservation zone from right-of-way along East Dublin Granville Road.

**F. Lighting & Signage**

1. Landscape lighting shall be used to provide safety and ingress and egress only; lights shall be shielded by plantings or other methods.
  - o Uplighting of the exterior of the home shall be prohibited.
2. Each house shall have a minimum of one yard light near the sidewalk at the front entry and one wall-mounted porch light at the front door.
3. The city’s gooseneck streetlights shall be used in the development and be New Albany green.
  - o The text states that other light fixtures may be used, subject to approval by the Planning Commission.
4. No signs are proposed at this time, but the text states standard city street regulatory signs will be used, and any other signs shall conform to the provisions of the Codified

Ordinances. All proposed signage for the subdivision is subject to review and approval of the Planning Commission at the time of the final development plan application.

#### **G. Other Considerations**

1. Pre-fabricated buildings are prohibited in the zoning district.
2. Basketball backboards, swings, and other such equipment are permitted but must be screened from adjoining properties.
3. Swimming pools/spas are permitted per the proposed text. They must be located in the rear yard and within the building line of sight, completely enclosed by a fence and screened from adjoining properties.
  - o All equipment shall be within the enclosure and completely screened from adjoining properties.
  - o Pools/spa, including any walks, paved areas, equipment, and appurtenances, may not be closer than fifteen feet to any property line per Codified Ordinance 1173.02(c).

#### **IV. ENGINEER'S COMMENTS**

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #4).

1. Revise the text and exhibits to show 50 feet of public right-of-way dedication as measured from the road centerline along the parcel frontage.
2. The developer shall provide documentation showing that all existing private well and septic systems in the subject area have been abandoned in accordance with all applicable environmental regulations.
3. Provide environmental permit approvals when they are available
4. Provide a fire truck turning radius analysis and obtain Fire Department approvals.
5. Revise the curb radius at the man curb cu to match what is shown across the street at Pickett Place.

#### **V. SUMMARY:**

The rezoning is consistent with the residential land use recommendations of the New Albany Strategic Plan, providing versatile housing types for the community and showcasing the high-quality development standards found throughout the city. While the proposed density is higher than the Strategic Plan recommendation, it does not exceed what is currently permitted under the existing R-2 zoning. The new development will complement the established character of the immediate area and maintain the current connectivity. Additional landscape, architecture, and parking details will be reviewed under the final development plan application for the subdivision. The rezoning will increase the number of students in the school district, but with the number of homes contemplated, the school will receive more money than it does currently with the site as is. The zoning text is very similar to other I-PUD subdivisions within the city and is anticipated to follow similar architectural designs as these other subdivisions.

#### **VI. ACTION**

Should the Planning Commission find that the application has sufficient basis for approval, the following motions would be appropriate:

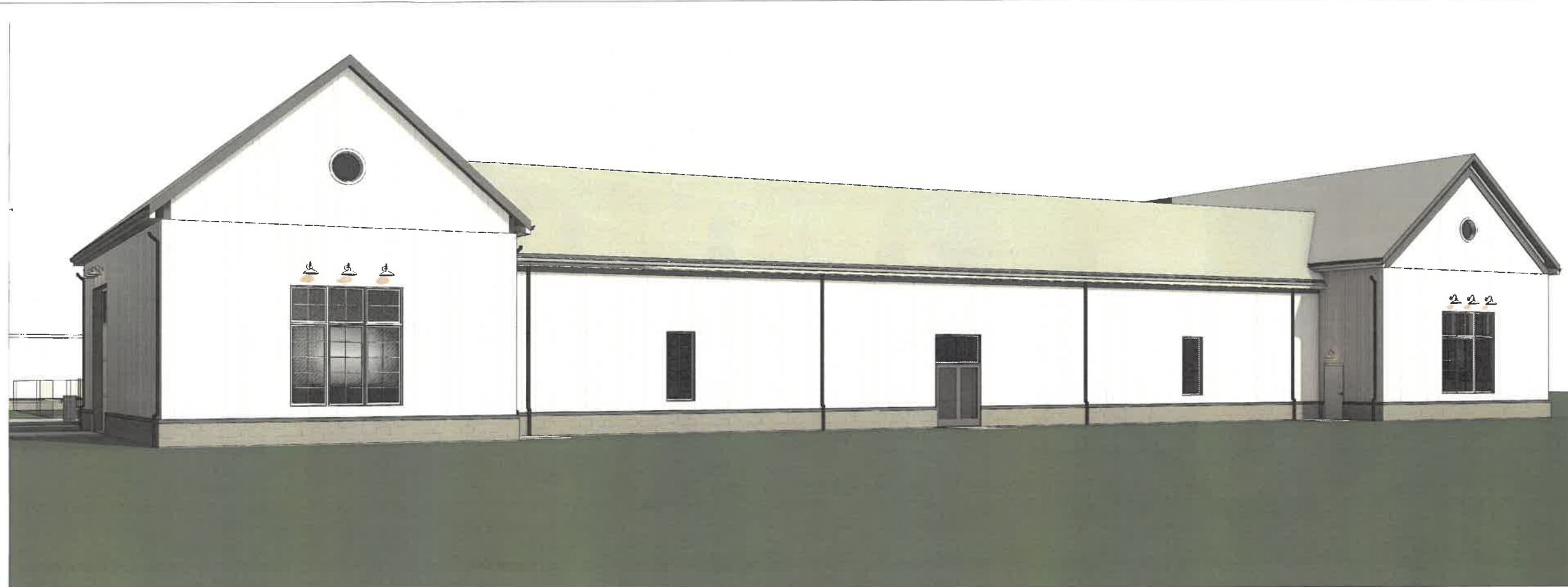
Move to approve rezoning/preliminary development plan application ZC-15-2026 based on the findings in the staff report, with the following condition (conditions of approval may be added).

1. Public sidewalks shall be 5-foot-wide.
2. The proposed 8-foot mulched leisure trail be paved using asphalt.
3. Ownership of the parkland and open space areas, which are shown on the preliminary development plan, shall be defined and approved with the final development plan.
4. The City Engineer's comments must be addressed, subject to staff approval.

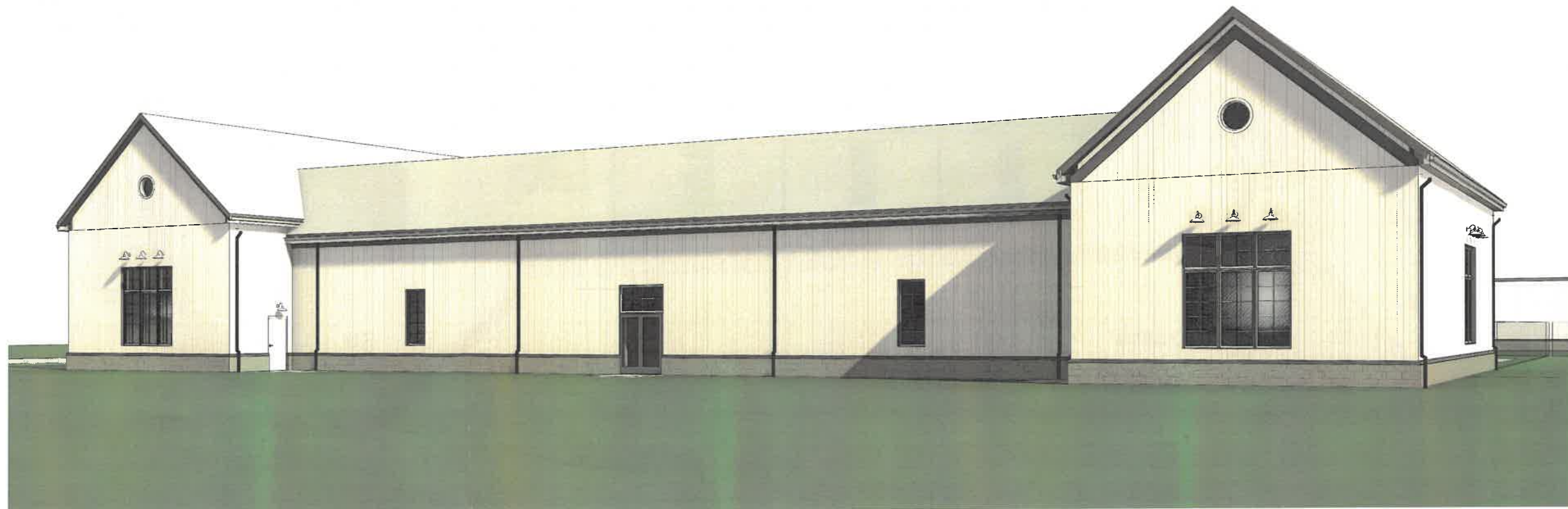
**Approximate Site Location:**



Source: NearMap



① SW



② SE



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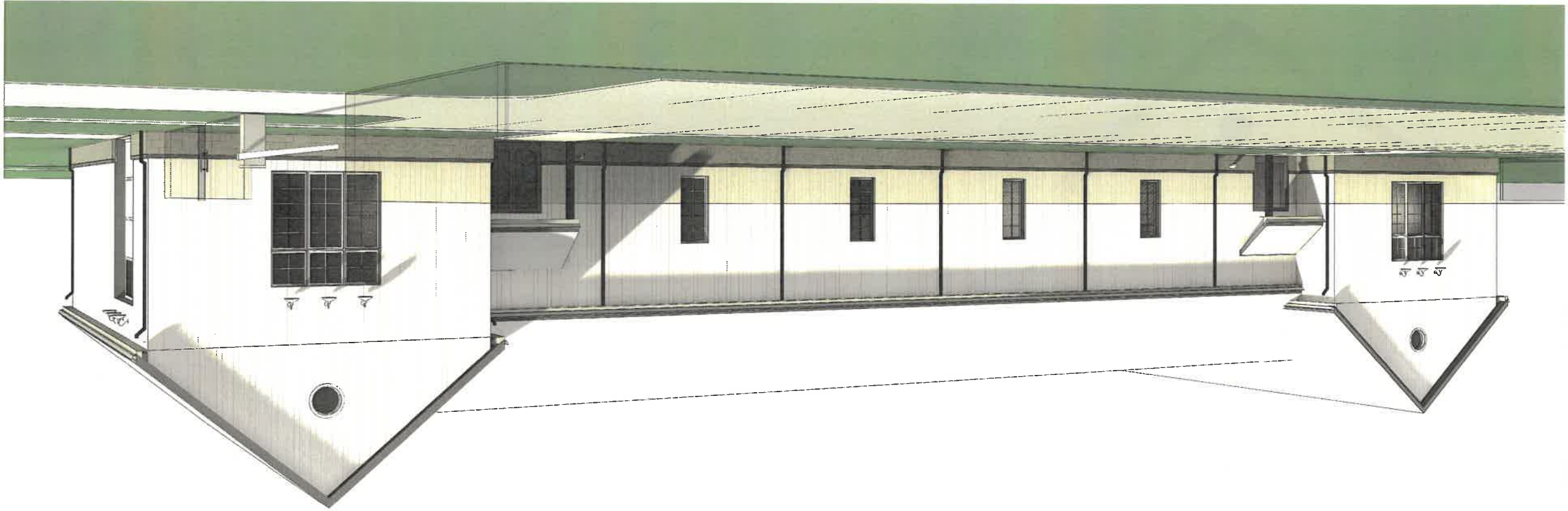
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ARB PRELIM SET: 02/19/2026  
ARB REVISED SET: 04/01/2026

3D VIEWS

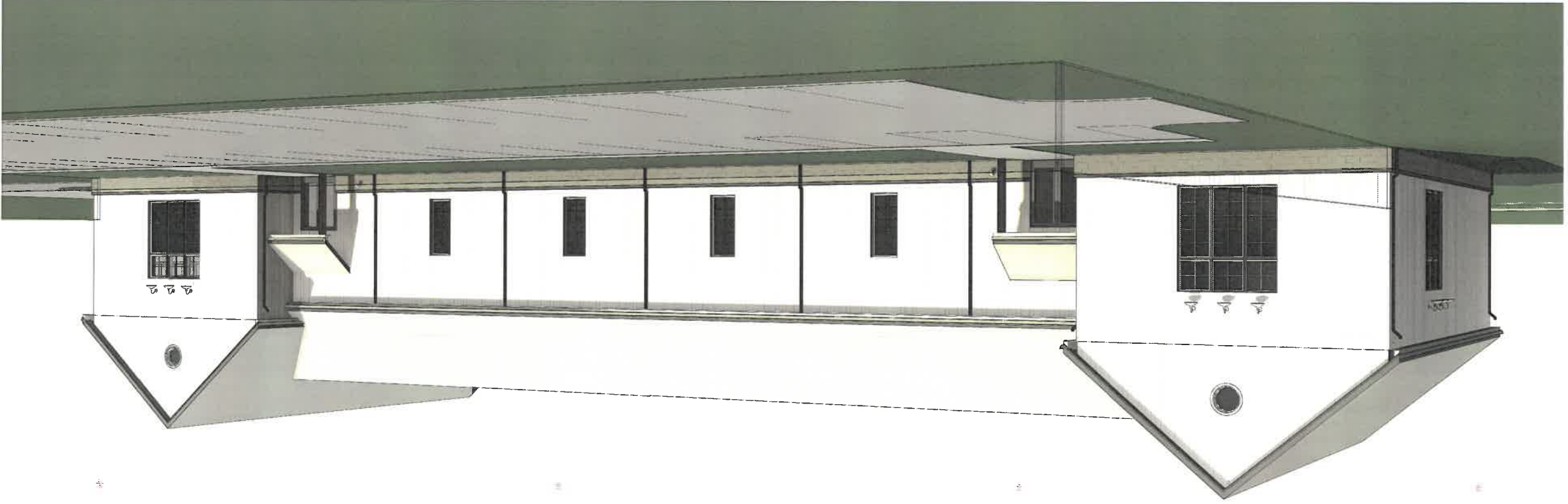
**G102**

ca  
4/6/26  
20-05-202

④ MW



③ ME



G103

3D VIEWS

SD SET: 10092028  
A/B PRELIM SET: 02/19/2028  
A/B REVISED SET: 04/01/2028

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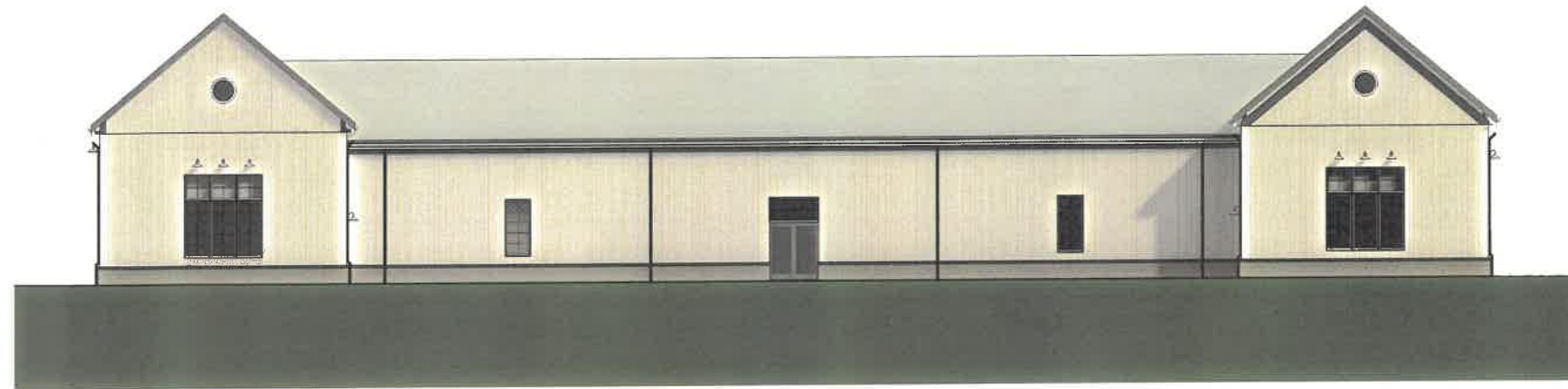


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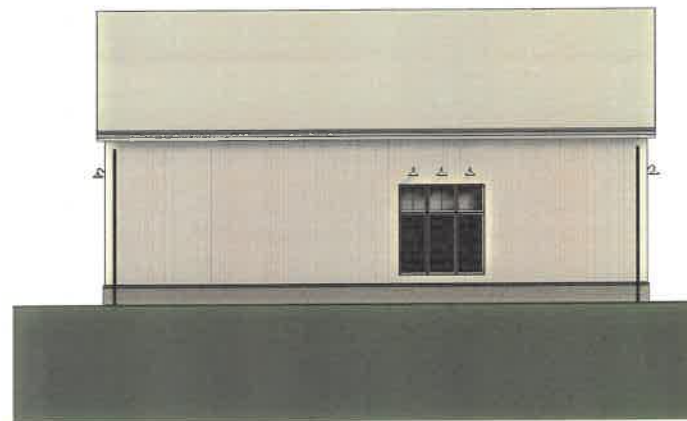


EXTERIOR FINISHES:

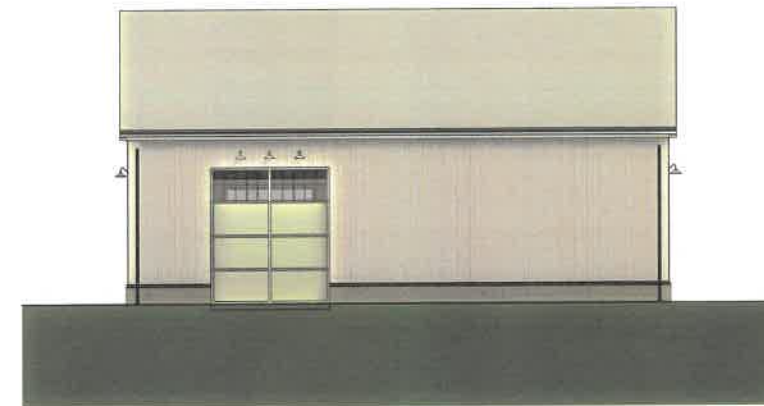
METAL ROOF:	DMI SPANLOCK SL-20; COLOR: DYNACLAD WEATHERED ZINC
ALUMINUM GUTTERS & DOWNSPOUTS:	DMI; COLOR: DYNACLAD WEATHERED ZINC
VERTICAL METAL SIDING:	DMI R-PANEL WPRP; COLOR: DYNACLAD WHITE
SPLIT-FACED BLOCK & WATER TABLE:	OBERFELDS; COLOR: NATURAL GRAY; MORTAR: CEMEX; COLOR: SEMI-LESTONE
ENTRY DOORS & WINDOWS:	KAWNEER; COLOR: BONE WHITE
GARAGE DOORS:	OVERHEAD DOOR CO. THERMACORE 596; COLOR: WHITE UPPER SASHES



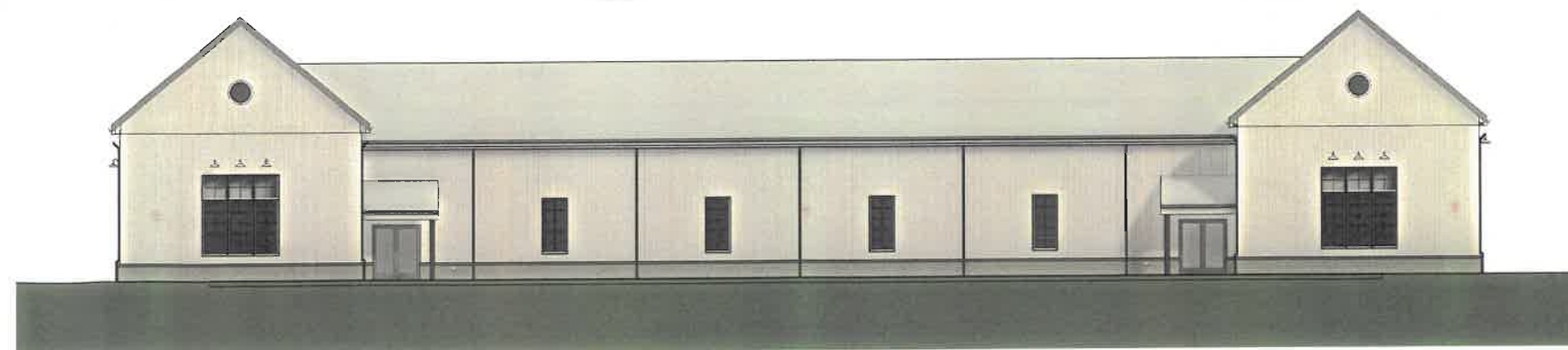
① SOUTH ELEVATION WITH COLOR  
1/8" = 1'-0"



② EAST ELEVATION WITH COLOR  
1/8" = 1'-0"



③ WEST ELEVATION WITH COLOR  
1/8" = 1'-0"



④ NORTH ELEVATION WITH COLOR  
1/8" = 1'-0"



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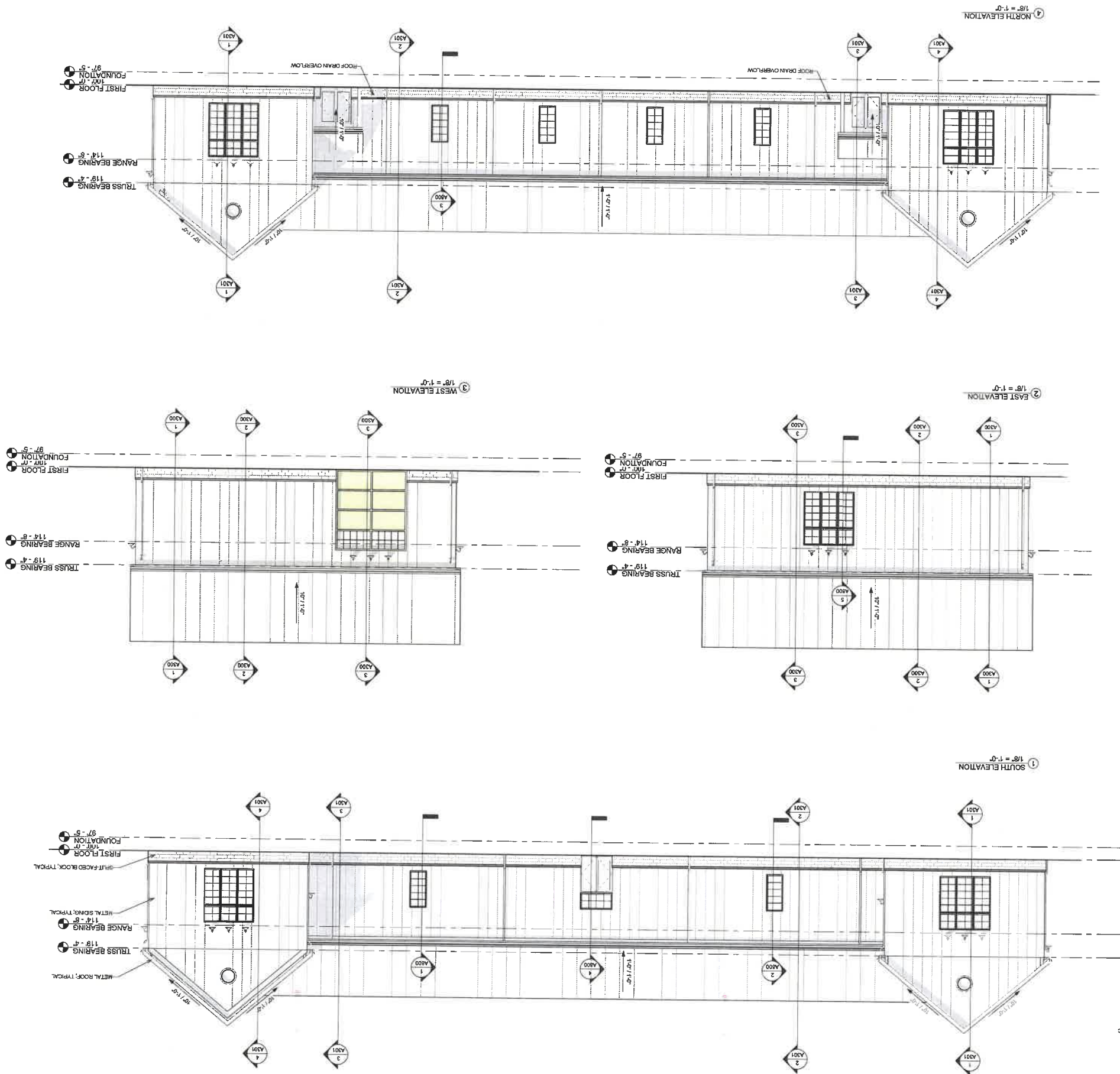
7800 BEVELHYMER ROAD  
NEW ALBANY, OHIO 43054

SD SET: 10/05/2025  
ARD PRELIM SET: 02/18/2026  
ARD REVISED SET: 04/01/2026

EXTERIOR ELEVATIONS

A201

- EXTERIOR FINISHES:
- METAL ROOF:
- ALUMINUM GUTTERS & DOWNSPOUTS:
- VERTICAL METAL SIDING:
- DMI SPANLOCK 9L20; COLOR: DYNAMIC WEATHERED ZINC
- DMI; COLOR: DYNAMIC WEATHERED ZINC
- DMI R-PANEL WRPP; COLOR: DYNAMIC WHITE
- MORTAR: CEMENT
- OVERHEADS: COLOR: NATURAL GRAY
- ENTRY DOORS & WINDOWS:
- GARAGE DOORS:
- EXTERIOR FINISHES:
- METAL ROOF: COLOR: DYNAMIC WEATHERED ZINC
- ALUMINUM GUTTERS & DOWNSPOUTS:
- VERTICAL METAL SIDING:
- DMI R-PANEL WRPP; COLOR: DYNAMIC WHITE
- MORTAR: CEMENT
- OVERHEADS: COLOR: NATURAL GRAY
- ENTRY DOORS & WINDOWS:
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- MORTAR: CEMENT
- OVERHEADS: COLOR: NATURAL GRAY
- ENTRY DOORS & WINDOWS:
- GARAGE DOORS:



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90 SET: 10/09/2025  
 AFB PRELIM SET: 02/19/2026  
 AFB REVISED SET: 04/01/2026

A200

EXTERIOR ELEVATIONS