



New Albany Architectural Review Board
Monday, June 8, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, June 8, 2026 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Alan Hinson	present
Mr. Jon Iten	present
Mr. Jim Brown	absent
Ms. Traci Moore	absent
Mr. Andrew Maletz	absent
Mr. Francis Strahler	present
Mr. Adam Davie	present
Council Member Marlene Brisk	present

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

Staff members present: Planning Manager Chris Christian, Planner I Jay Henderson, Planner I Lauren Sauter, Deputy Clerk Madriguera.

III. Action on minutes: May 11, 2026

Chair Hinson asked if there were any corrections to the minutes.

Hearing none, Board Member Strahler moved to approve the minutes from the May 11, 2026 meeting. Chair Hinson seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Hinson yes, Mr. Davie yes, Mr. Iten yes.

Having four yes votes the motion passed and the May 11, 2026 minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Deputy Clerk Madriguera said yes, the board would not be able to take action on FDP-32-2026 and it should be skipped at this meeting. *[Clerk's note: Board Member Davie is an applicant in that case and as such, is not qualified to vote on any motion for the application. Because the attendance policy requires members to be present and qualified to vote on an application, Board Member Davie's inability to vote on FDP-32-2026 meant that attendance during consideration of that application would fall below the quorum required to take action on that application. Thus the application should be skipped and it will remain on the agenda as unfinished business and will be considered first at the board's next meeting.]*

Chair Hinson administered the oath to all present who wished to address the board.

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

Chair Hinson asked whether there were any visitors present who wished to speak on an item not on the agenda.

VI. Cases:

FDP-32-2026 6600 New Albany-Condit Road Final Development Plan

Certificate of Appropriateness for a final development plan for the 605 Neighborhood Office District at 6600 New Albany-Condit Road (PID: 222-000640).

Applicant: Rob Riddle

Chair Hinson noted that this case will be skipped at this meeting.

ARB-36-2026 6905 Central College Road New Build Certificate of Appropriateness and Waivers

Certificate of Appropriateness for the use of Hardie board and stone as exterior materials on a new home with waivers for DGR Sections 1(I)(G), 1(II), and 5(II)(B)(2) to allow the mixing of exterior materials and styles not set forth in the American architectural precedent and for DGR Sections 1(I)(E) and 5(II)(E)(3) to allow a garage that is taller than and located in front of the main portion of the building at 6905 Central College Road (PID: 222-000349).

Applicant: Old World Custom Homes c/o Patrick Miller

Planner I Sauter delivered the staff report.

Board Member Iten clarified the scope of review for consideration of the certificate of appropriateness, that the only issue was the use of the materials – hardie board. He observed that there are other areas that deviate from dgrs, most notably the lack of four-sided architecture, but those deviations are not within the scope of review.

Applicant April Small, designer from Old World Homes spoke in support of the application.

Board Member Iten noted that the city architect determined that it is not a singular architectural style and that it should be, and that he will defer to Board Member Davie but is concerned about approving a waiver over different styles and issues raised by the city architect. The dgrs state that great care should be taken not mix different styles and consistency should be maintained; this is an area with existing compliant architecture. To the north, the plurality of the structures is modern. He explained that he is more inclined to see this application to become more compliant with the architect's observations and consistent with the plurality of the surrounding modern structures. He evaluated the renderings using the waiver criteria and stated that he is not as worried with the material as with the divided light and the appearance. He would like to see this back with better drawings and with the architect's comments addressed.

Board Member Davie stated that this project would benefit from three-dimensional imagery; the two dimensional seems overwhelming. He noted that he counted seven roofs, which is too many roofs.

The applicant explained that this client has built multiple times before and she very familiar and particular with regard to forms and materials.

Chair Hinson remarked that he does not have a problem with the overall massing, observing that the property is quasi remote, but the design should be more consistent. The garage height needs to not exceed the roofline of the house as proposed in waiver b; there are many opportunities to simplify.

Board Member Davie agreed. He stated that there are many opportunities to simplify this design and he would have a hard time approving over the objection of the city architect.

Board Member Iten agreed and stated that the board is inviting the applicant to read the comments from city architect and then come back.

Board Member Strahler asked how often hardie board is approved.

Chair Hinson noted there are several areas that use it. He further remarked that the house next door to VH, which is one of the oldest houses in New Albany, uses it.

Board Member Iten confirmed that none of the board members are concerned with the parking structure coming out ahead of the main house.

Planning Manager Christian clarified that if the garage remains located in front of the house, some waivers may still be required.

Board Member Iten stated that the four board members present are comfortable with the first waiver, it is the second one that it giving the board heartburn, this one should be solved. He recommended that the application be tabled and taken up in 30 days.

The applicant agreed.

Chair Hinson moved to table ARB-36-2026 for 30 days. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Mr. Davie yes, Mr. Strahler yes. Having four yes votes the motion passed and the application was laid upon the table for 30 days.

ARB-37-2026 Upper East Rooftop Modifications Certificate of Appropriateness

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

Applicant: Mershad Development c/o Kareem Amr

Planner I Sauter delivered the staff report.

Applicant Kareem Amr, and Architect John Grubb spoke in support of the application. He noted that 24 Main is in front of them, and the development is officially under construction. The first buildings should be open summer of next year. The modifications included the removal of skylights – they were problematic to source and to insure, elimination of the half-height privacy walls, and the incorporation of rooftop gardens. The modifications add a bit more privacy for the tenants, there would be water on the roof, and there is a minimal visual impact.

Board Member Iten stated that he did not particularly like the looks of them but if no one else is concerned then he was not either.

Board Member Davie remarked that with the skylight version it makes sense to repeat it, but with a pop up on the left it might make sense to mirror rather than having them all on the same side. As proposed they look like fingers. He further remarked that this feels like the solution to a problem and lacks cohesiveness, it does not feel like an impressive solution.

Mr. Grubb responded that there is sufficient precedent in Cherry Alley, none of the units are mirrored.

Chair Hinson stated that the visual impact will be minimal, and this development is positive for our community overall.

Board Member Iten moved to approve the modification of the certificate of appropriateness. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Davie yes, Mr. Strahler yes. Having four yes votes, the motion passed and the modification was approved.

ARB-38-2026 Harvest Pizza Certificate of Appropriateness

Certificate of Appropriateness to allow for building additions at 24 E. Main Street (PID: 222-000043)

Applicant: Bill Murphy

Planner Henderson delivered the staff report.

Applicants Chris Crater, owner of Harvest Pizzeria, and Applicant Bill Murphy spoke in support of the application.

Mr. Crater said that the hardie board will be painted to match the existing paint.

Mr. Murphy noted that Mr. Crater had four successful restaurants and was very hardworking.

Board Member Iten moved to approve the certificate of appropriateness for ARB-38-2026. Board Member Davie seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Davie yes, Mr. Strahler yes, Mr. Hinson yes. Having four yes votes the motion passed and the certificate of appropriateness was approved.

The board congratulated the applicants.

VII. Other business

Chair Hinson asked whether there was any further business to come before the board. Hearing none he polled the members for comment.

VIII. Poll members for comment

Board Member Iten asked what was coming up.

Planner I Henderson responded that Edge Hiss, a residential development with 280-ish homes on Ganton was forthcoming.

Board Member Iten thanked the staff for their work on the complex staff reports.

IX. Adjourn

Hearing no further comment, Chair Hinson moved to adjourn the June 8, 2026 meeting. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Mr. Strahler yes, Mr. Davie yes. Having four yes votes the motion passed and the meeting was adjourned at 7:46 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

FDP-32-2026 – skipped

ARB-36-2026

Staff Report
Record of Action
TM to ARB-37-2026
Staff Report
Record of Action
ARB-38-2026
Staff Report
Record of Action



Architectural Review Board Staff Report
June 8, 2026 Meeting

6600 NEW ALBANY-CONDIT ROAD OFFICE
FINAL DEVELOPMENT PLAN

LOCATION: 6600 New Albany-Condit Road (PID: 222-000640)
APPLICANT: Rob Riddle
REQUEST: Final Development Plan
ZONING: Infill Planned Unit Development (I-PUD): 605 Neighborhood Office District
STRATEGIC PLAN: Village Center
APPLICATION: FDP-32-2026

Review based on application materials received April 17 and May 22, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a recommendation of approval for a final development plan for updates to the approximately 1.116-acre property located at 6600 New Albany-Condit Road. The development proposal includes updates and modifications to the existing 1,516-square-foot home and 3,000-square-foot accessory structure as well as specifications for new parking and landscaping.

The zoning text requires final development plans to be reviewed by the Architectural Review Board using the same review criteria as is required to be applied by the Planning Commission. The Architectural Review Board shall recommend approval, approval with conditions, or disapproval to the Planning Commission, and the Planning Commission shall be the decision-making body.

The final development plan follows the intent and regulations of the recently approved zoning amendment and preliminary development plan (ZC-78-2026/O-48-2026), which was recommended for approval with conditions by the Architectural Review Board on October 13, 2025. The site is zoned for Infill Planned Unit Development (I-PUD) with the “605 Neighborhood Office District” zoning text. The I-PUD allows office and administrative uses. The relevant standards outlined in the I-PUD zoning text, the New Albany Design Guidelines and Requirements (“DGRs”), and other city code provisions apply.

The application is scheduled to be heard at the Planning Commission meeting on June 15, 2026.

II. SITE DESCRIPTION & USE

The subject property comprises approximately 1.116 acres of land and is located within the Village Center. The site currently contains a single-family residence and two accessory detached structures. The property fronts State Route 605, also known as New Albany-Condit Road.

Properties to the immediate south and west of the property are of similar low-density, single-family residential uses that are designated within the Rural Residential sub-district of the Urban Center Code. To the east, the property abuts the Windsor subdivision, which is designated within the

Village Residential sub-district of the Urban Center code. Office uses are located to the north of the site across State Route 161.

III. REVIEW CRITERIA

Staff's review of this application is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Review Process

This final development plan application requires review and approval by both the Architectural Review Board and Planning Commission. Section X(A)(2) of the I-PUD zoning text states that the initial final development plan application for the zoning district shall be reviewed by the Architectural Review Board prior to being presented for review by the Planning Commission. The Architectural Review Board shall provide a recommendation of approval, approval with conditions, or disapproval of the final development plan application to the Planning Commission using the same review criteria for a final development plan application as is required to be applied by the Planning Commission. The Planning Commission shall be the decision-making body as to the approval, approval with conditions, or disapproval of the final development plan application.

In conformance with the zoning text, the standard review criteria included for Planning Commission evaluations of final development plans are included below.

Final Development Plan Review Criteria

The basis of approval for a Planned Unit Development is found in C.O. Chapter 1159. The Board should consider, at a minimum, the following (per C.O. Section 1159.08):

- 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/Rocky Fork-Blacklick Accord 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 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); and*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

In addition, the Board should consider the purpose and intent of the Planned Unit Development (PUD) (as outlined in C.O. Section 1159.02):

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible;*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

IV. EVALUATION

Engage New Albany Strategic Plan

The subject lot is located in the Village Center future land use district of the Engage New Albany Strategic Plan. The Strategic Plan identifies the active mixed-use Village Center as the type of authentic, walkable environment that office users are seeking; the plan highlights adding office space to the Village Center as an important effort, and careful integration and appropriate design of office development will expand the city's offerings.

At the location of the subject parcel, New Albany-Condit Road is identified as both a Business Park Transitional Road (extending north) and a Village Center Road (extending south). The Business Park to the north is characterized by office uses. As a transitional area into the Village Center, the proposed commercial office use is appropriate in allowing the reuse of the site in a way that is sensitive to its surrounding context, including the office uses to the north and the architectural qualities of the immediate vicinity, and appropriate for the recently approved I-PUD zoning text.

Use, Site, and Layout

1. **Use:** The zoning text allows administrative and business offices, organizations and associations organized on a profit or non-profit basis for promotion of membership interests, and storage within the existing accessory building. The main building is proposed to be turned into an office, which is a permitted use.
2. **Site and layout:** The existing buildings on the site are remaining in place with some proposed exterior modifications and updates. The existing drive will remain, and a newly paved drive and parking lot will be installed to the rear of the main home.

3. **Setbacks:** The I-PUD zoning text requires the following applicable setbacks for buildings and pavement:

Boundary	Required	Proposed	Meets code?
New Albany-Condit Road (front)	Pavement: 15 feet Buildings: 15 feet	Pavement: 15+ feet Buildings: 15 feet	✓
State Route 161 (side, north)	Pavement: 5 feet Buildings: 5 feet	Pavement: 5 feet Buildings: 5+ feet	✓
Southern boundary (side, south)	Pavement: 5 feet Driveway: 2.5 feet Buildings: 5 feet	Pavement: <i>See condition #1</i> Driveway: 2.5 feet Buildings: 5+ feet	
Eastern boundary (rear)	Pavement: 15 feet Buildings: 50 feet	Pavement: 15+ feet Buildings: 50+ feet	✓

4. The distance of the pavement from the southern lot line is unclear. Staff recommends a condition of approval that the parking lot pavement be at least five feet away from the southern property line (condition #1).
5. **Lot coverage:** The zoning text permits a maximum lot coverage of 80 percent, which includes both buildings and pavement. The applicant is proposing a lot coverage of approximately 42 percent. The requirement is being met.

Access, Loading, and Parking

1. **Access:** Vehicular access to the subject parcel is proposed to be provided from New Albany-Condit Road in its existing condition. The application for the rezoning was approved with a condition that the final development plan shall include details to further delineate the route to access the driveway from the driveway on the parcel to the south of and adjacent to this zoning district for review and approval by the Planning Commission. Engineering staff has conducted a preliminary review of the site access and noted that if a typical commercial curb cut were to be installed, the adjacent property would likely need to connect its driveway to the commercial driveway, requiring cross-access and removing direct access to New Albany-Condit Road. As such, the preliminary recommendation of the City Engineer is to allow the driveway to remain as it currently exists. Further comments regarding the proposed entry will be provided following the completion of the Traffic Access Study for evaluation by the Planning Commission.
2. **Parking and loading** (zoning text V(A)): A total of 20 parking spaces is proposed, which is the maximum number allowed by the zoning text. All parking is located to the rear of the main building and no farther back than the easternmost portion of the accessory structure. Additionally, one loading space is proposed and one parking space is included in the northeastern corner of the lot for a box truck.
3. **Loading and parking:** The following parking requirements are applicable to the proposed development and are contained in C.O. 1167:

Topic	Required	Proposed	Meets code?
Parking space dimensions	Width: min. 9 feet Length: min. 19 feet	Width: 9 feet Length: 19 feet	✓
Maneuvering lane width	Min. 22 feet	23+ feet	✓
Loading space dimensions	Width: min. 12 feet	Width: 25+ feet	✓

4. Pedestrian access to the main building is facilitated from both the front and rear of the building. The development plan includes updates to the existing front porch and back patio to enhance the development at the pedestrian scale.

5. The Strategic Plan has identified the proximal portion of State Route 605 as an area of importance for future pedestrian and vehicular connectivity to the Village Center, and the city is in the preliminary stages of a roadway connectivity plan to guide future roadway and pedestrian improvements. At present, a pedestrian path exists along only a portion of the subject parcel, starting and extending north of the existing vehicular access point. However, right-of-way and topographical constraints cause the extension of the existing sidewalk to be difficult, and once this roadway and connectivity plan is complete, the property owner will pay a fee in-lieu of an extension of the path at such time that the City manager or their designee deems appropriate. The fee-in-lieu amount will be approved by City Council.
6. A Traffic Access Study will be completed for Planning Commission review.
7. As required for commercial developments by the Urban Center Code (see UCC evaluation below), staff recommends a condition of approval that a bike rack be installed on the site, subject to staff approval (condition #2).

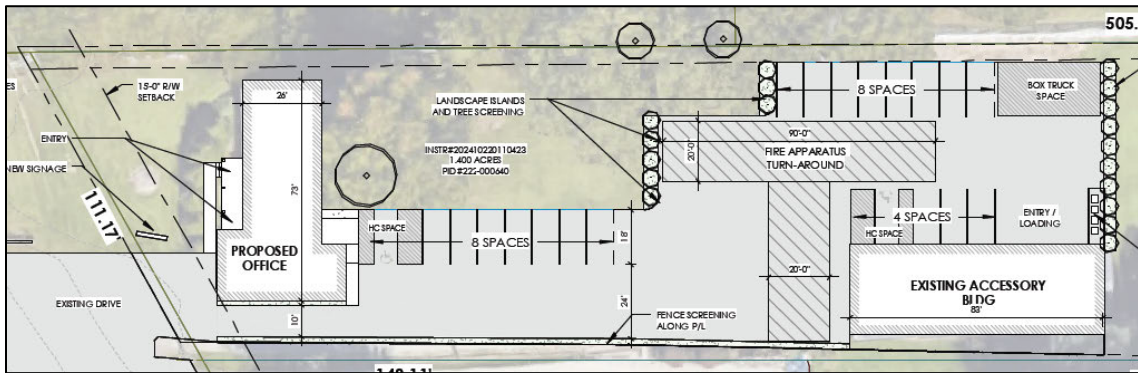


Image: Proposed site layout, showing the buildings, pavement and parking, and general landscaping.

Architectural Standards

1. The following sections of the DGRs apply to the proposed final development plan:
 - Section 1: Design Principles and American Architectural Precedent – This section of the DGRs generally governs all development in the city. It notes that buildings that existed prior to the creation of the Architectural Review Board will not necessarily be expected to follow the American architectural precedent described in the DGRs, and that greater attention should be given to the physical context of location so that the design is compatible with its neighbors (Sections 1(I)(B), 1(I)(J)).
 - According to the Franklin County Auditor’s website, the existing home was constructed in 1966; adjacent properties were built around the same time. As such, the existing structures on the site may not be fully in conformance with the DGRs, but the modifications proposed in the final development plan respect the original qualities and character of the buildings and their context with adjacent properties.
 - Section 3: Village Center Commercial – The development plan supports commercial growth that aligns with Section 3 of the DGRs, preserves the residential character of the existing buildings, and respects the context of neighboring properties.
 - Design elements follow traditional commercial building design. Buildings designed as offices are encouraged to incorporate storefronts into the design, such as by use of display windows and bulkheads.
2. According to the DGRs, the key to sensitive renovation of existing buildings is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. Residential buildings can be converted to commercial uses, but they should retain the residential character and design elements. Construction will

observe the setback appropriate for the streetscape and the context of the existing buildings on and near the property.

3. The renovations proposed in the final development plan are generally aligned with applicable sections of the DGRs. The main renovations proposed by the final development plan include:
 - The front porch and back deck on the main building will be renovated for improved accessibility. This promotes pedestrian movement on the site and engagement with more than just the front of the building—elements of which the DGRs are highly supportive.
 - A traditional commercial storefront (e.g. display windows, bulkheads) will be installed where the front-facing garage doors are currently located on both the main building and accessory building; the storefront is recommended by the Village Center Commercial DGRs. This supports compliance with the commercial DGRs while still retaining the residential character and original qualities of the buildings.
 - In accordance with the DGRs and zoning text, the proposed parking is at the rear of the lot behind the main building. The rear setback provides for this parking, as well as for delivery truck access, trash pickup, and similar commercial services. Placing these functions at the rear helps preserve the visual character of the site from the public right-of-way and reduces potential impacts on adjacent properties by consolidating service-related activities away from the main building frontage.
 - The existing exteriors of both buildings will be painted.
 - The essential character and structure of both buildings will remain.

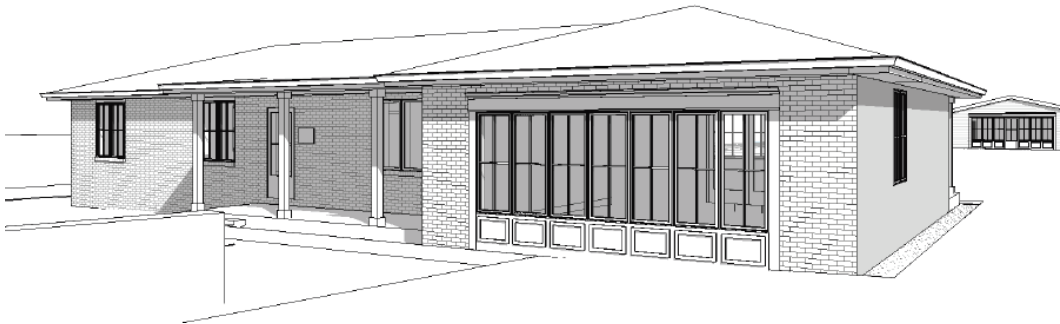


Image: Proposed exterior of main building.

Parkland, Buffering, Landscaping, Open Space, and Screening

1. **Landscape screening:** The following landscape screening requirements are applicable to the proposed development and are outlined in C.O. 1171.05:

Topic	Required	Proposed	Meets code?
Screening of trash receptacles	Min. 6 feet tall; enclosed by walls, fences, and/or natural vegetation	6- to 7-foot-tall arborvitae	✓
Maintenance of shrubbery and hedges	Any shrubbery, hedges, or trees that could affect drivers' vision on adjacent streets must be kept to a maximum of 30 inches tall	<i>See condition #3</i>	-
Minimum trees	For 20,500+/- square feet of ground coverage: 4 trees with a total tree trunk size of 10 inches	Numerous existing mature trees	✓

2. **Parking lot landscaping:** The following parking lot landscaping requirements are applicable to the proposed development and are outlined in C.O. 1171.06:

Topic	Required	Proposed	Meets code?
Minimum parking lot landscaping	5 square feet of landscaping per 100 square feet of parking lot area <i>(Parking lot area alone not specified, but landscaped area exceeds requirement for full lot coverage area)</i>	28,000+ square feet	✓
Deciduous canopy trees	For 20 parking spaces: 2 deciduous canopy trees	<i>See condition #4</i>	-
Parking lot island trees	Parking lot island trees shall have a clear trunk at min. 5 feet above ground; remaining areas shall be landscaped at max. 2 feet in height	<i>See condition #3</i>	-

3. Specifications of the maintenance of shrubbery and hedges and the clear trunk of parking lot trees are not clear. Staff recommends a condition of approval that all landscaping requirements be met, subject to staff approval (condition #3).
4. The applicant has proposed three blue spruce evergreen trees around the parking lot area; however, two deciduous canopy trees are required. Staff recommends a condition of approval that at least two of the three proposed evergreen trees be deciduous canopy trees, subject to staff approval (condition #4).
5. **Street trees** (zoning text VII(A)): Deciduous street trees must be planted within the right-of-way along New Albany-Condit Road at an average distance of 30 feet on center. The final development plan meets this requirement by showing three street trees placed 30 feet on center.
6. **Screening** (zoning text VII(B)): A new six-foot-tall solid-screen fence will be installed six inches off of the southern boundary line of the property from the front of the parcel (not including the right-of-way) to the easternmost portion of the accessory structure. The fence will be white and will provide complete opacity between the lot and the adjacent property to the south.
7. **Parking screening** (zoning text VII(C)): Surface parking areas must be screened from any right-of-way and adjacent properties by a minimum three- to five-foot-tall continuous planting hedge, fence, or wall unless adequate screening already exists. The proposed fence already screens the proposed parking lot from view by the adjacent parcel to the south; six-foot-tall arborvitae landscape screening is proposed along the eastern boundary of the pavement in addition to the existing forested area screening the site from Windsor.
8. **Other screening** (zoning text VII(F) and (G)): External mechanical equipment, roof-mounted equipment, service areas, and dumpsters are required to be screened to the specifications outlined in the proposed zoning text. Trash and recycling are enclosed in fence screening near the back of the site. No external mechanical equipment or roof-mounted equipment is shown.
9. In addition to the required landscaping, the applicant proposes:
 - a. Minimum 24-inch-tall boxwoods along the front entryway.
 - b. Minimum 24-inch-tall hydrangea shrubs along the rear patio, in addition to various potted plantings.
 - c. Minimum one-gallon Hosta plants with the parking lot landscaping.

Lighting

1. **Streetlights** (zoning text VIII(A)): New street lighting is not required or proposed along the right-of-way.

2. **Parking lot and ground-mounted lighting** (zoning text VIII(B) and (C)): Illumination of the parking lot, walks, and drives is limited to two-inch-tall ground surface illuminators and maximum three-foot-tall bollards. As required by the zoning text, both proposed modes of lighting are shielded. Further, the lighting fixtures are black and constructed of metal with a temperature of 3000K. No light poles are proposed.



*Images: Proposed site illumination.
Surface illuminator (left) and bollards (right).*

Signage

1. One new sign is shown in the proposed site plan, but specifications are not included. Zoning text section IX(A) allows one single-post sign that identifies the user of the accessory building if that user is different from the user occupying the converted home.
2. The applicant has stated that signage specifications will be proposed at a later date. Signage at this location is required to be reviewed and approved by the Architectural Review Board.

Urban Center Code Compliance

C.O. 1158.03 states that when a PUD zoning designation be adopted, the property may be developed pursuant to the terms of the approved zoning text and development plan for the relevant PUD, provided that if the approved zoning text and/or development plan are silent on any particular matter, issue, restriction, or requirement that is addressed in the Urban Center Code, then the Urban Center Code shall apply to that matter, issue, restriction, or requirement.

The zoning text provides numerous standards matching or replacing requirements of the Urban Center Code (UCC), such as setbacks, building height, and parking space quantity. The following UCC standards for commercial development are identical to the standards contained in the zoning text or are not addressed by the zoning text and shall apply:

- The lot provides off-street parking spaces in the rear yard. All required parking is located on-site.
- Bicycle parking is required pursuant to UCC Section 5.30. This is included as a condition of approval, subject to staff approval.
- Trash containers are stored out of public view and screened from adjacent properties.
- At least one entrance to the ground floor is provided from the street yard.
- The front yard entrance to the building shall incorporate a permitted building frontage in accordance with UCC Section 3.2. The development plan meets this requirement by utilizing an elevated front stoop, which is acceptable for commercial-type buildings.

V. ENGINEER'S COMMENTS

The City Engineer has reviewed the final development plan and provided the following comments. Staff recommends a condition of approval that these comments be addressed by the applicant, subject to staff approval (condition #5).

1. Provide evidence that all existing private well and septic systems have been abandoned in accordance with all applicable environmental regulations.
2. Show how water and sanitary service will be provided.
3. Show ODOT Limited Access right-of-way on the plans and advise if an ODOT permit is required to support the project.
4. Provide a fire truck turning radius analysis and obtain Fire Department approval.

5. Show major flood routing on the grading plan and design the driveway so that most of the runoff is directed away from the public road.
6. Show stop signs and stop bars at the driveway curb cut and add site distance triangles. Remove impediments to motorist view.
7. Work with staff to determine what improvements are required in the public right-of-way to support the project.
8. Add a table showing parking stalls required and provided and ADA stalls required and provided.
9. Provide more information about anticipated traffic volumes.
10. Provide a photometrics plan.

VI. SUMMARY

The applicant proposes a final development plan for upgrades to an approximately 1.116-acre site in the Village Center. The updates conform to the new I-PUD zoning and to the recommendations of the Design Guidelines and Requirements, which encourage a balance between designing high-quality commercial sites with preserving the existing quality and character of the buildings.

Generally, the final development plan proposes exterior updates to the existing buildings on the site and the development of a new parking lot with landscaping to facilitate a change from residential to office use. The visual and functional components of the building and its site retain an appropriate level of design considering the context in which it is proposed.

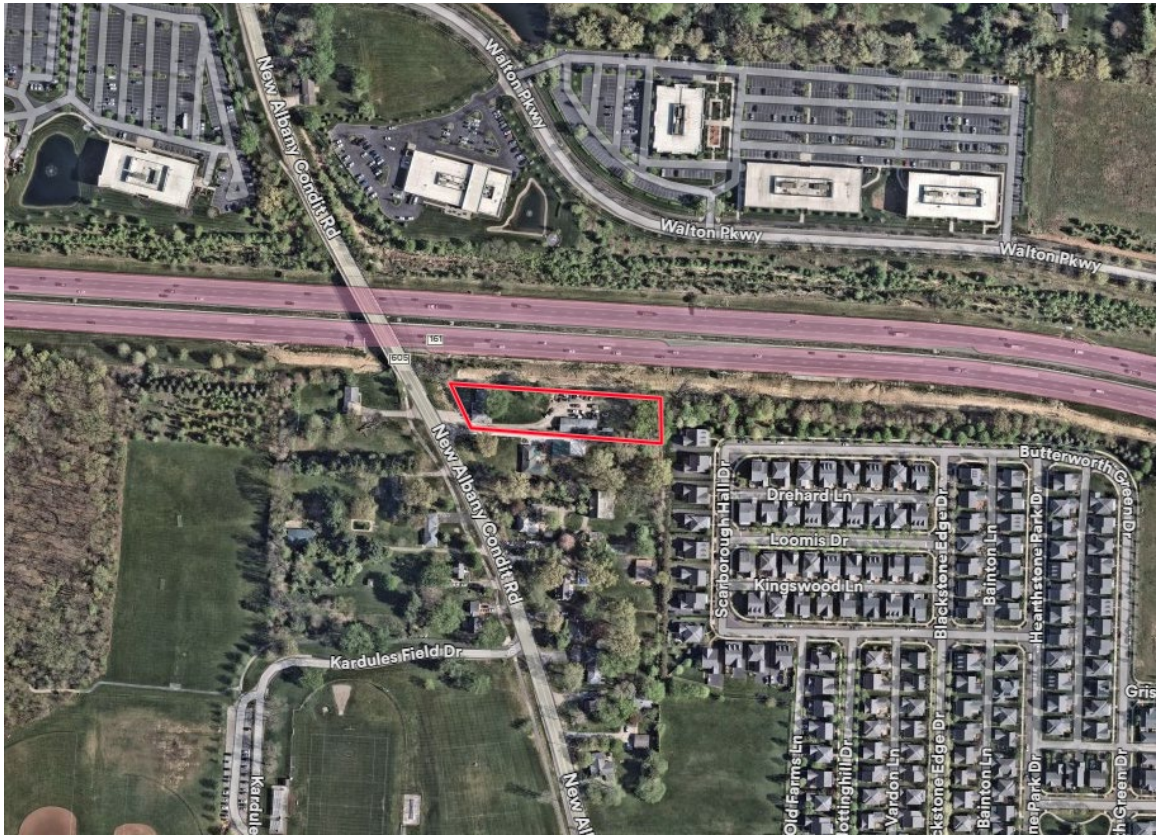
VII. ACTION

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

Move to recommend approval of final development plan application FDP-32-2026 to the New Albany Planning Commission with the following conditions, subject to staff approval:

1. The parking lot pavement shall be at least five feet away from the southern property line.
2. A bike rack shall be installed on the site.
3. All landscaping requirements shall be met.
4. At least two of the three proposed evergreen trees shall be deciduous canopy trees.
5. The engineer's comments shall be addressed by the applicant.

Approximate Site Location:



Source: NearMap

404.775-02
May 21, 2026

To: Lauren Sauter
City Planner

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

Re: 6600 NA Condit Rd.
Final Development Plan

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

1. Refer to Exhibit A provided with this memorandum. Add the notes and signature block indicated to the Cover Sheet.
2. Provide evidence that all existing private well/septic systems have been abandoned in accordance with all applicable environmental regulations.
3. Show how water and sanitary service will be provided.
4. Existing r/w is approximately 70' and appears sufficient to support the project.
5. Show ODOT Limited Access R/W on the plans and advise if an ODOT permit is required to support the project.
6. Provide a fire truck turning radius analysis and obtain Fire Department approval.
7. We recommend that the existing drive be removed and that a commercial drive be provided similar to other projects in this area.
8. Show major flood routing on the grading plan and design the driveway so that most of the runoff is directed away from the public road.
9. Show stop signs/bars at the driveway curb cut and add site distance triangles. Remove impediments to motorist view.
10. Work with staff to determine what improvements in public r/w are required to support the project.
11. Add a table showing parking stalls required/provided and ADA stalls required/provided.
12. Provide more information about anticipated traffic volumes.
13. Provide a photometrics plan for review and approval.
14. We will further evaluate construction related details once detailed construction plans become available.

Brief written comment responses appreciated.

MEF/JMH

(attachment)

cc: Doug Bender, P.E., Traffic Engineer
Jeremiah Wood, Development Engineer
Joshua Albright, Engineering Manager



Architectural Review Board Staff Report
June 8, 2026 Meeting

**6905 CENTRAL COLLEGE ROAD NEW HOME
CERTIFICATE OF APPROPRIATENESS AND WAIVERS**

LOCATION: 6905 Central College Road (PID: 222-000349)
APPLICANT: Old World Custom Homes c/o Patrick Miller
REQUEST: Certificate of Appropriateness with waivers
ZONING: Residential Estate District (R-1)
STRATEGIC PLAN: Residential
APPLICATION: ARB-36-2026

Review based on application materials received May 8 and May 18, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and associated waivers for select design elements for a new single-family home at 6905 Central College Road. The new home is proposed to be built with materials that require review by the Architectural Review Board, and due to variations from the standards contained in the Design Guidelines and Requirements (“DGR” or “DGRs”), waivers have been included as part of the certificate of appropriateness application.

The applicant requests a certificate of appropriateness, as required by 1(I)(F) and 5(II)(F)(1), for the use of Hardie board and stone as exterior materials. Additionally, the applicant requests the following waivers as part of this application:

- (A) Waiver to DGR Sections 1(I)(G), 1(II), 5(II)(B)(2), and 5(II)(F)(6) to allow mixing of exterior styles not aligned with the American architectural precedents outlined in the DGRs.
- (B) Waiver to DGR Sections 1(I)(E) and 5(II)(E)(3) to allow a garage that is located in front of the main portion of the building and taller than the main portion of the building.

Unlike development in the Village Center, the intent of this certificate of appropriateness is not to evaluate the proposal as a whole; rather, the certificate of appropriateness is specifically regarding the proposed exterior materials and waivers.

II. SITE DESCRIPTION & USE

The approximately 3.63-acre site is located along Central College Road just outside of the Cedar Brook subdivision and across from Wentworth Crossing. The area is characterized by an older housing stock and low-density residential development.

At present, no structure exists on the site. Numerous mature trees are located on the lot, especially concentrated on its southern half. Sugar Run extends along the eastern portion of the site, which includes a pond shared between the subject site and the adjacent parcel; this offers unique natural aesthetics to the land. The site is encumbered by a floodplain generally along its entire eastern side due to Sugar Run. A swale, fence, and above-ground utility line run along the parcel’s frontage. The site is notably larger than most other parcels in its vicinity.

III. EVALUATION

Certificate of Appropriateness

Per New Albany Design Guidelines and Requirements Section 1(I)(F) and 5(II)(F)(1), the use of exterior materials other than brick or wood requires review and approval by the New Albany Architectural Review Board. C.O. Section 1157.08 states that review of a certificate of appropriateness should include evaluation of whether the proposed environmental change complies with the criteria set forth in the Design Guidelines and Requirements, and upon review of the application for a Certificate of Appropriateness, the Architectural Review Board shall determine whether the proposed environmental change promotes, preserves, and enhances the architectural and historical assets of the city.

Additionally, per C.O. Section 1157.12, any person or entity having an interest in property that seeks to obtain a waiver from the requirements of the New Albany Design Guidelines and Requirements shall follow the procedures set forth in C.O. Chapter 1113. C.O. Chapter 1113.09 defines that a waiver to standards may be approved by the Architectural Review Board as part of a Certificate of Appropriateness application. In considering this request for waivers, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1113.11.

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

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

Context and general applicable design standards

- The following sections of the DGRs apply to the development:
 - Section 1: Design Principles and American Architectural Precedent – This section of the DGRs generally governs all development in the city.
 - Section 5: Residential Outside Village Center – This section provides the requirements for residential development outside of the Village Center. The goal for residential development both inside and outside the Village Center is to create high-quality buildings that enhance the character and livability of New Albany.
- DGR Sections 1(I)(J) and 5(II)(B)(1) recognize that lots within areas where there are a number of existing buildings and lots that existed prior to the creation of the Architectural Review Board will not necessarily be expected to follow the American architectural precedent described in the DGR, and that greater attention should be given to the physical context of location so that the design is compatible with its neighbors.
- Wood and brick are the preferred exterior building materials for homes in the city of New Albany. DGR Sections 1(I)(F) and 5(II)(F)(2) state that the use of materials other than wood or brick, as noted in other sections, requires review and approval by the Architectural Review Board. Hardie board is noted in Section 5(II)(F)(1) as an alternative material that may be appropriate when used in the same way as traditional materials would have been used (i.e. the shape, size, profile, and surface texture of alternate materials must match historical practice; especially close attention must be paid to details such as corner boards and window and door trim to ensure a correct match to traditional wood elements). Additionally, numerous architectural precedent examples described in Section 1(II) note that stone examples can be found throughout their history. The Architectural Review Board shall review the appropriateness of the use of Hardie and stone exterior materials.

Evaluation

- The proposed architectural style appears to be inspired by transitional European design. Three main materials are proposed on the exterior walls of the home, and no one architectural

style appears to be chosen. The applicant has requested a waiver to allow the mixing of elements from numerous styles.

- The applicant proposes the vertically oriented Hardie board-and-batten siding in Accessible Beige with the Select Cedarmill texture as one of the primary exterior materials. Staff is supportive of the use of Hardie board, which has been approved for many other homes and businesses in the city, including homes in the vicinity along Central College Road.
- In addition to the Hardie board, the applicant proposes Hardie paneling in Urbane Bronze as an exterior material in certain locations. Hardie paneling appears to be similar to the Hardie board-and-batten.
- Stone is recognized in the DGRs as an example material used in historical Georgian, Georgian Revival, Federal, and Greek Revival architecture, and stone is permitted in numerous residential subdivisions within the city. The applicant proposes the use of a Casa di Sassi Dente Quartz Ledgestone veneer as another exterior material. A majority of the use of stone is proposed on the front and left elevations.
 - The stone will continue around the house in a band along the foundation; however, there are still notes in the submittal that state the right-side foundation will be exposed. Staff recommends a condition of approval that the right elevation have the stone foundation band (condition #1).
- The use of Hardie siding and stone as exterior materials appears appropriate. The materials are harmonious with the character of surrounding homes.
- Accent materials include:
 - 4-inch Hardie window trim in a Rustic Grain texture.
 - 6-inch Hardie frieze boards in a Cedarmill texture.
 - Hardie soffit and fascia in Urbane Bronze.
 - 5-inch seamless gutters/downspouts in dark bronze.
 - 6-inch Hardie transition boards.
 - 3.5-inch siding on corners in Accessible Beige.
 - Limestone headers over select windows.
 - Certainteed Landmark shingles in Driftwood and standing seam metal roofing in dark bronze.



*Images, top to bottom:
Accessible Beige;
Urbane Bronze;
Dente Quartz
Ledgestone.*



Image: Front elevation of the proposed home.

- The proposed new home appears to meet all applicable codified ordinances, including required setbacks. However, the setback of the front façade of the house from the roadway is not able to be “in line” with neighboring houses due to limitations imposed by the floodplain

and required setbacks and given the size and configuration of the proposed home. The garage mass extends farther out toward the roadway than the front façade of its neighboring homes. Additionally, the developer will be required to install street trees at the time of permitting.

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.*
 - This standard may not necessarily be applicable to the analysis of exterior building materials; however, the following information is still included as a supplement.
 - The site is encumbered by a floodplain generally along its entire eastern side. In addition to the required setbacks, this leaves a narrow, “long” buildable area on the site. The house plan fits the form of the site by use of a relatively “long” building form.
 - Numerous mature trees are located on the lot, especially concentrated on its southern half. No new landscaping is proposed at this time.
 - The new home is proposed to be set back approximately 81 feet from the centerline of Central College Road due to the garage mass that extends out from the primary building mass toward the public right-of-way. This appears to be slightly closer to the road than most other existing homes in the vicinity. The applicant requests a waiver to allow the garage to be in front of and taller than the main portion of the building. While the garage mass is the frontmost portion of the house, the garage doors face the eastern side yard instead of the front yard.
 - The existing site has no structures. A new curb cut is proposed to be installed to access the site and the new house.
 - Street trees will be required to be installed along the parcel frontage. The street trees may be placed behind the existing fence. A swale and above-ground utilities run along the frontmost portion of the site adjacent to the roadway, which may complicate adding the required pedestrian path in the area. Additionally, adding these improvements to the full site frontage would require disturbance to the floodplain area. Engineering staff is evaluating the site’s right-of-way and the feasibility of installing the pedestrian path; if the path is unable to be installed, the property owner will have to pay a fee in-lieu of the path at such time that the City manager or their designee deems appropriate. The fee-in-lieu amount must be approved by City Council.
 - No exterior lighting is proposed at this time.
 - No signage is proposed at this time.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - This standard is not applicable to the analysis of exterior building materials. However, it should be noted that the floodplain is shown to be undisturbed by the new home build.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - No historic structures exist or are being modified on the site. The proposed development is new construction and does not seek to create a false sense of history; however, the house is proposed to be more transitional in style, utilizing elements of both historical and contemporary practice. The home is not of a traditional historical style and does not appear to meet this criterion.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The city architect reviewed the proposal and stated that there does not appear to be a single, clearly selected architectural style and recommends that one architectural style be chosen and used as a basis for all design decisions, such as overhangs, rake boards, dormer proportions,

column details, and so on. The stylistic features of the home do not fully align with the Design Guidelines and Requirements or the character of the surrounding area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - This standard is not applicable. No masonry structures are proposed.
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.*
 - This standard is not applicable. No structures currently exist on the site.

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.*
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 DGR Sections 1(I)(G), 1(II), 5(II)(B)(2), and 5(II)(F)(6) to allow mixing of exterior styles not aligned with the American architectural precedents of the DGRs.

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

Context and general applicable standards

- The applicant proposes a design incorporating multiple exterior materials and which does not strictly follow any single American architectural precedent outlined in Section 1(II) of the DGRs. While variations from some requirements of any precedent example are normal and even encouraged—DGR Section 1(II) states each of the American architectural precedent examples provide opportunities for stylistic variations within each style—there are numerous considerations that vary from the DGRs or from an approved style, and thus a waiver is required. Overall, the requested waiver for variation from the DGRs is a combination of:
 - Mixing of numerous exterior materials. Typically, one primary material is selected; the applicant proposes the use of Hardie board and batten, Hardie paneling, and cultured stone as main exterior materials.
 - Mixing of architectural styles. The city architect believes the taller pitched gables and taller proportioned windows are of an English cottage inspiration, while the details may be something else. Details such as the windows are not fully aligned with the DGRs.
 - Not aligning with the American architectural precedent. No specific style outlined in Section 1(II) of the DGRs appears to be chosen.

- DGR Section 1(I)(G) specifies that the design of buildings in the city should include attention to detail and ornamentation consistent with the precedents of American architectural styles and states that great care should be taken to not mix elements from different styles. DGR Section 5(II)(B)(2) further verifies that building design should not mix elements from different styles, and designs must be accurate renderings of traditional historical styles.
- DGR Section 5(II)(F)(6) requires double-hung, true or simulated divided-light windows with vertically oriented glass panes, correctly profiled muntins with a visually three-dimensional internal spacer, wood material with either vinyl or aluminum cladding, and historically accurate proportions. Alternatively, another appropriate option is to use one-over-one windows that correctly simulate a double-hung appearance.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.
- According to DGR Section 1(II), the American architectural precedent examples in the DGRs share commonalities, including that they are all highly ordered with a certain formality to the design; utilize traditional building forms; and have detailing influenced by classical architecture. In particular, the buildings typically include a regular form, formal symmetry, brick or wood exteriors, an architecturally defined entrance, gabled or hipped rooflines, and divided-lite, multi-paned windows. Additionally, Section 1(II) states that contemporary interpretations of the American architectural styles may be considered.



Image: Approximate scale and location of proposed new house on the subject site, shown in black.

Evaluation

- It is not uncommon for older homes or homes in areas with an older housing stock to deviate from the styles, exterior materials, and architectural details that are required for newer, more visible homes and lots. Many existing houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- The city architect believes the design is primarily an English cottage style but notes that some of this style is lost in the smaller details and ornamentation. The city architect recommends that one architectural style be chosen and used as a basis for all design decisions, such as for overhangs, rake boards, dormer proportions, column details, and so on.

- The design is not appropriate in terms of site context. While most surrounding homes are modest rural structures, the proposed house exceeds the scale of the homes in its vicinity and has a more contemporary architectural style. A similar material combination and exterior style does not appear to be present in the vicinity. However, the site is much larger than most other lots in the area, which may grant flexibility concerning an appropriate form and style.
- While the overall character of the home does not conform to the American architectural precedent, the proposal meets a few common details found in the American architectural precedent examples by using gabled rooflines and an architecturally defined entrance. The main portion of the front elevation additionally utilizes formal symmetry. However, the full frontage is not symmetrical and there is a mixing of exterior materials. The windows are proposed to be single-hung rather than double-hung, though they are divided-light.
- The waiver may be necessary for reasons of fairness. Many of the homes in the vicinity do not conform to the intent of or standards set forth in the DGRs, and a new build that more comprehensively conforms to the DGRs would not provide an appropriate pattern of development given the character of the existing area. Further, with a larger acreage than that of most homes in the vicinity and with a unique natural character due to being next to Sugar Run, the parcel offers a unique opportunity to develop a larger, more architecturally flexible building. Despite the mixing of exterior materials and styles, there is a high level of design consideration that reflects the high standards of quality found in the city, though approving the waiver could set precedent for architecturally contemporary proposals.
- The waiver will not detrimentally affect the public health, safety, or general welfare.
- Should this waiver be denied, the applicant will have to follow an architectural precedent and the other standards described in the DGRs, subject to staff approval or future waiver requests. Otherwise, the Board may approve this waiver and allow the proposed style or approve this waiver with conditions that specify the extent of architectural flexibility from the DGRs, keeping in mind the waiver criteria, the aforementioned evaluation, and the site context.

(B) Waiver to DGR Sections 1(I)(E) and 5(II)(E)(3) to allow a garage that is located in front of the main portion of the building and taller than the main portion of the building.

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

Context and general applicable standards

- The applicant proposes a new home with a large garage mass extending approximately 55 feet from the main portion of the home toward the public right-of-way. The garage mass includes four garage doors that face the eastern side yard and are not front facing, though they are in front of the main portion of the house. The garage mass appears to be approximately 30 feet in height and is one of only a few portions of the house with a second-story dwelling area.
- DGR Section 1(I)(E) states that parking areas and garages should be placed in locations to minimize their visual impact through a combination of garage location and landscaping or other screening methods. It further states that garage doors should not be on primary façades

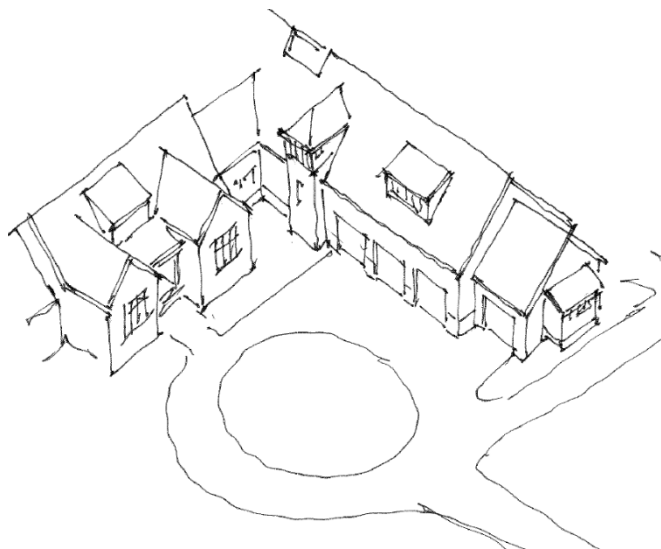


Image: Axonometric sketch from the City Architect depicting the proposed garage relative to the main entry mass.

of buildings. Similarly, the Engage New Albany Strategic Plan encourages rear or side-loaded garages, and when a garage faces the street, the front façade of the garage should be set back from the front façade of the house (Engage New Albany, p. 60).

- DGR Section 5(II)(E)(3) states that the height of garages, wings, and dependencies shall not exceed the height of the roof peak of the main portion of the building.
- When garage doors face a primary street, DGR Section 5(II)(B)(4) requires the façade of the garage to be set back from all portions of the principal façade by a minimum of 10 feet. While the intent of this standard might apply, the garage doors are technically side-loaded and are not required to meet this standard.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- It is not uncommon for older homes or homes in areas with older housing stock to have unscreened, front-facing garages located on the primary façade of the building. Many houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- While the location and orientation of the garage doors may not be of issue due to site context, the scale and structure of the proposed garage mass is not compatible with the character of the surrounding pattern of development. The city architect has identified the scale of the garage mass as a primary concern with the proposed design and recommends exploring whether the garage eave can be lowered to bring down the ridge height and whether the dormers can be used to achieve the second-floor headspace.
- The waiver does not meet the intent of the standard or the goals of other city regulations. The garage doors technically do not face the primary road as recommended by the DGRs and Strategic Plan; however, the garage form and location do not minimize the visual impact of the garage. If the garage mass were to be integrated into the rest of the home or scaled down rather than essentially standing alone from the rest of the building, it may better fit with the goals of the DGRs. At a minimum, the height of the garage mass should be decreased.
- The waiver is not necessary for reasons of fairness. While there are unique site constraints—largely due to the floodplain encompassing the eastern portion of the lot—other layouts are feasible where the garage is not located in front of the main portion of the building or where its visual impact is decreased.
- The waiver will not detrimentally affect the public health, safety, or general welfare.

IV. SUMMARY

The applicant requests a certificate of appropriateness for the use of Hardie board and stone as exterior materials in addition to two waivers regarding building style and garage massing. The certificate of appropriateness is for a new home build along Central College Road, just outside of the Cedar Brook subdivision and offered a unique natural setting next to Sugar Run. Due to the older nature of the area, the evaluation of the application's appropriateness should consider the physical context rather than strict adherence to the Design Guidelines and Requirements.

The home's exterior style utilizes a mixture of different materials and a style that is not included in the American architectural precedent of the Design Guidelines and Requirements, with the city architect suggesting it is mainly a form of an English cottage inspiration. While most homes in the area do not conform to the DGRs and the site provides a uniquely large and natural context, the proposed style differs from what exists in the vicinity.

The garage mass of the proposed home is shown to be slightly taller than the main portion of the home. While side-loaded, the garage mass extends forward from the main building toward the roadway. The scale does not minimize its visual impact, which fails to meet the intent of the DGRs. However, in reviewing the garage's placement relative to the main portion of the home, the Board should weigh the visual impact as well as the site context, wherein many nearby homes have front-loaded garages and otherwise existing non-conforming features.

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-36-2026 with the following conditions, subject to staff approval:

1. The right side elevation shall include the stone foundation band.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Patrick Miller,

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, June 9, 2026

The New Albany Architectural Review Board took the following action on 06/08/2026 .

Certificate of Appropriateness

Location: 6905 CENTRAL COLLEGE RD

Applicant: Patrick Miller, Old World

Application: PLARB20260036 (ARB-36-2026)

Request: For approval of a Certificate of Appropriateness for the use of Hardie board and stone as exterior materials on a new home with waivers for DGR Sections 1(I)(G), 1(II), and 5(II)(B)(2) to allow the mixing of exterior materials and styles not set forth in the American architectural precedent and for DGR Sections 1(I)(E) and 5(II)(E)(3) to allow a garage that is taller than and located in front of the main portion of the building at 6905 Central College Road.

Motion: To approve

Commission Vote: Motion Tabled, 4-0

Result: Certificate of Appropriateness PLARB20260036 was Tabled by a vote of 4-0.

Recorded in the Official Journal this June 9, 2026.

Condition(s) of Approval:

N/A

Staff Certification:

Lauren Sauter
Planner

To: Architectural Review Board
From: City Staff
Re: ARB-37-2026 – Upper East Building B Rooftop Garden Access
Date: June 8, 2026

Certificate of Appropriateness Modification

The applicant is requesting modifications to the townhome building (Building B, as shown on the site plan below), including the removal of skylights, elimination of half-height privacy walls between units, and the incorporation of rooftop garden access structures.

The City Architect reviewed the proposed revisions, including the removal of the skylights and addition of the rooftop garden access structure, and expressed no concerns with the changes. The modifications will have minimal impact on street views while significantly improving functionality and access for future occupants.

Staff have no concerns with the proposed revisions, as the modifications have been thoughtfully integrated into the overall building design to limit their visibility from adjacent streets and nearby properties. The architectural treatment and finish materials are consistent with the existing upper-story façade, helping the additions blend seamlessly with the structure. The revised design also creates a more cohesive screening element between rooftop garden areas while enhancing usability and access for residents.



ACTION

Should the Architectural Review Board find that the application has sufficient basis for approval, the following motion is appropriate.

Move to approve application ARB-37-2026 with the following conditions:

1. All conditions from ARB-98-2024 shall still be met.

Building B - Approved by the ARB



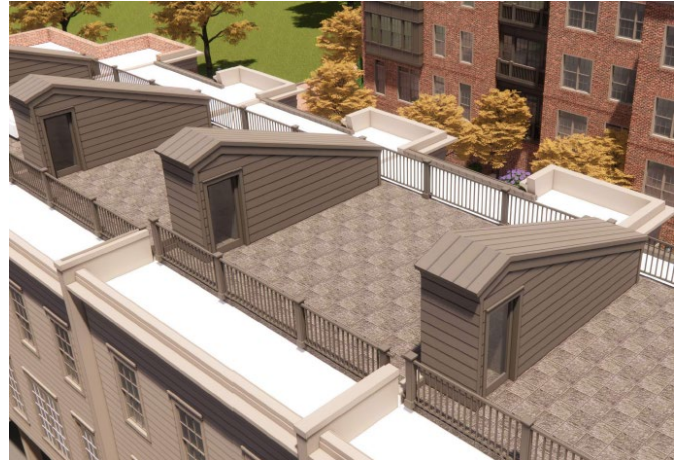
Building B - Proposed



Building B - Approved by the ARB



Building B - Proposed





Community Development Department

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

Dear Mershad Development,

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, June 9, 2026

The New Albany Architectural Review Board took the following action on 06/08/2026.

Certificate of Appropriateness

Location: 48 N HIGH ST

Applicant: Mershad Development

Application: PLARB20260037 (ARB-37-2026)

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

Motion: To approve

Commission Vote: Motion Approved with Conditions, 4-0

Result: Certificate of Appropriateness PLARB20260037 was Approved with Conditions by a vote of 4-0.

Recorded in the Official Journal this June 09, 2026.

Condition(s) of Approval:

1. All conditions from ARB-98-2024 shall still be met.

Staff Certification:

Lauren Sauter
Planner



**Architectural Review Board Staff Report
June 8, 2026 Meeting**

**HARVEST PIZZERIA
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 24 E. Main Street (PID: 222-000043)
APPLICANT: Bill Murphy
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-38-2026

Review based on application materials received May 15 and May 21, 2026.

Staff report prepared by Jay Henderson, Planner I.

I. REQUEST AND BACKGROUND

The applicant requests approval of a certificate of appropriateness for exterior building additions for a proposed Harvest Pizzeria at 24 E. Main Street. The additions include a detached walk-in cooler and a covered pizza oven that utilizes the same building material as the existing structure.

The Architectural Review Board has reviewed and approved exterior modifications to the building in the past. In November 2018, the ARB approved numerous exterior modifications and waivers to allow 10 parking spaces and for the parking lot to be located 0 feet from the western property line. In January 2022, the ARB approved further exterior modifications including expanding the front porch, reconstructing part of the rear of the building, and relocating doors and windows.

C.O. 1157.06 states that 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. C.O. 1157.07 states that exterior building changes that modify or reconstruct any exterior features of an existing structure, that are not considered minor changes, must be reviewed and approved by the ARB prior to the work being completed. The proposed changes are considered Major Environmental Changes and therefore must be reviewed and approved by the ARB.

II. SITE DESCRIPTION & USE

The site is 0.23+/- acres and zoned UCD Urban Center District within the Historic Core Sub-district. According to the Franklin County Auditor, the building was originally constructed in 1910 and renovated in 1978. Previous tenants of this property include Wayside Floral, Griffin's Floral, and 24 Main. The lot is located at the intersection of E. Main Street and Second Street, near the ongoing Village Center mixed-use and Third Street/Market Street projects.

III. EVALUATION

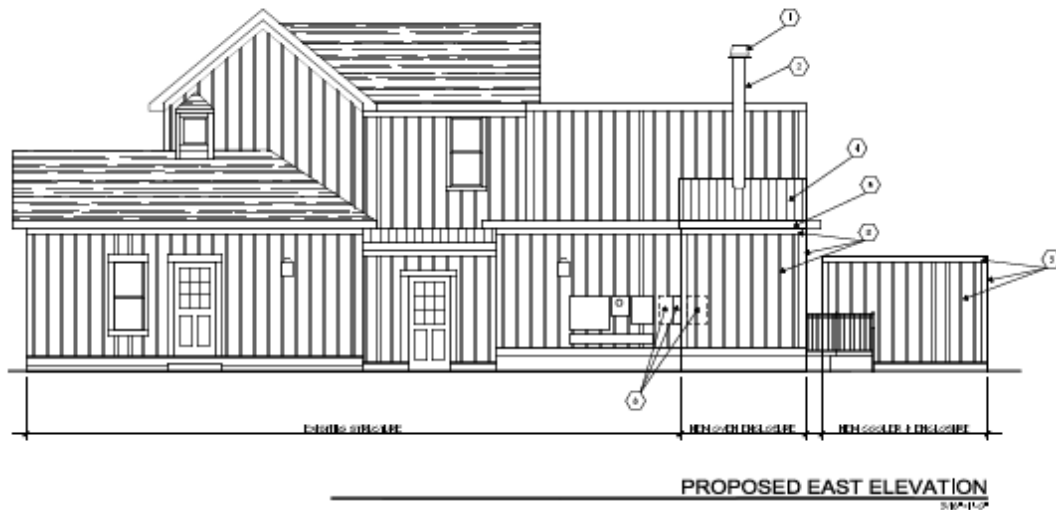
The ARB's review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). No environmental change shall be made to any property within the city of New Albany until a Certificate of

Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

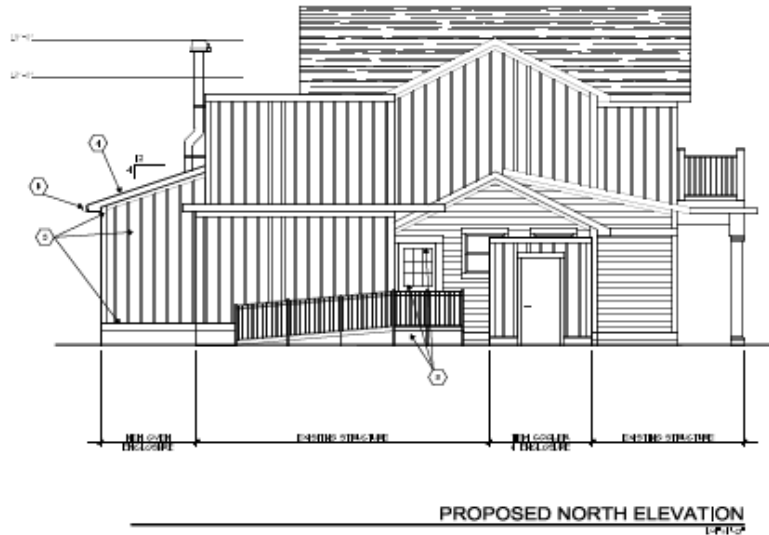
Certificate of Appropriateness

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

- Section 3 of the New Albany Design Guidelines and Requirements provides the requirements for commercial buildings inside the Village Center.
- DGR Section 3(II.A.1.) states that buildings shall follow the stylistic practice of traditional American commercial architecture, and the design and detail characteristics shall be carefully studied and faithfully rendered in the new building design. The ARB previously approved several exterior building modifications for this site (ARB-73-2018 and ARB-135-2021).
- The applicant proposes the following exterior changes to the building and site:
 - A new pizza oven enclosure.
 - A new detached cooler and enclosure.
- The oven enclosure is proposed to include a ventilated pipe that extends slightly below the highest point of the primary structure's roofline. In addition to the oven enclosure, the applicant proposes relocating the patio ingress/egress slightly to the east to accommodate the addition.



- The cooler enclosure is proposed to be detached and located next to the existing ramp on the north side of the building, and will have the same building materials as the existing structure on site.



- It appears that all of the proposed exterior building modifications appropriately relate to the original ARB approval through the use of the same Hardi board siding material, roof, trim, and details. While the applicant proposes to replace the double French doors on the east elevation, there are still two building entrances along this elevation.
- 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.*
 - A site plan was submitted as part of the application, identifying the addition to the structures. No additional changes are being proposed regarding lighting, vehicular, or pedestrian circulation.
 - The applicant has not submitted sign plans as part of this submittal. Staff recommends a condition of approval that signage shall be subject to review and approval by the Architectural Review Board once details have been finalized (condition #1).
 - A detailed landscape plan was not submitted as part of this application. To ensure consistency with the landscaping from the previously approved COA (ARB-135-2021), staff recommends a condition of approval that a detailed landscape plan be provided as part of the building permit and be 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 proposed modifications and additions appear to preserve the original quality and character of the building that were previously approved by the ARB through the use of the same building materials and trim details.
- 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed improvements are of new construction and appear to be appropriate based on the previously approved design of the building.
- 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - It appears that the applicant has made the proposed modifications while being sensitive to the original improvements approved for the building.
- 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.*

- It does not appear that the essential form and integrity of the original structure would be destroyed if any of the improvements were removed from the building.

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements. All the proposed exterior building additions appear to be consistent with the previously approved design through the use of the same building materials, trim elements, and railing details. The addition will provide the proposed business with needed storage and help bring unique local dining options to the Village Center, which is called for in the New Albany Strategic Plan. The proposed modifications will allow this historic building to be reused as a new restaurant in the Village Center, while still maintaining the original form and mass.

V. ACTION

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

Move to approve application ARB-38-2026 with conditions (conditions of approval may be added).

1. Signage shall be subject to review and approval by the Architectural Review Board, once details have been finalized.
2. A detailed landscape plan shall be provided as part of the building permit 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 Bill Murphy,

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, June 09, 2026

The New Albany Architectural Review Board took the following action on 06/08/2026 .

Certificate of Appropriateness

Location: 24 E MAIN ST

Applicant: Bill Murphy,

Application: PLARB20260038

Request: Certificate of Appropriateness to allow for building additions at 24 E. Main Street (PID: 222-000043)

Motion: To approve

Commission Vote: Motion Approved with Conditions, 4-0

Result: Certificate of Appropriateness, PLARB20260038 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. Signage shall be subject to review and approval by the Architectural Review Board, once details have been finalized.
2. A detailed landscape plan shall be provided as part of the building permit and is subject to staff approval.

Staff Certification:

Javon Henderson
Planner