



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

**CERTIFICATE OF APPROPRIATENESS
REQUEST FOR AN ADDITIONAL BUILDING TYPOLOGY
“ROW HOUSE”**

LOCATION: Generally located south of State Route 161, north of East Dublin-Granville Road, west of Kitzmiller Road, and east of Johnstown Road/U.S. Route 62. (PID: 222-000238).

APPLICANT: Joseph Looby, EMHT c/o MI Homes

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District and Ganton Comprehensive Planned Unit Development

STRATEGIC PLAN: Village Center

APPLICATION: ARB-47-2026

Review based on: Application materials received on June 11, 2025

Staff report prepared by Javon Henderson, Planner I

I. REQUEST AND BACKGROUND

This certificate of appropriateness application requests to add the “Row House” building typology to the Urban Center Code for a site generally located north of East Dublin-Granville Road, west of Kitzmiller Road, and east of Johnstown Road/U.S. Route 62. This building typology is not currently contemplated in the Urban Center Code; new development standards are proposed with this application. The proposed typology is included in a development that includes residential townhomes and detached single-family homes.

The Urban Center Code (UCC) section 2.2, states that additional building typologies that are not represented in the code can be considered by the ARB as a certificate of appropriateness application, as outlined in C.O. 1140.03. UCC section 2.2.2 and 2.2.3 state that for a new typology to be considered, the applicant must prepare graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies is project-specific and shall not be used for other development applications.

There is a related certificate of appropriateness application on the July 13, 2026, meeting agenda for the proposed housing development. This application is evaluated under a separate staff report (FDP-04-2026).

II. SITE DESCRIPTION & USE

The development site is within the Village Center and is currently vacant. It is generally located south of State Route 161, north of East Dublin-Granville Road, west of Kitzmiller Road, and east of Johnstown Road/U.S. Route 62. The applicant is proposing to develop 94 units of the single-family Row House typology, with a total of 243 units. Surrounding uses include commercial to the west, residential to the south, undeveloped land to the east, and the future Nationwide Children’s Hospital site to the north.

III. EVALUATION

Per C.O. 1140.03(b) In considering the request for an additional building typology, the ARB shall only grant the request if the applicant demonstrates that the proposed typology:

Row House

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*
 - This proposed building typology is located in the Village Historic Center subarea, which permits the following building typologies to be constructed.

		HC	VC	CR	VR	PK CP RR
Cottage (2.5)						
Bungalow (2.14)						
House (2.23)						
Attached House (2.32)						
Two-Family Building (2.41)						
Townhome (2.50)						
Multi-Unit House (2.59)						
Multi-Unit Building (2.68)						
Classic Commercial (2.77)						
Traditional Commercial (2.86)						
Urban Commercial (2.95)						
Courtyard (2.104)						
Lined (2.113)						
Rural Residential (2.122)						
Parks & Preservation (2.131)						
Campus (2.137)						

- As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below.

Standard	Minimum	Maximum
Lot Area	3,500 square feet	5,000 square feet
Lot Width	28 feet	35 feet
Lot Coverage	No minimum	65%
Street Yard/Front Yard*	10 feet	15 feet
Side Yard	3 feet	8 feet
Rear Yard	17 feet	25 feet
Building Width	60%	80%
Stories	2	2
Building Height	35 feet	40 feet

**Front steps/stoops may encroach up to 5 feet*

Lot Access Standards

- Each home shall provide vehicular access to the rear of the structure from an alley this is publicly dedicated.
- Each home shall have a two-car garage with an asphalt driveway extending between it and the real public alley. The driveway shall be 16 feet in width (provided that the top of the driveway apron at and near the alley right-of-way line may be up to 20 feet wide), at least 17 feet in length, and shall provide adequate space between the garage and the rear alley to park two passenger vehicles next to one another outside of the alley right-of-way.

Service & Utility Standards

- Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal front façade, and shall be fully screened from the street and neighboring properties.

Building Frontage Standards

- At least one functioning pedestrian entrance to a home shall be provided from the front yard.
- Houses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the side facing the street.

Landscape Standards, Garden Structures & Fences

- All street and side yards shall be landscaped with trees, shrubs, grass, ground covers, decorative wood mulch, or other materials or a combination of these materials. Buffering and screening per Codified Ordinances Section 1171.05(c) shall not be required.
- Garden structures shall be permitted in accordance with Section 3.5 of the Urban Center Code, provided that they are used for storage only.
- Fences shall be permitted on or near side yard lot lines.

- The proposed design, building massing, and scale are appropriate and compatible with other building typologies allowed within the Village Center. The Row House typology will blend with the proposed townhome typology within Subarea 3 of the Ganton C-PUD zoning district.
- The Row House typology closely resembles the House typology permitted in the Historic Center, with similarities in the lot and building standards.
- The graphic exhibits, character images, and site plan included with the submission demonstrate a form that is appropriate for New Albany’s Village Center, making it a walkable and accessible area. The Urban Center code highlights the importance of building

scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city's boards and commissions. The proposed Row House building typology aligns with the proposed housing development, contributing to a cohesive and harmonious integration of building types within the project. It maintains a unified architectural style with the other buildings in the development. The arrangement fosters a streetscape that supports a New Albany-like community-focused character central to the Village Center's identity.

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*
 - The development standards, graphic exhibits, and site plan included with the application demonstrate an attractive and desirable layout for the site that aligns with the goal of the UCC to provide a variety of housing options for the city. The layout emphasizes a pedestrian-oriented design with buildings that front sidewalks, creating an engaging streetscape. The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the Urban Center Code.
 - Requirements for service and utility standards, lot access standards, and building frontage and landscape standards—except for buffering and screening, follow C.O. 1171.05(c)—are identical to those of the existing House building typology.
 - The parking component of this building typology meets the standards found within the Urban Center code, including:
 - Located from the alley
 - Accessed from the rear
 - Yard requirements met
 - Contained within the footprint of the building typology
 - The proposed development standards provide streetscape treatments along the proposed roads that complement the surrounding streets.
 - The city architect reviewed the proposal and states that the overall proposed form is appropriate as the symmetry of the front elevations, consistent use of window patterns, and traditional detailing demonstrate an understanding of urban proportions.
 - All of these considerations contribute to providing an attractive and desirable exterior appearance for the building with respect to the New Albany character.
3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
 - The Row House building typology meets the development goals for the Village Center. This building typology provides a variety of housing types to the Village Center and promotes a walkable community.
 - The site is located within the Village Center future land use district in the Engage New Albany strategic plan. There are several recommendations that the proposed typology fits within, including:
 - Continue to develop the Village Center as a gathering place for all ages and a focal point for the community.
 - The proposed Row House typology and overall development bring a new housing type in the Village Center in addition to providing connectivity for undeveloped land in the area.
 - Increase the number of people living and working in the Village Center through new residential and commercial development.
 - As a whole, the proposed development adds 243 housing units, which helps achieve this goal overall by increasing the number of residents living in the Village Center.

- Continue to focus on the Rose Run corridor as a unifying natural feature through the Village Center.
 - The development integrates a future park on approximately 13+/- acres along the western side of the development and along Rose Run.
 - The proposed standards, renderings, and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed units are architecturally appropriate for the Village Center.
4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*
- Section 1 of the New Albany Design Guidelines and Requirements provides the following guiding principles for design:
 - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important of design, materials, patterns of windows, doors and details.
 - Design of new buildings in New Albany will be based on the precedent of American architectural styles.
 - Development in New Albany will be pedestrian-friendly.
 - New development will provide connectivity to existing developed areas through streets, sidewalks, and leisure trails.
 - Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
 - New Albany development will utilize authentic and high-quality building materials.
 - The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structures utilize four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center, including the use of brick and Hardie plank and a cohesive use of vertically-proportioned double-hung windows.
 - The applicant has proposed (3) waivers to the DGRs for the proposed building typology. All waiver requests are reviewed by the Planning Commission as referenced in the zoning text for the property. The waivers are evaluated with the application FDP-04-2026, but are listed below as follows:
 - To allow new windows to be made of vinyl rather than clad with vinyl.
 - To allow the use of double-bay garage doors rather than single-bay garage doors.
 - To eliminate the requirement that shutters, when used on a building elevation of a home, must be used on all windows of that elevation.
 - The proposed site plan and street extensions create a pedestrian-friendly development that blends into the fabric of the Village Center and connects existing/future streets to the proposed development.
 - The proposed detached garages and parking will be located along the alley, which will minimize their visual impact throughout the development.

IV. SUMMARY

The proposed building typology is consistent with the goals of New Albany's strategic planning documents and policies, as well as the majority of the Design Guidelines and Requirements. The applicant has proposed a design that, although it does not satisfy all DGR requirements, purposely enhances the character and provides a thoughtful approach in minimizing the visual impacts of the differences. The proposed building designs, massing, and development standards are consistent with those permitted by the existing building typologies allowed in the Historic Center subdistrict. The proposed

structures will utilize high-quality building materials that are used on all four sides of the building, accomplishing an important goal of the New Albany DGRs.

The proposed building typology aligns with New Albany’s strategic goals by promoting diverse housing options, increased density, and walkable urban forms within the Village Center. The Row House utilizes a thoughtful layout that includes vehicular access through alleys for all homes with rear-loaded garages. The typology meets UCC standards, fits the Village Center's architectural context, and enhances pedestrian connectivity and streetscape vibrancy for the undeveloped area.

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-47-2025 (conditions of approval may be added)

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.

Project Information

Site Address 9582 Johnstown Road, New Albany, OH 43054

Parcel Numbers 222-000238

Acres 58.4 +/- Acres # of lots created _____

Choose Application Type	Description of Request:
<input type="checkbox"/> Appeal	Request to create a new detached single-family home building typology as permitted under Section 2.2 of the Urban Center Code, to be known as the "Row House" typology and as being further described and depicted in materials supporting this application.
<input checked="" type="checkbox"/> Certificate of Appropriateness	
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Development Plan	
<input type="checkbox"/> Plat	
<input type="checkbox"/> Lot Changes	
<input type="checkbox"/> Minor Commercial Subdivision	
<input type="checkbox"/> Zoning Amendment (Rezoning)	
<input type="checkbox"/> Zoning Text Modification	

Contacts

Applicant Information		Property Owner Information	
Name	M/I Homes of Central Ohio LLC, c/o Aaron L. Underhill	Name	The New Albany Company LLC, c/o Aaron L. Underhill
Address	Underhill & Hodge LLC, 8000 Walton Pkwy., Ste. 120	Address	Underhill & Hodge LLC, 8000 Walton Pkwy., Ste. 120
City, State, Zip	New Albany, OH 43054	City, State, Zip	New Albany, OH 43054
Phone Number	(614) 335-9320	Phone Number	(614) 335-9320
Email	aaron@uhlfirm.com	Email	aaron@uhlfirm.com

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

By David Hodge, attorney for Owner

Signature of Owner _____ Date: 6-30-2026
 Signature of Applicant _____ Date: 6-30-2026

By David Hodge, attorney for applicant

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

GANTON C-PUD SUBAREA 3
M/I HOMES – EDGEHILL NEIGHBORHOOD
NEW BUILDING TYPOLOGY REQUEST

March 18, 2026

The applicant, M/I Homes of Central Ohio LLC, has filed a combined application for preliminary development plan and final development plan approval for the development of Subarea 3 of the Ganton C-PUD. M/I Homes seeks to develop a residential community consisting of detached single-family homes and attached townhomes in an urban site plan within the Village Center area as identified in the City of New Albany’s Strategic Plan. While the site is zoned C-PUD, the associated zoning text largely defers development standards for Subarea 3 to those contained within the Urban Center Code, such as but not limited to those concerning lot standards and building typologies.

The detached single-family homes are sought to be developed through the introduction of a new building typology as permitted under the Urban Center Code, to be known as the “Row House” typology. Section 2.2 of the Urban Center Code provides as follows:

“2.2 Additional Building Typologies

2.2.1 Additional building typologies not represented in this code can be considered with certificate of appropriateness review and approval from the ARB. See Codified Ordinance Chapter 1140.

2.2.2 For a new typology to be considered, the applicant must prepare graphic exhibits and lot standards that correspond to the desired placement in a sub-district.

2.2.3 New building typologies shall be project specific and cannot be used for other development applications.”

Standards and Requirements:

1. **Description.** A Row House is generally described as a detached residential unit located on a narrow rectangular lot with relatively small side yard setbacks.
2. **Architecture.** Representative architecture and lot layouts for the Row House typology accompany this submittal. In the event of a conflict between a particular design standard for architecture in the Urban Center Code and those which are illustrated in the accompanying architectural drawings, those which is shown in the architectural drawings shall govern.
3. **Lot and Setback Standards.** Homes constructed as part of this typology shall meet the following requirements:

<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<i>Lot area</i>	3,500 square feet	5,000 square feet
<i>Lot width</i>	28 feet	35 feet
<i>Lot coverage</i>	No minimum	65%
<i>Street yard*</i>	10 feet	15 feet
<i>Side yard</i>	3 feet	8 feet
<i>Rear yard</i>	17 feet	25 feet
<i>Building width</i>	60%	80%
<i>Stories</i>	2	2
<i>Height</i>	35 feet	40 feet

*Front steps/stoops may encroach up to 5 feet

3. Lot Access Standards.

a. Each home shall provide vehicular access to the rear of the structure from an alley that is publicly dedicated.

b. Each home shall have a two-car garage with an asphalt driveway extending between it and the rear public alley. The driveway shall be 16 feet in width (provided that the top of the driveway apron at and near the alley right-of-way line may be up to 20 feet wide), at least 17 feet in length, and shall provide adequate space between the garage and the rear alley to park two passenger vehicles next to one another outside of the alley right-of-way.

4. Service & Utility Standards. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal front façade, and shall be fully screened from the street and neighboring properties.

5. Building Frontage Standards.

a. At least one functioning pedestrian entrance to a home shall be provided from the front yard.

b. Houses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the side facing the street.

6. Landscape Standards. All street and side yards shall be landscaped with trees, shrubs, grass, ground covers, decorative wood mulch, or other materials or a combination of these materials. Buffering and screening per Codified Ordinances Section 1171.05(c) shall not be required.

7. Garden Structures. Garden structures shall be permitted in accordance with Section 3.5 of the Urban Center Code, provided that they are used for storage only.

8. Fences. Fences shall be permitted on or near side yard lot lines.



Elevation A

Elevation B

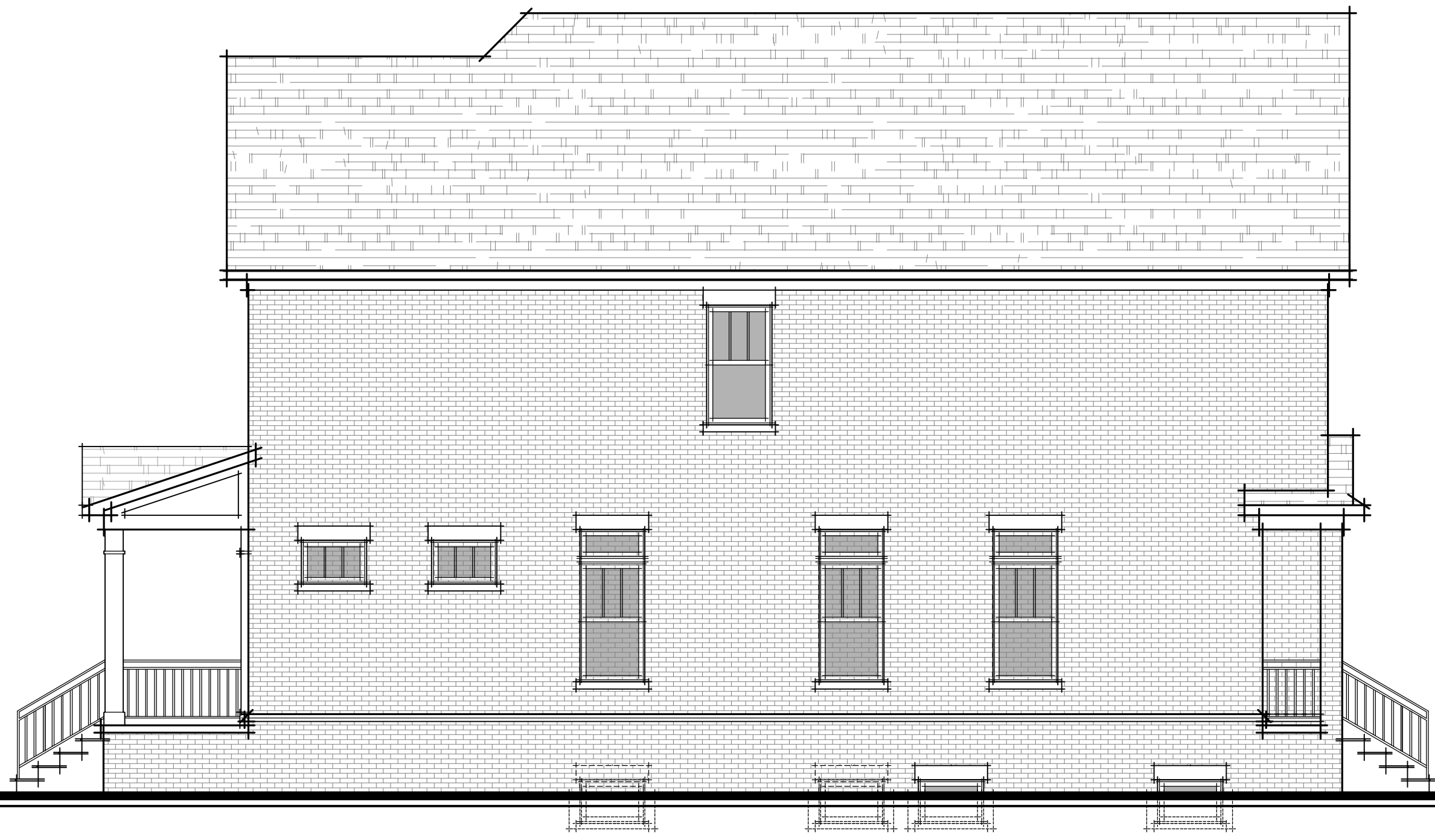
Elevation C



Elevation A

Elevation B

Elevation C

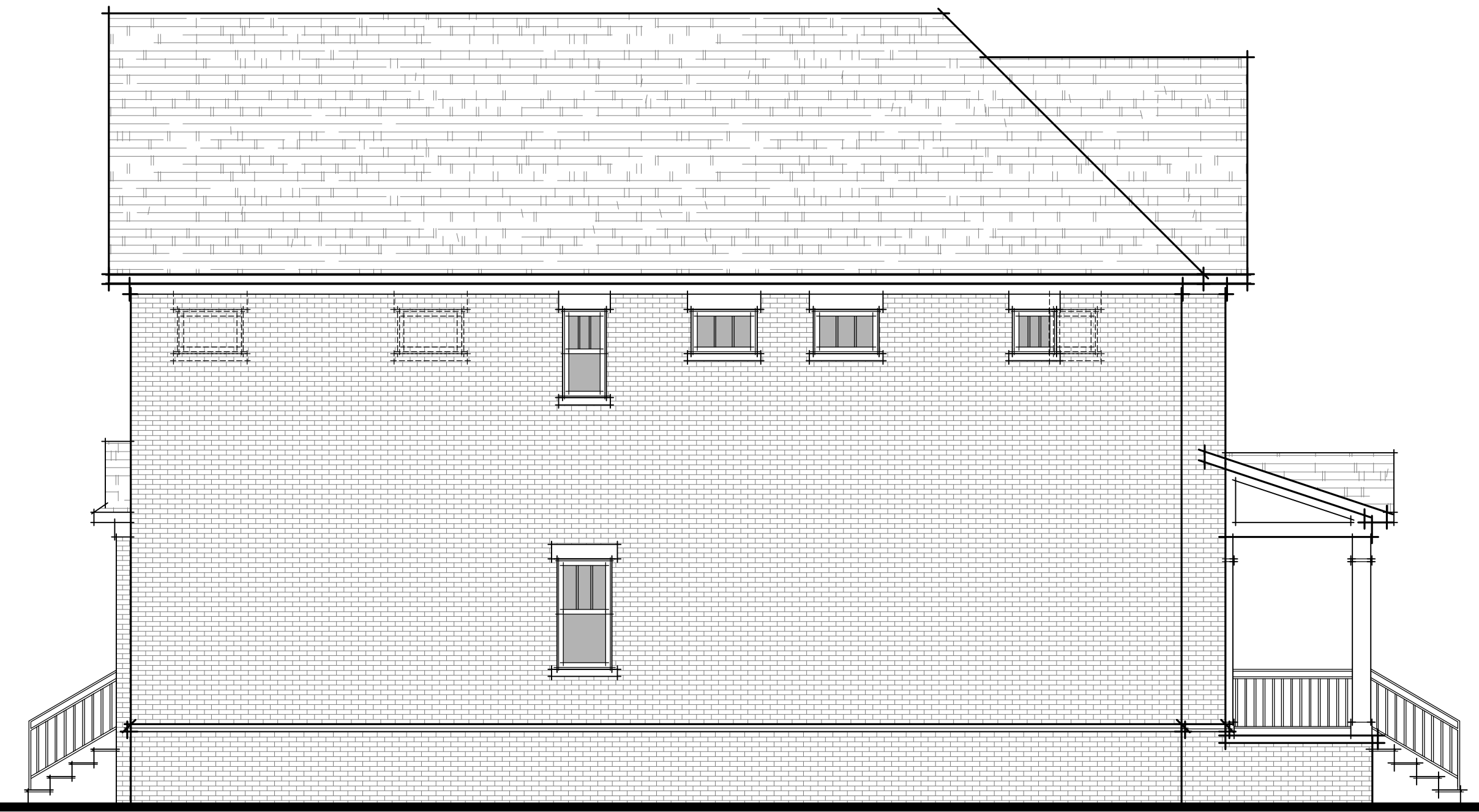


MASONRY

Right Elevation



Rear Elevation

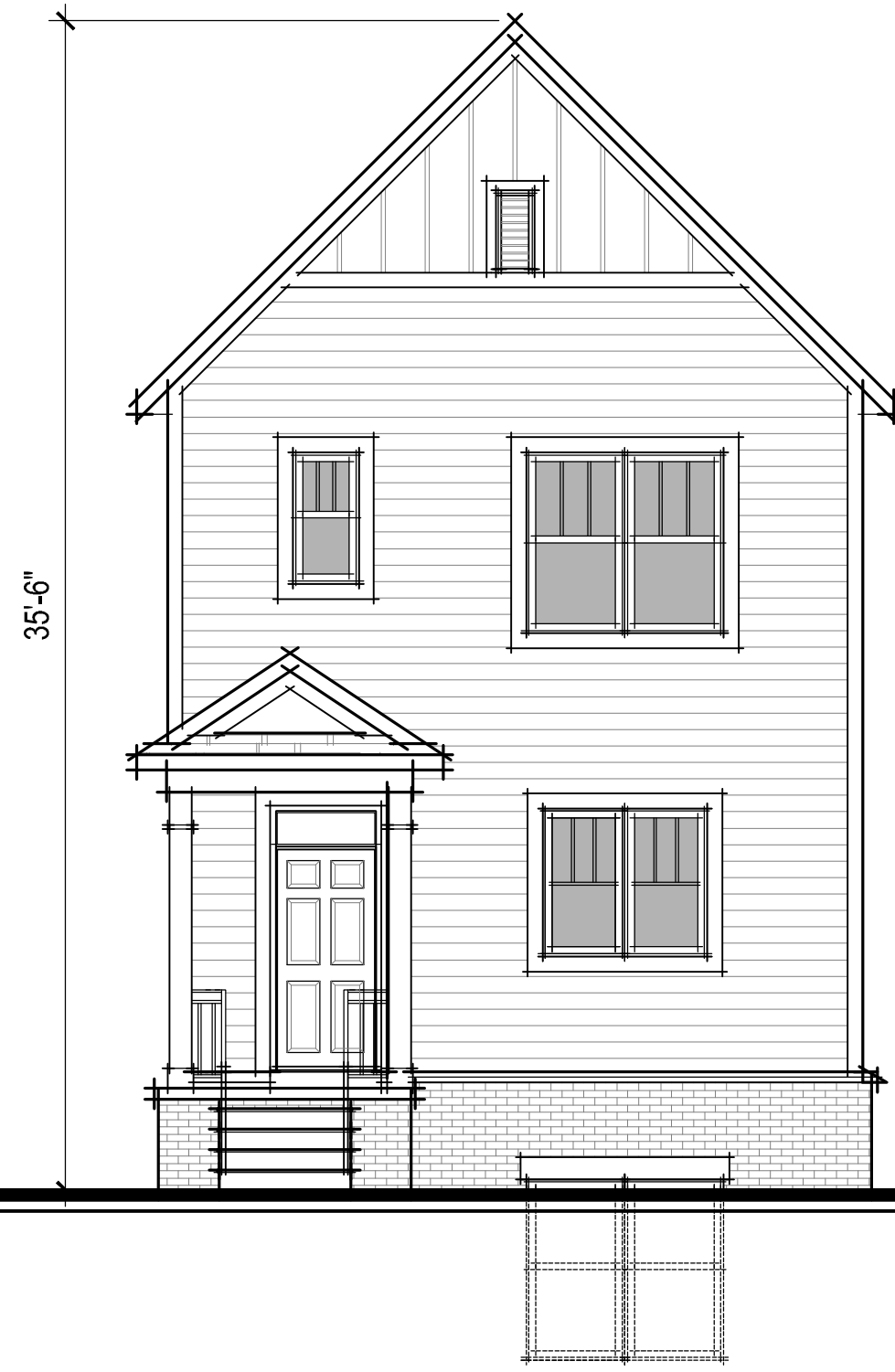


Left Elevation



SIDING

Right Elevation



Rear Elevation



Left Elevation



MASONRY

Front Elevation

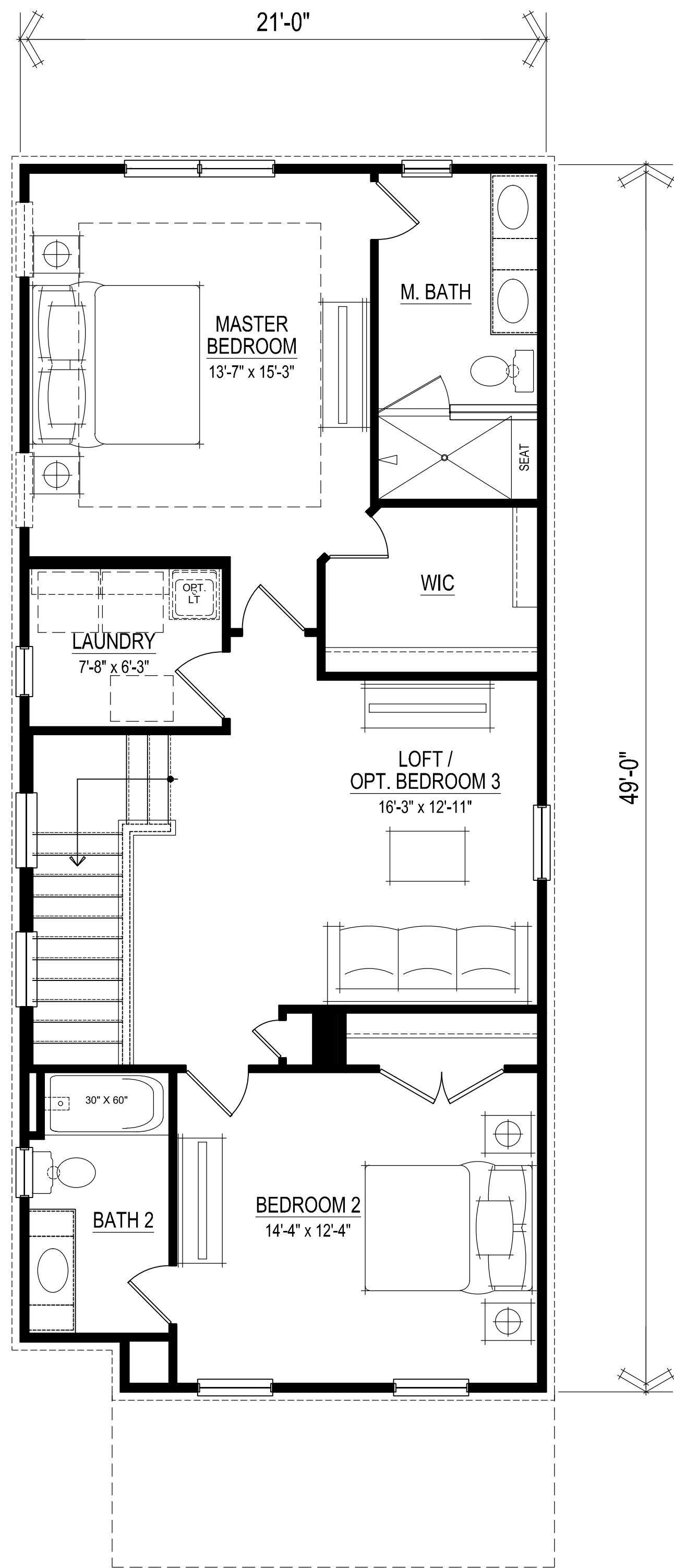
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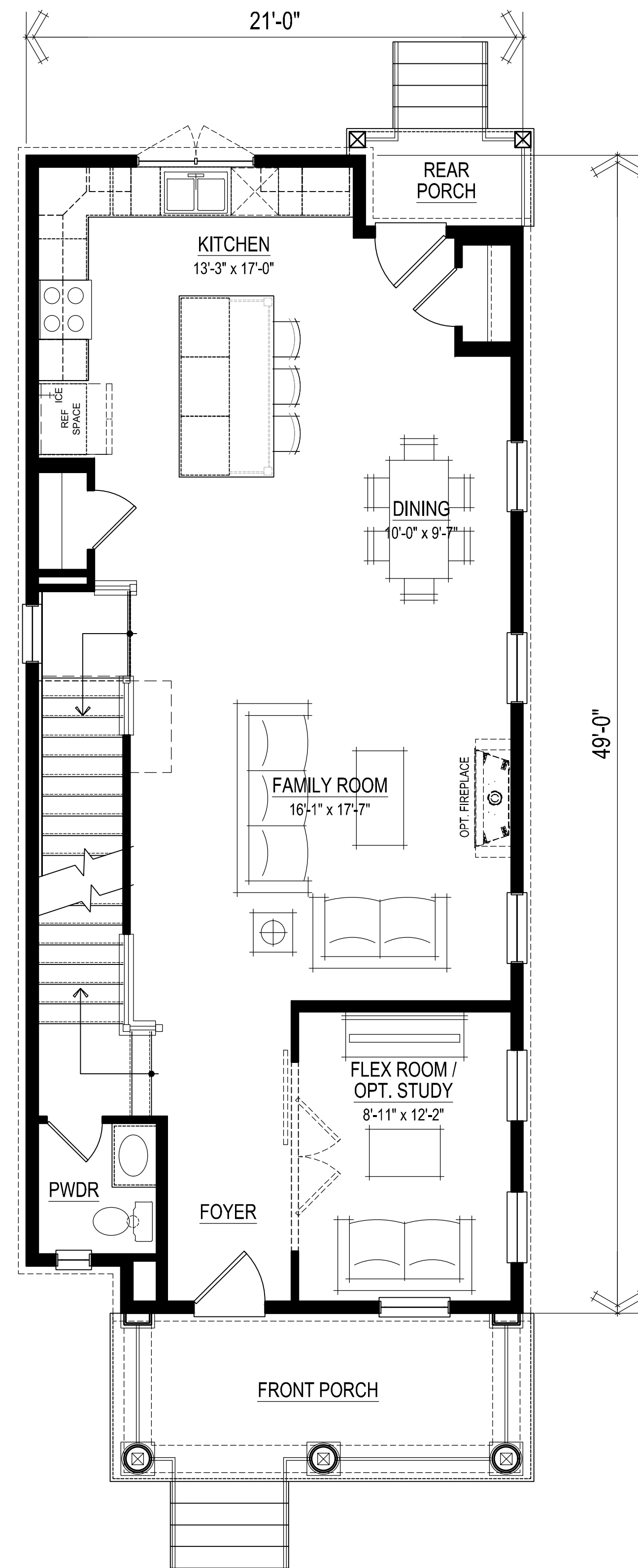
SIDING

Front Elevation

Right Elevation



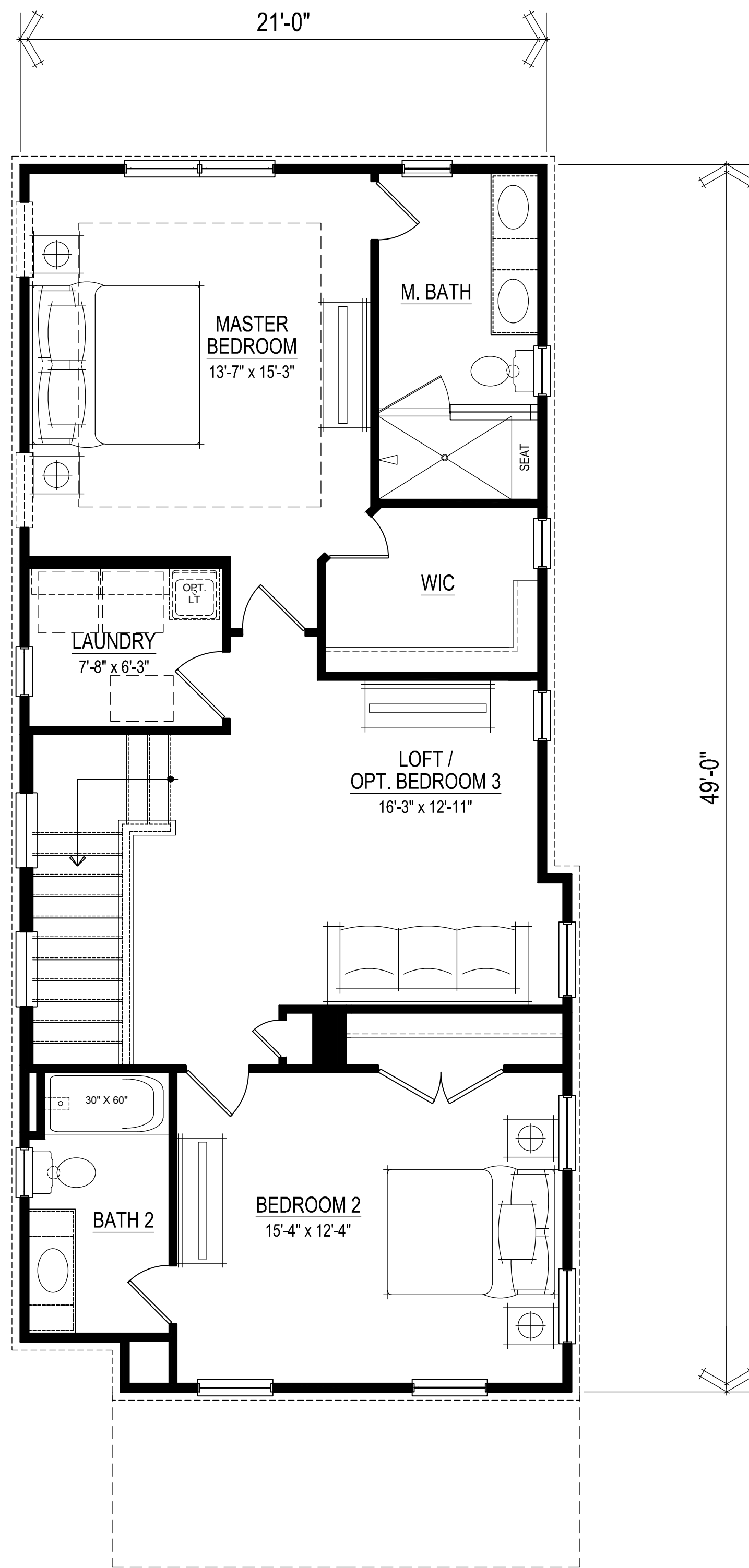
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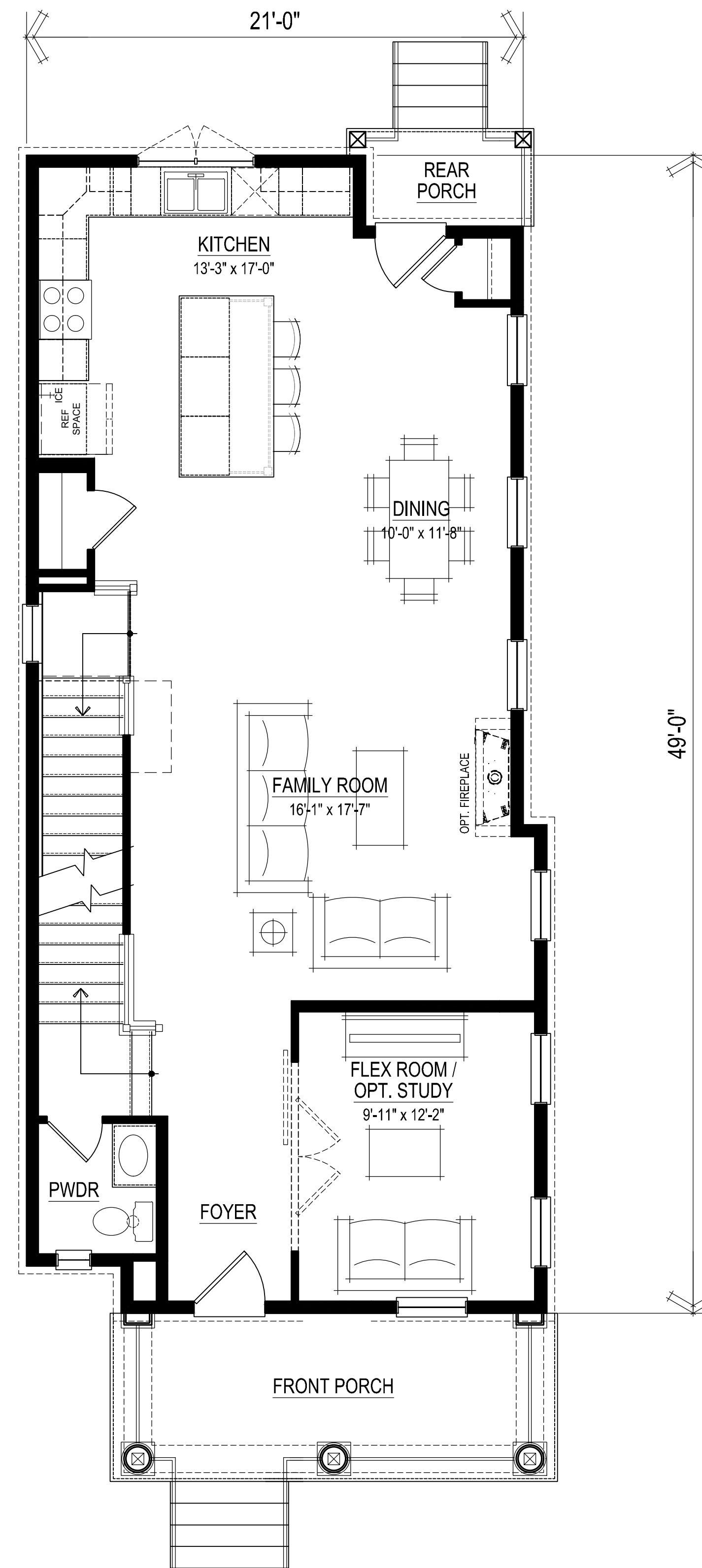
Main Level
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SQUARE FOOTAGES

Main Level	1001
Upper Level	960
Subtotal (Conditioned)	1961
Front Porch	124
Rear Porch	29
Total	2114



Upper Level
SCALE 1/4" = 1'-0"



Main Level
SCALE 1/4" = 1'-0"

SQUARE FOOTAGES

Main Level	1022
Upper Level	981
Subtotal (Conditioned)	2003
Front Porch	135
Rear Porch	29
Total	2167



M/I HOMES March 16, 2026

Single Family Concept - Camden

M/I Homes of Ohio

B A L D W I N

FLOOR PLANS - C - HIGH VISIBILITY

COBU Architecture Studio

5407 Trillium Boulevard, Unit B110
Hoffman Estates, IL 60192
312-410-1260





Elevation A

Elevation B

Elevation C



Elevation A

Elevation B

Elevation C

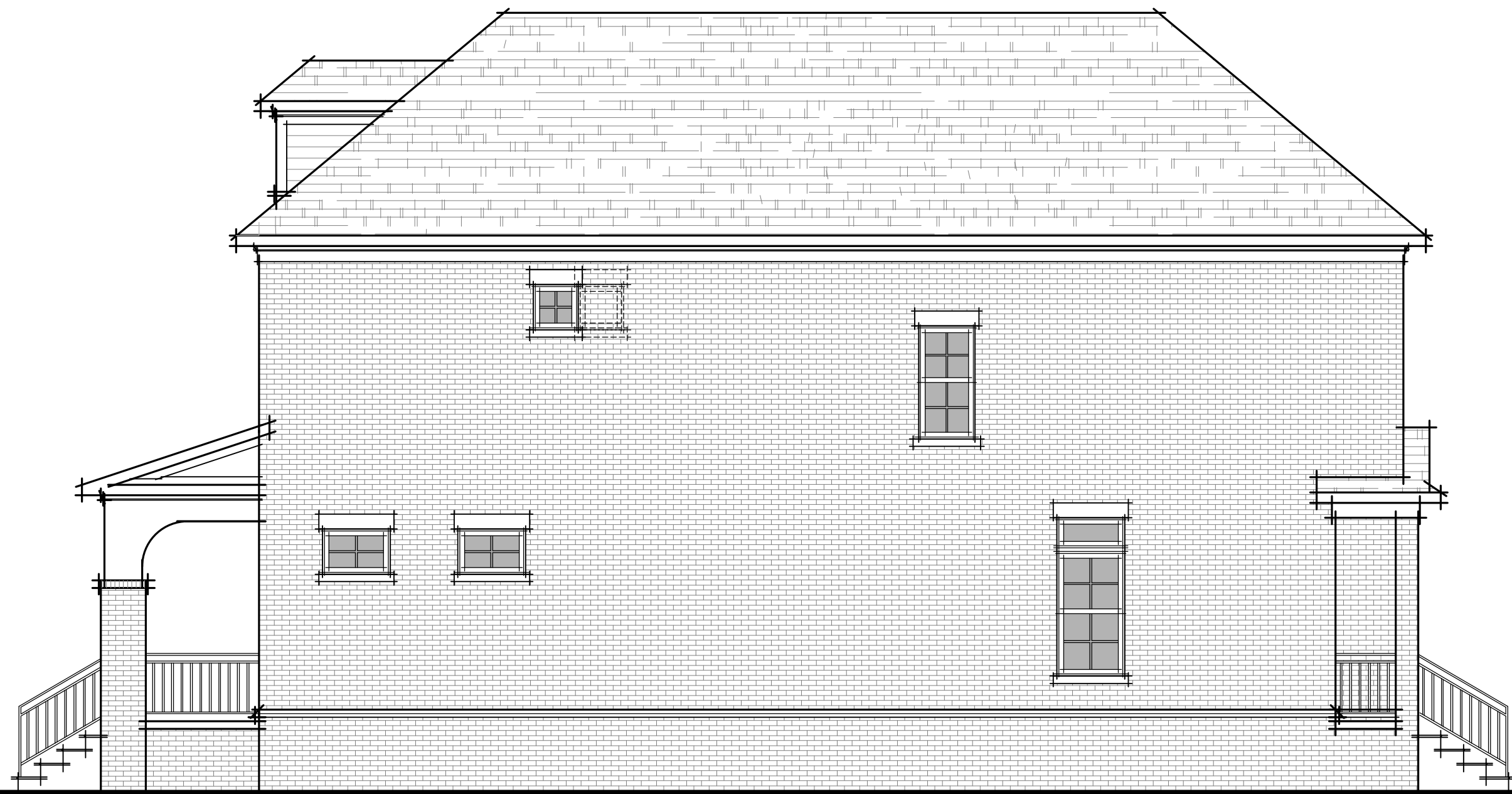


Single Family Concept - Camden
M/I Homes of Ohio
March 16, 2026

D E N N I S O N
SIDING

COBU Architecture Studio
5407 Trillium Boulevard, Unit B110
Hoffman Estates, IL 60192
312-410-1260



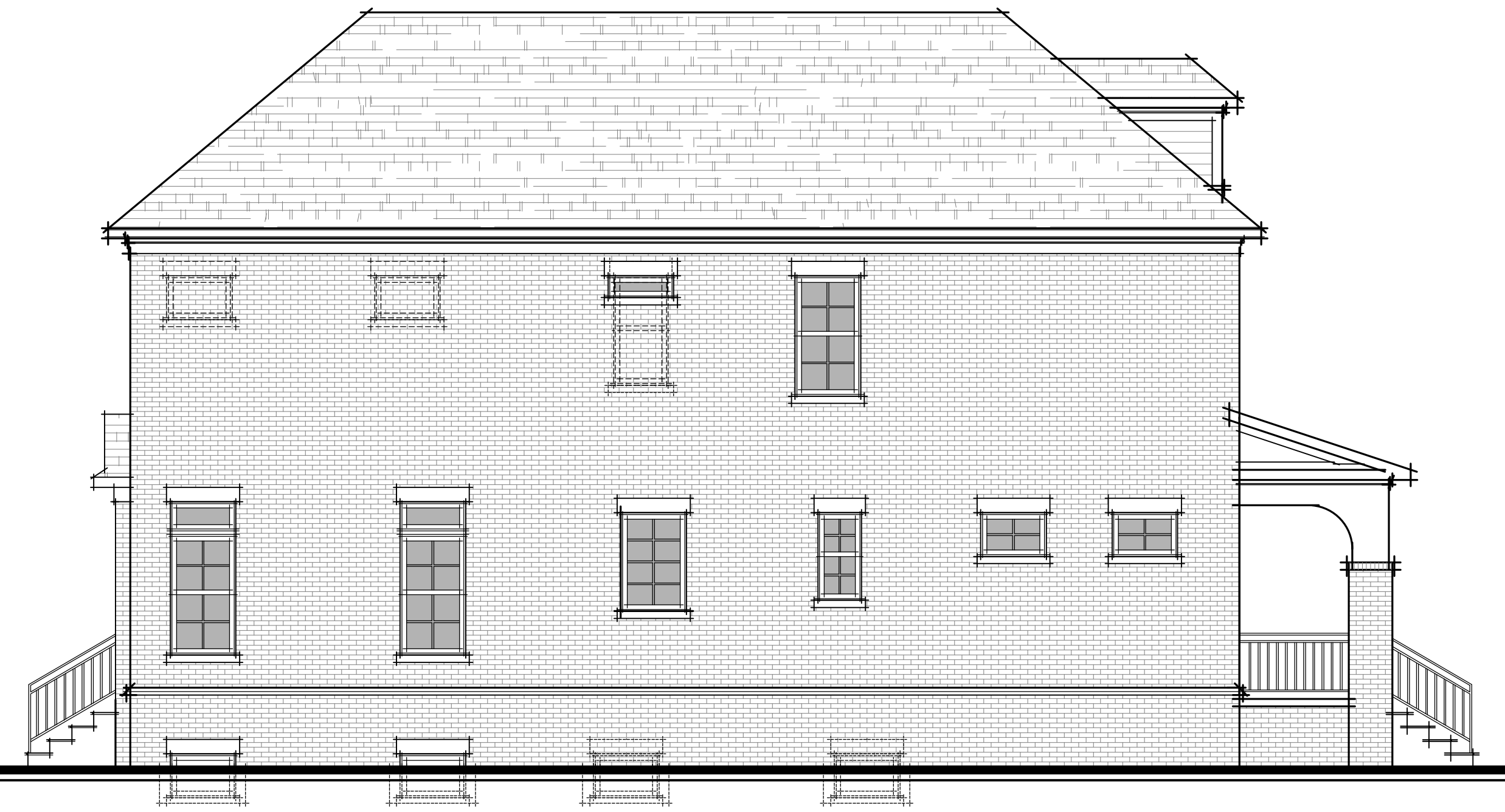


MASONRY

Right Elevation



Rear Elevation



Left Elevation



SIDING

Right Elevation



Rear Elevation



Left Elevation



MASONRY

Left Elevation



Front Elevation

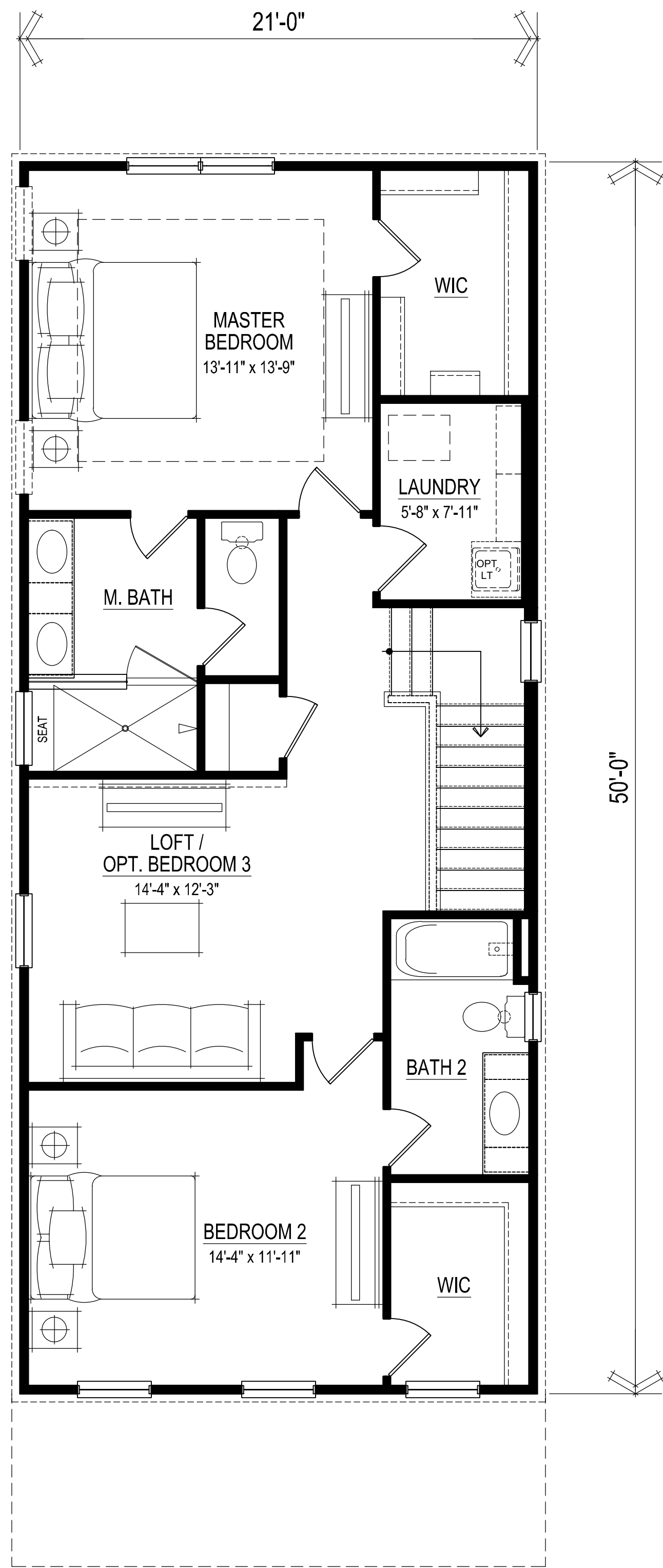


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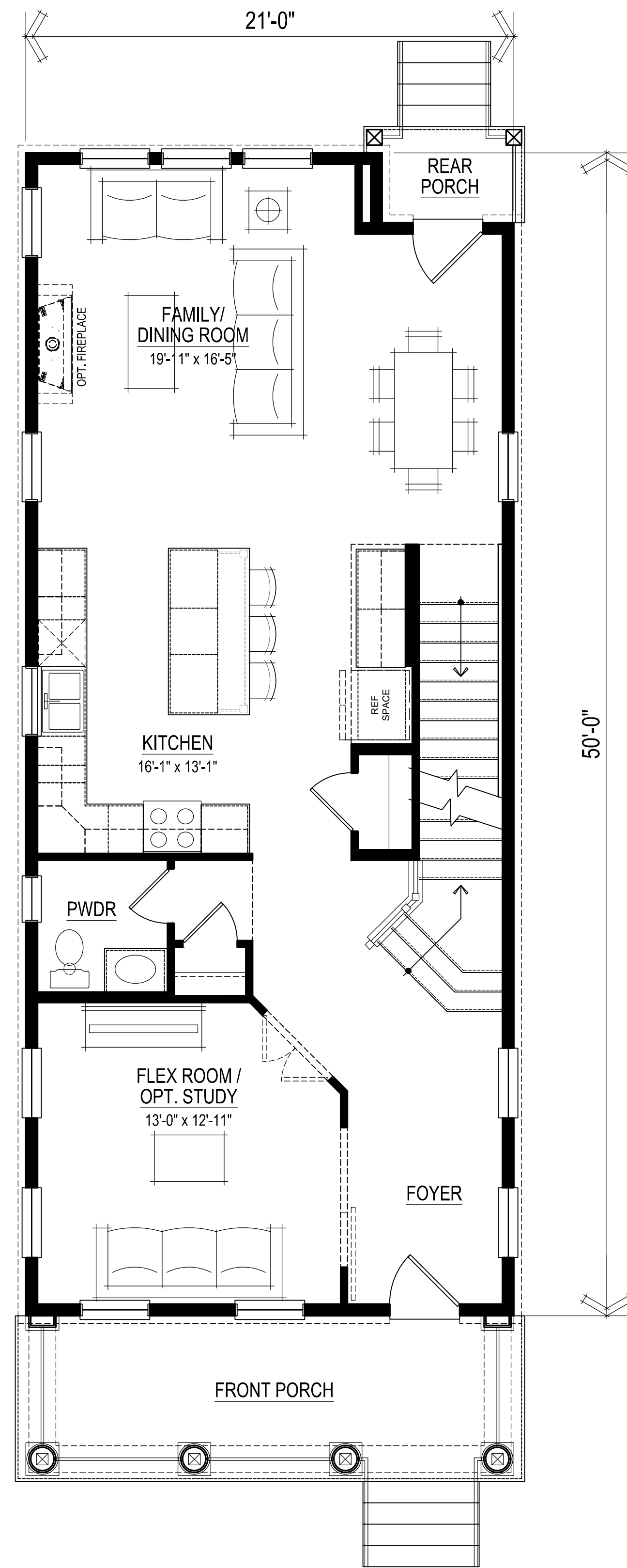
Left Elevation



Front Elevation



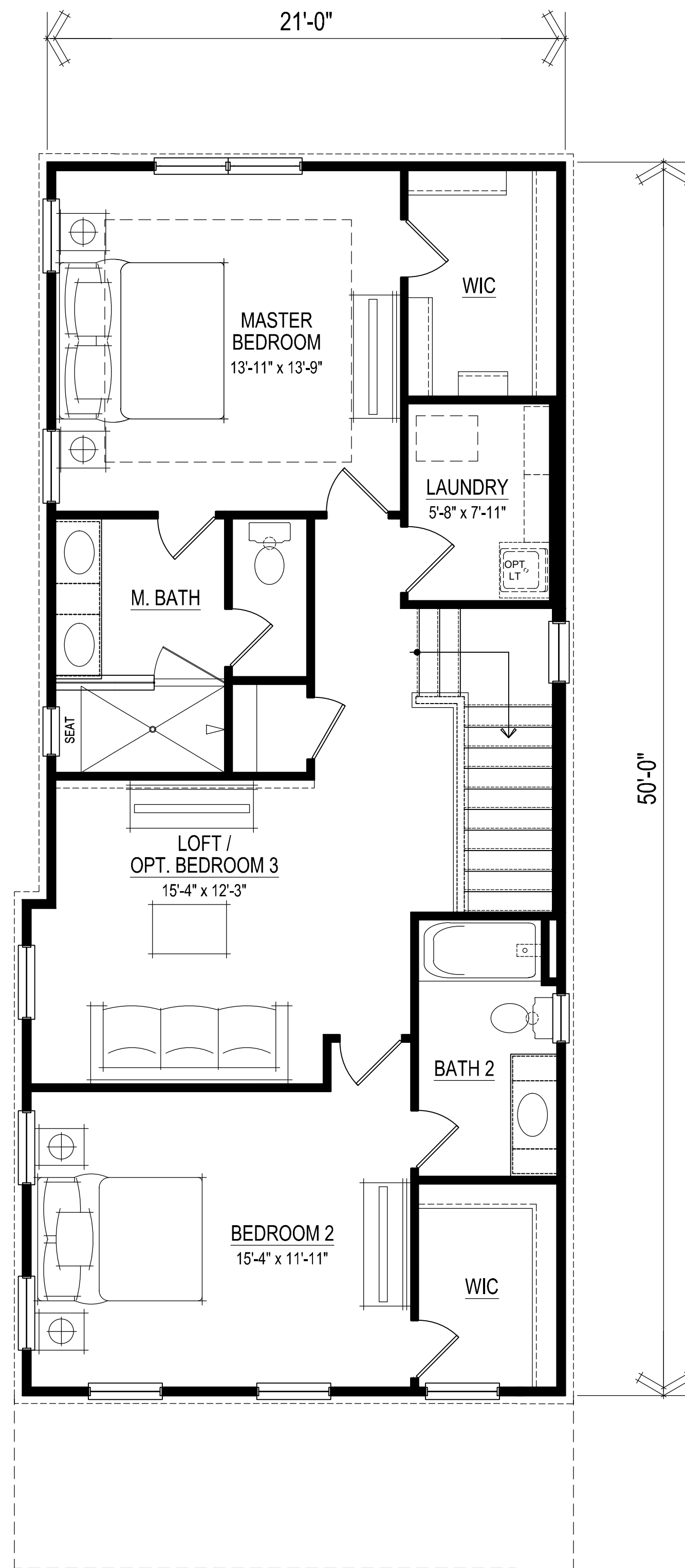
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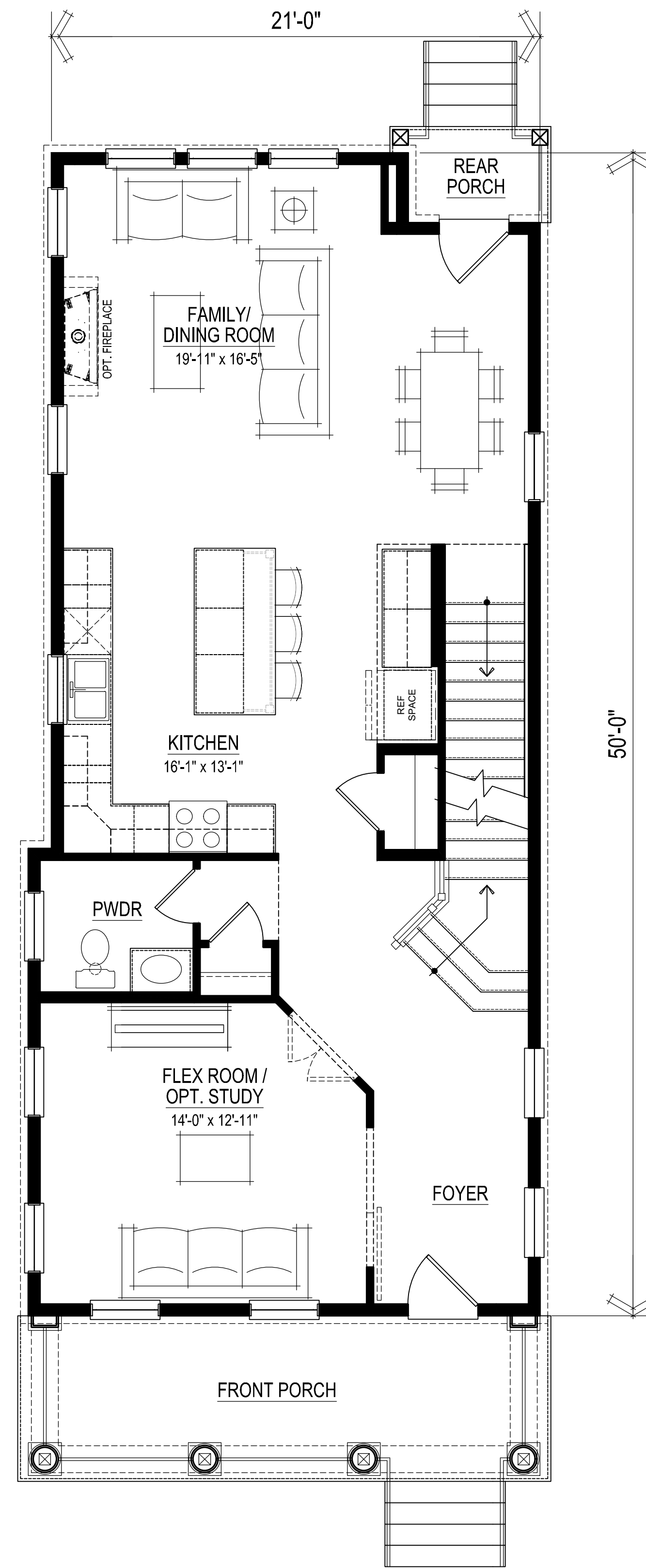
Main Level
SCALE 1/4" = 1'-0"

SQUARE FOOTAGES

Main Level	1033
Upper Level	992
Subtotal (Conditioned)	2025
Front Porch	152
Rear Porch	25
Total	2202



Upper Level
SCALE 1/4" = 1'-0"



Main Level
SCALE 1/4" = 1'-0"

SQUARE FOOTAGES

Main Level	1053
Upper Level	1013
Subtotal (Conditioned)	2066
Front Porch	163
Rear Porch	25
Total	2254



Elevation A

Elevation B

Elevation C



Elevation A

Elevation B

Elevation C

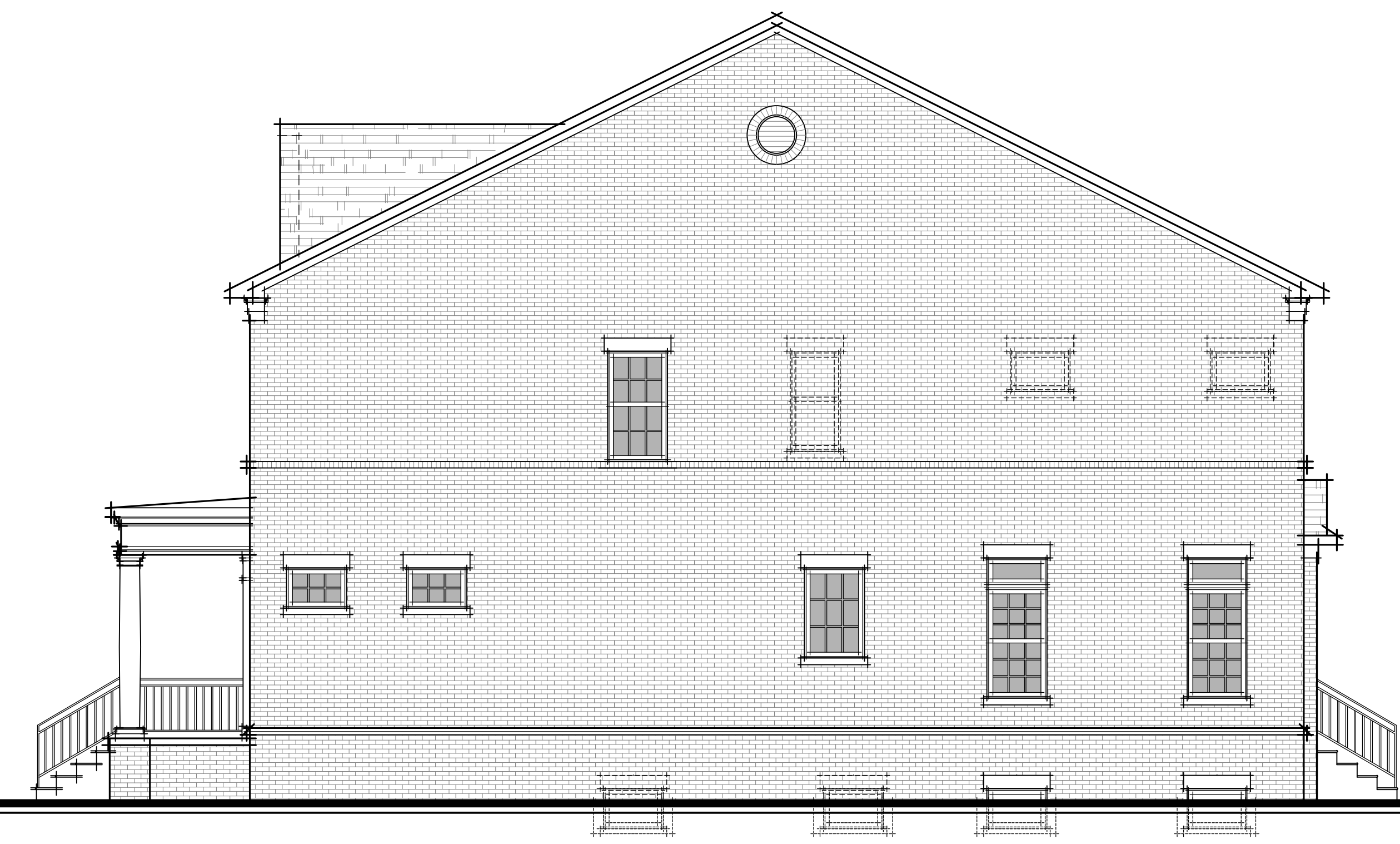


Single Family Concept - Camden
M/I Homes of Ohio
March 16, 2026

P A L M E R
SIDING

COBU Architecture Studio
5407 Trillium Boulevard, Unit B110
Hoffman Estates, IL 60192
312-410-1260



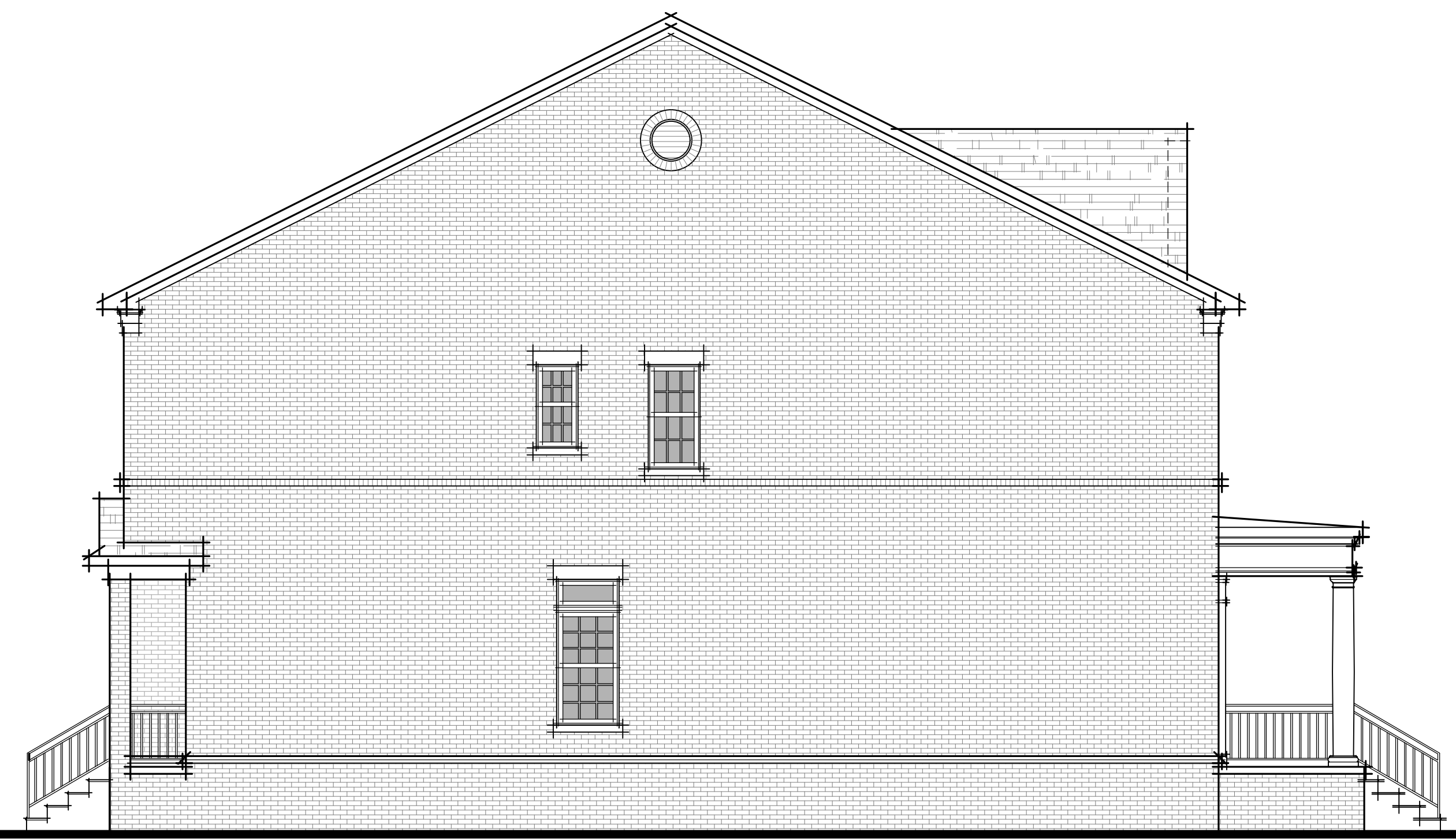


MASONRY

Right Elevation



Rear Elevation



Left Elevation



SIDING

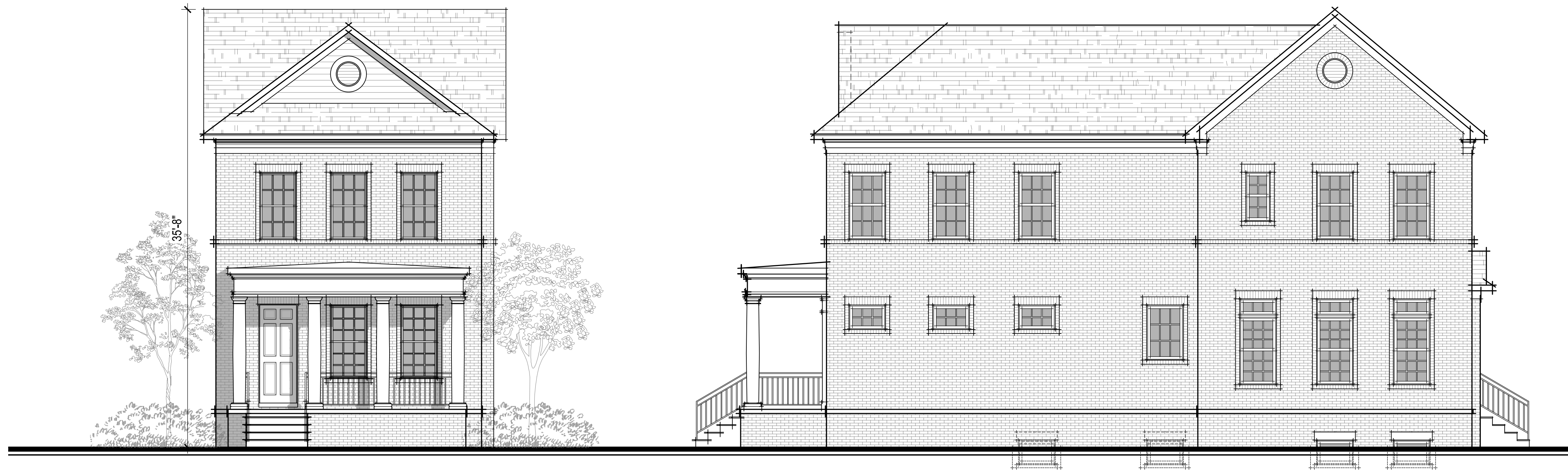
Right Elevation



Rear Elevation



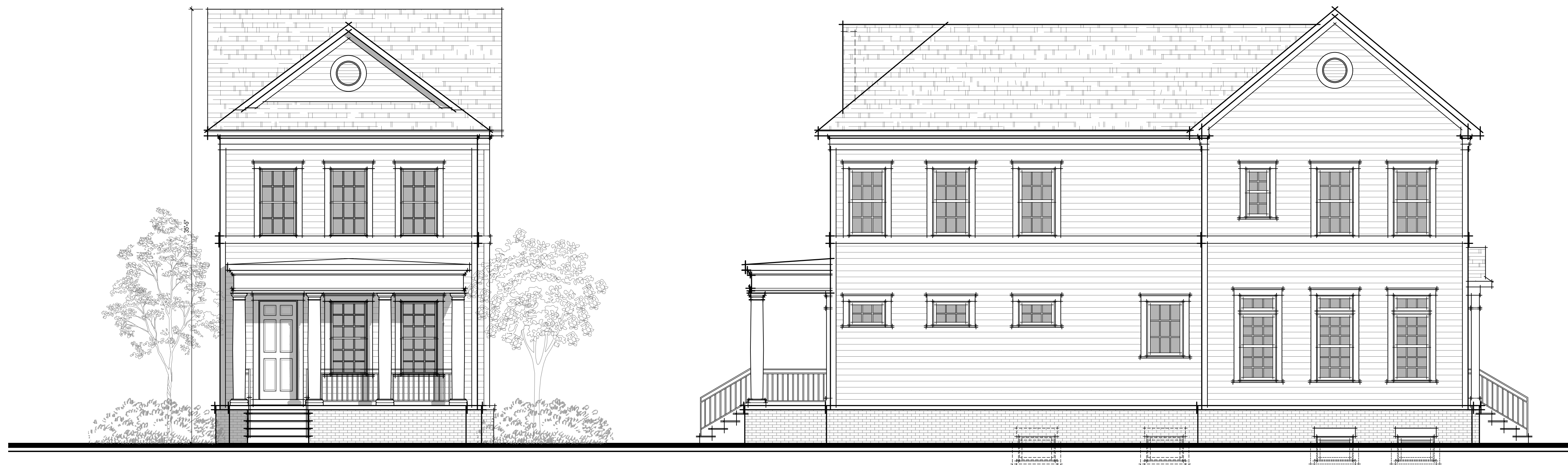
Left Elevation



MASONRY

Front Elevation

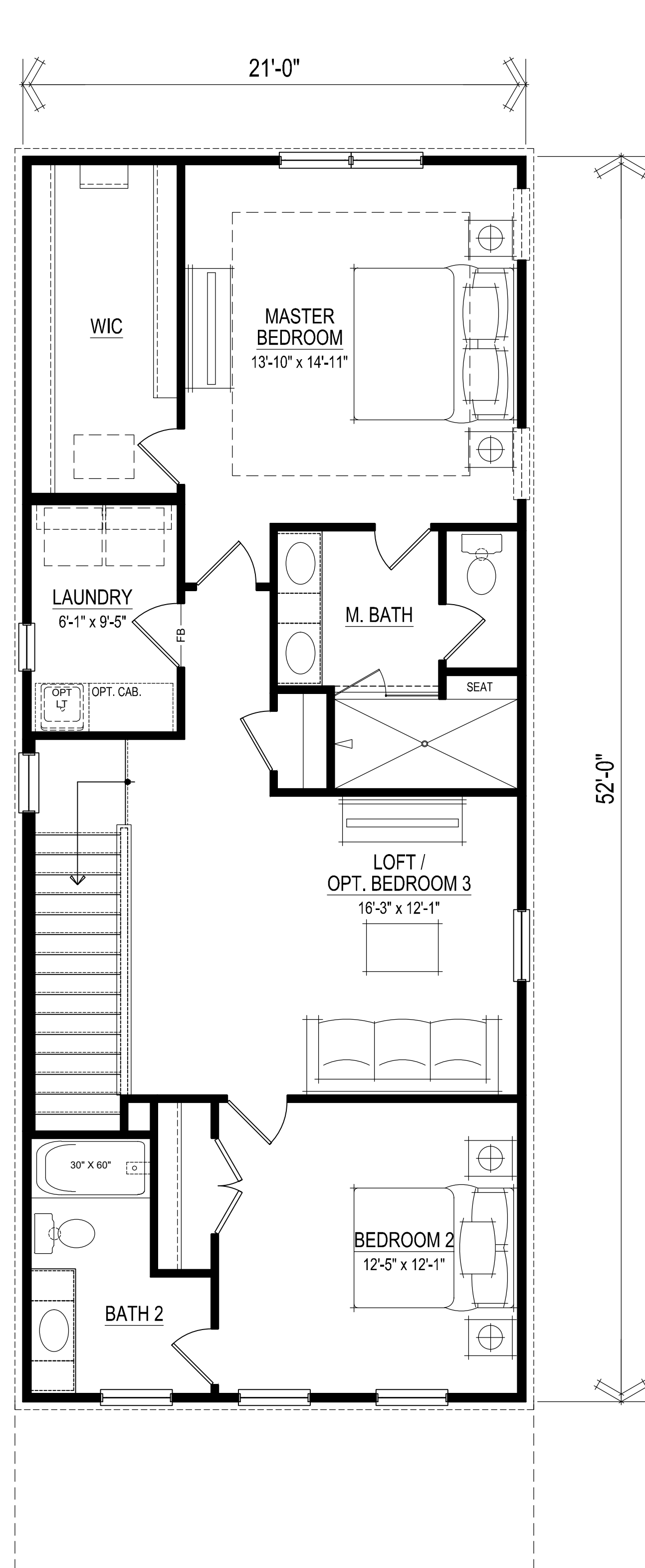
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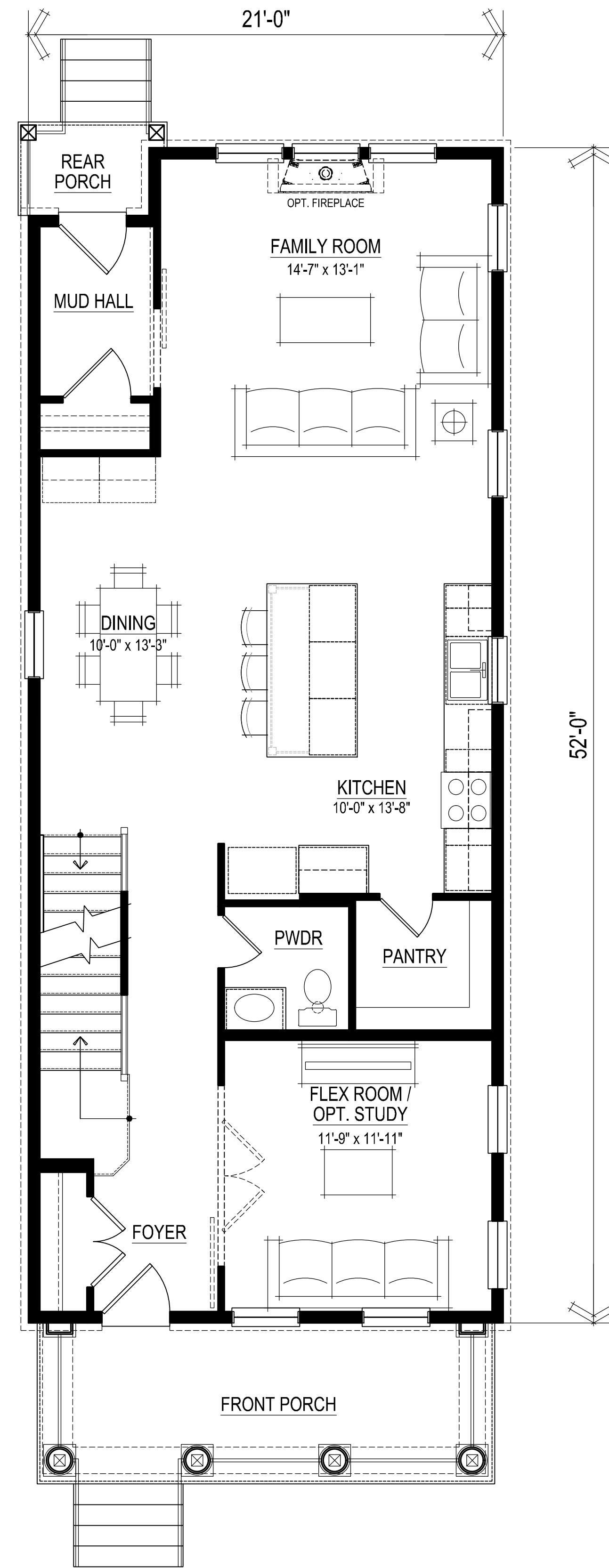
SIDING

Front Elevation

Right Elevation



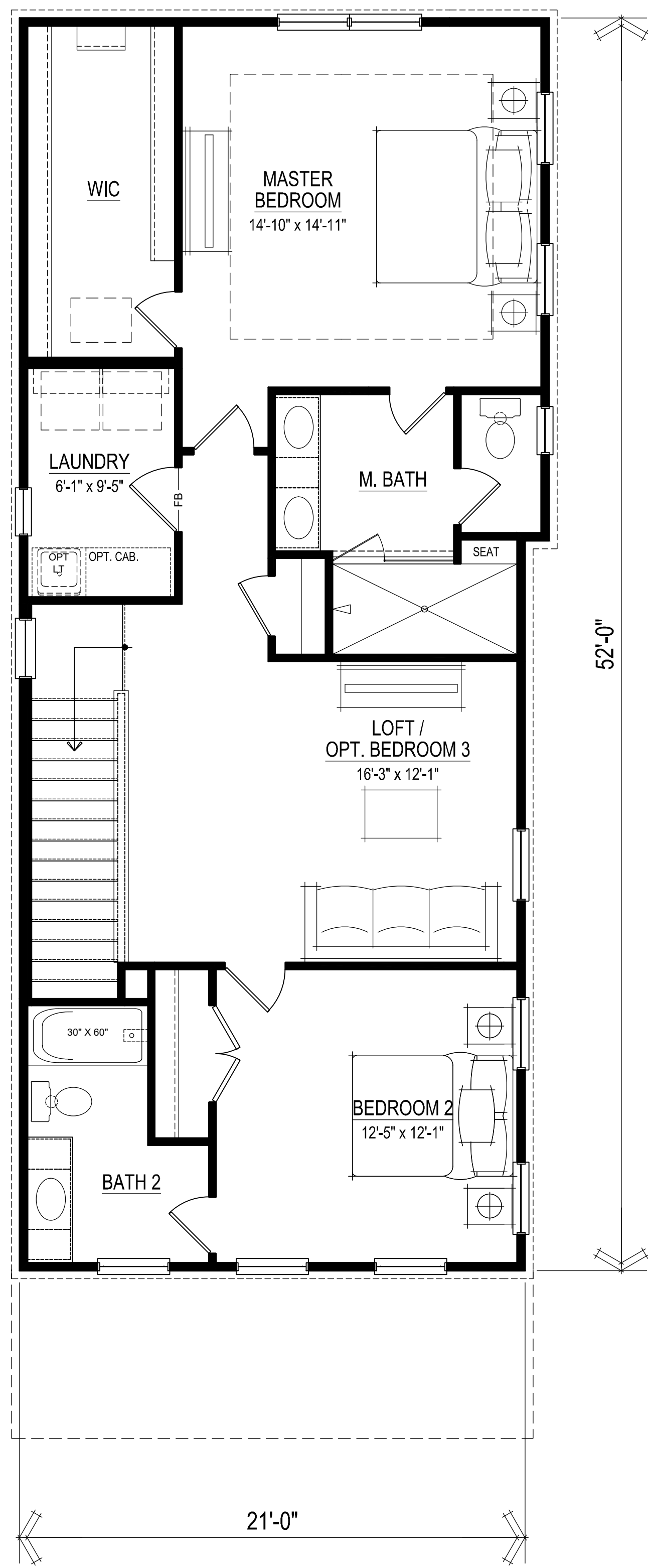
Upper Level
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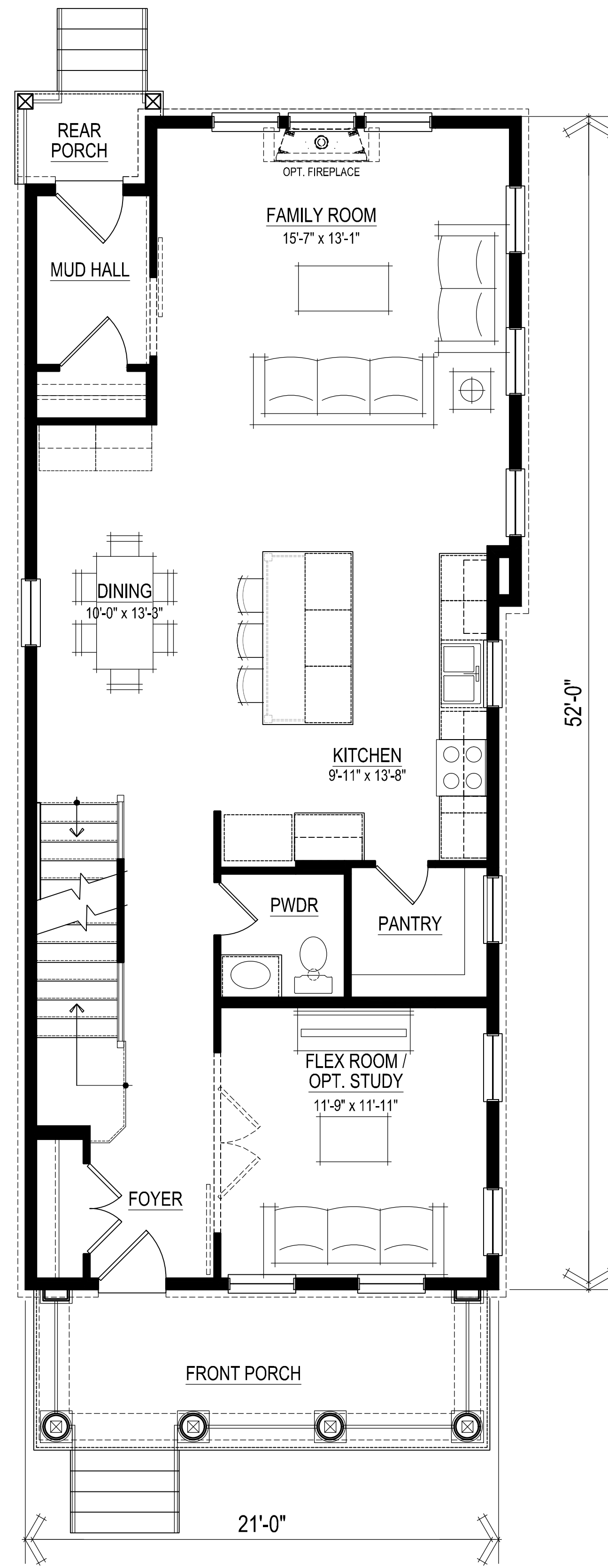
Main Level
SCALE 1/4" = 1'-0"

SQUARE FOOTAGES

Main Level	1076
Upper Level	1024
Subtotal (Conditioned)	2100
Front Porch	152
Rear Porch	23
Total	2275



Upper Level
SCALE 1/4" = 1'-0"

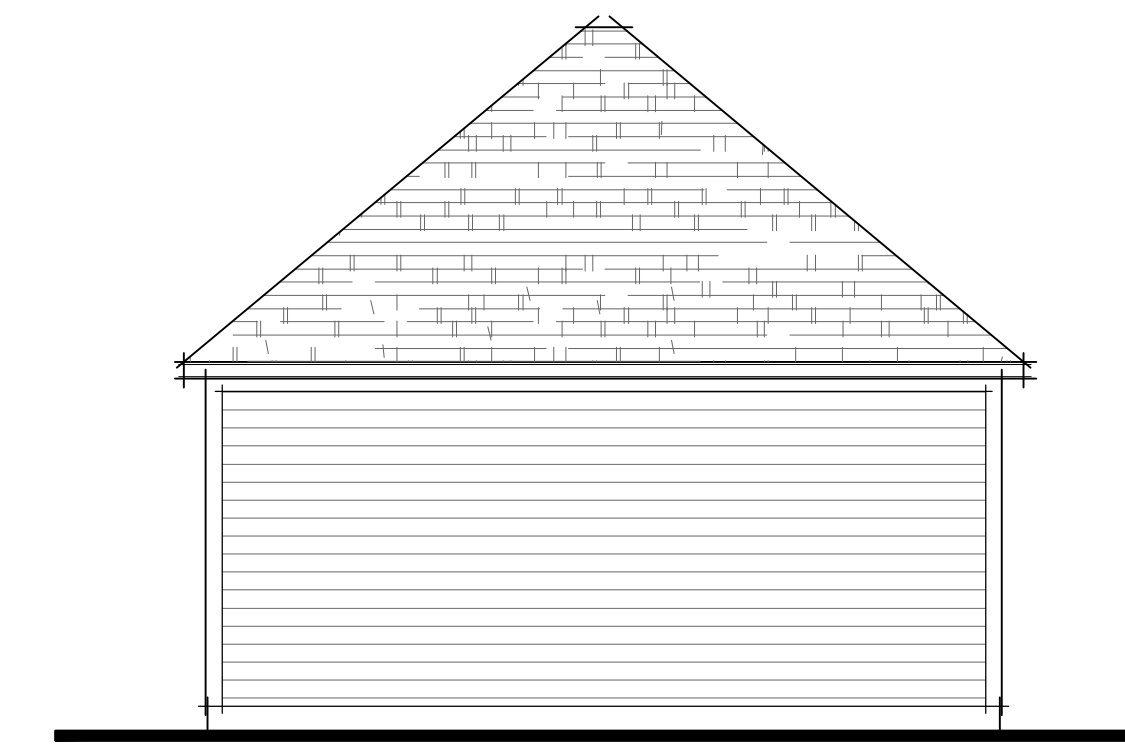


Main Level
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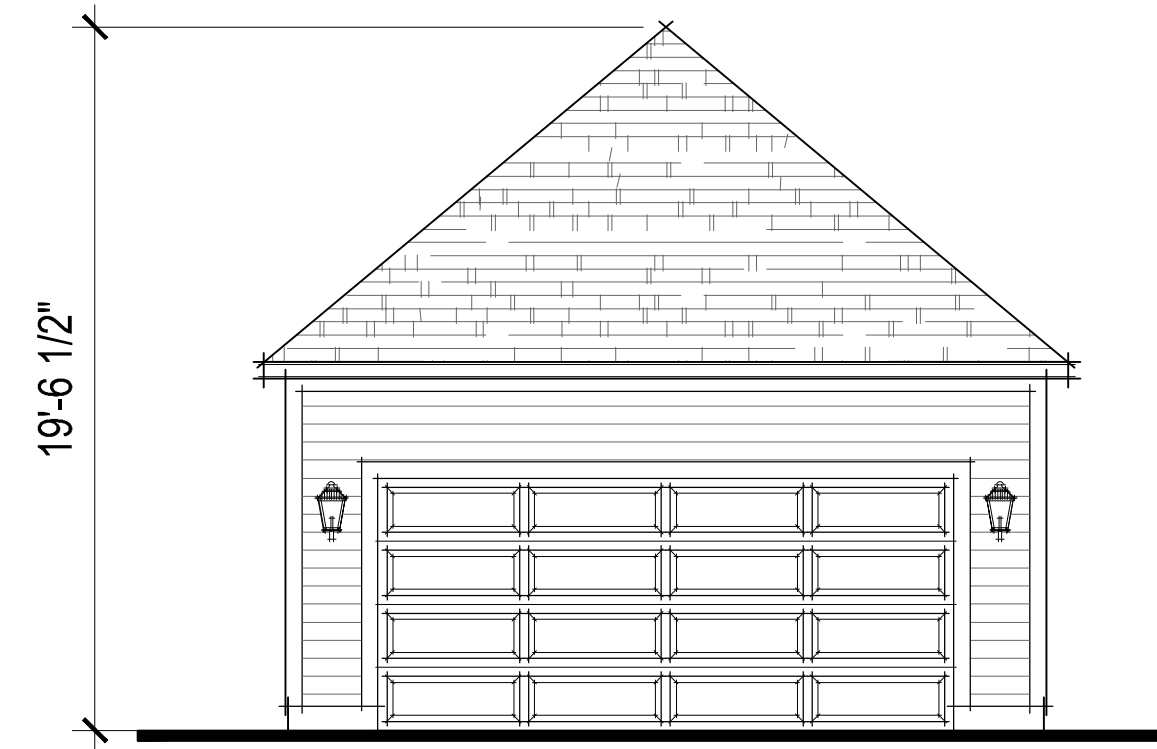
SQUARE FOOTAGES

Main Level	1098
Upper Level	1046
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Front Porch	152
Rear Porch	23
Total	2319

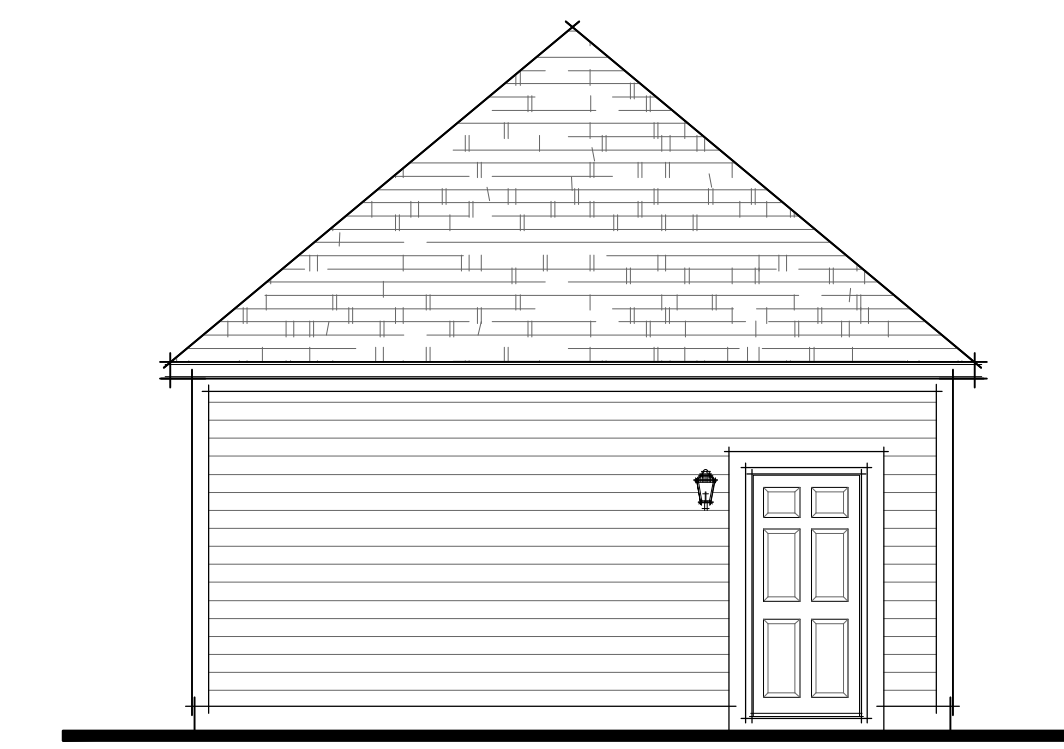
SIDING OPTION



Side Elevation

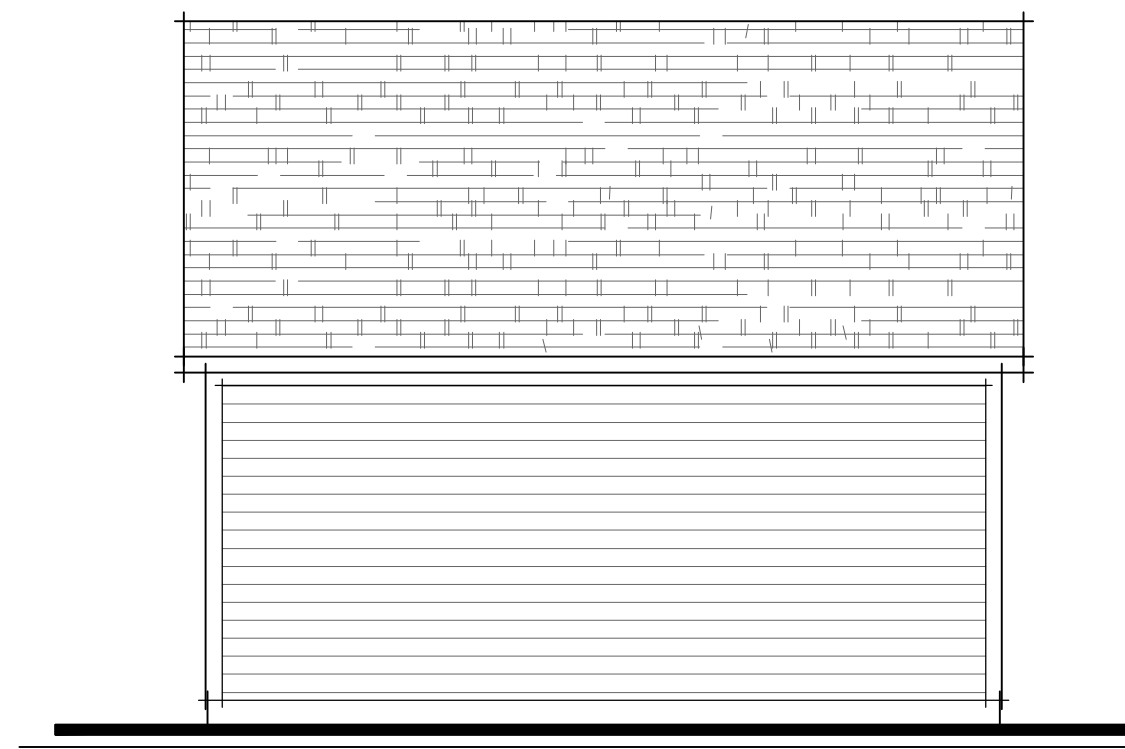


Front Elevation

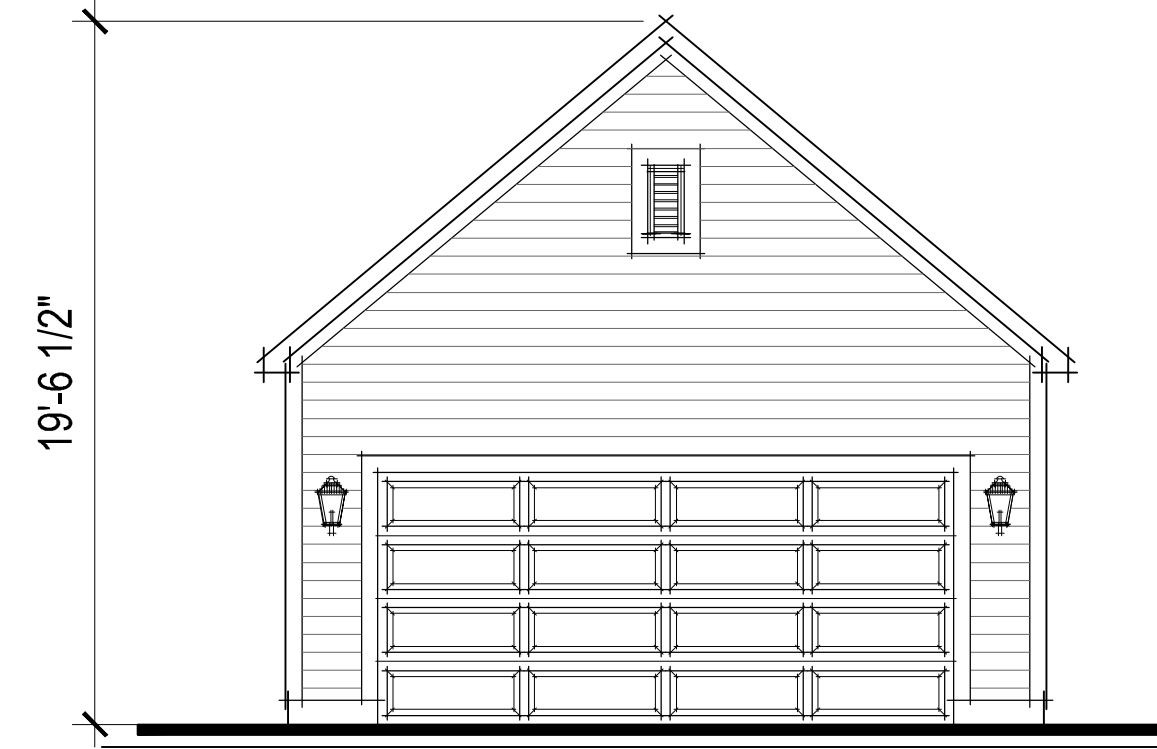


Rear Elevation

SIDING



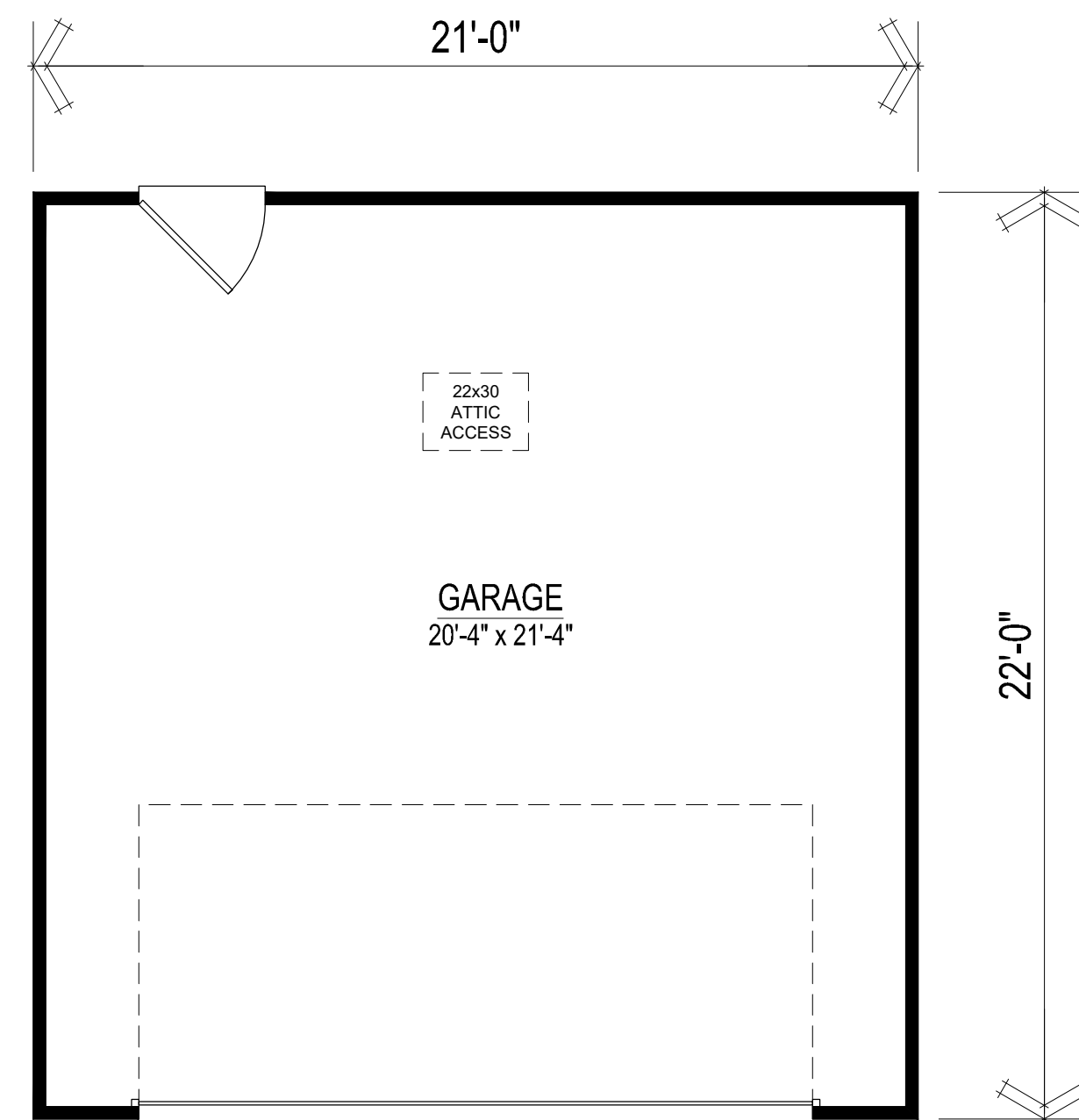
Side Elevation



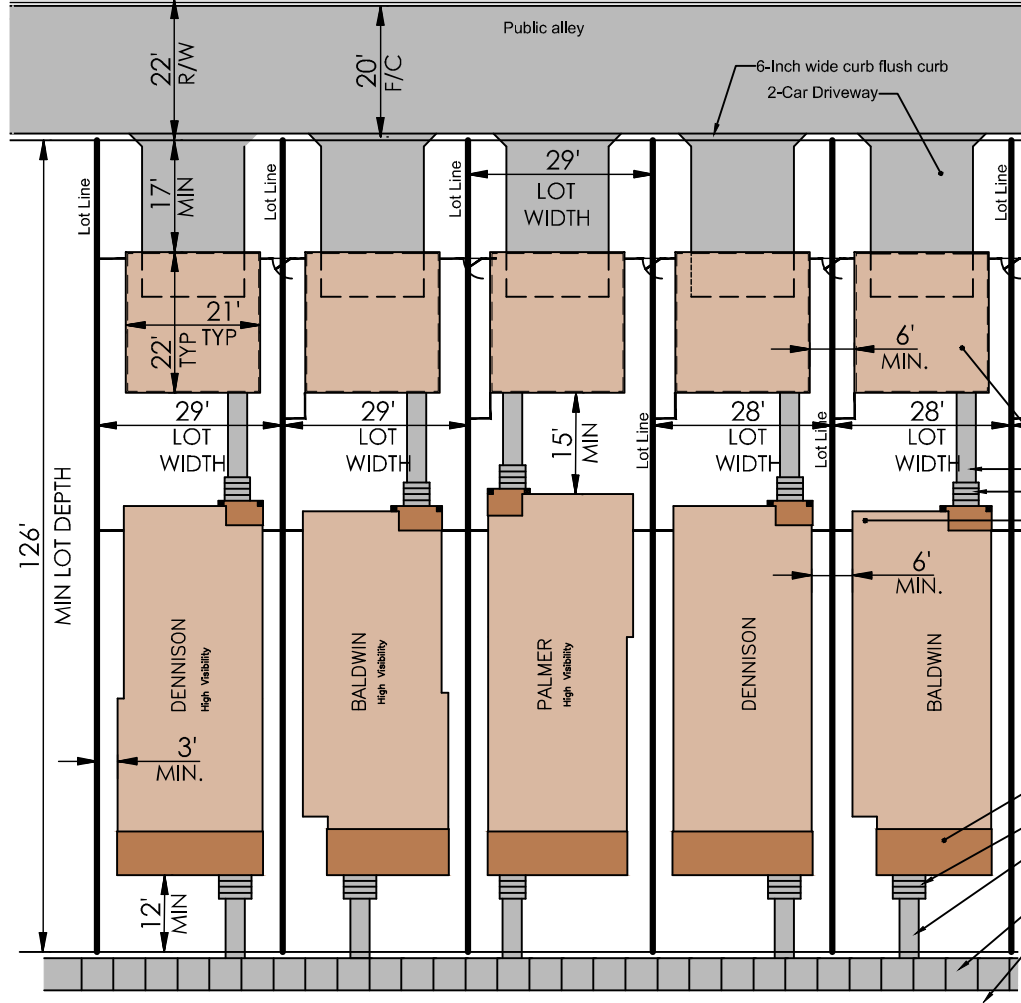
Front Elevation



Rear Elevation



Floor Plan
SCALE 1/4" = 1'-0"

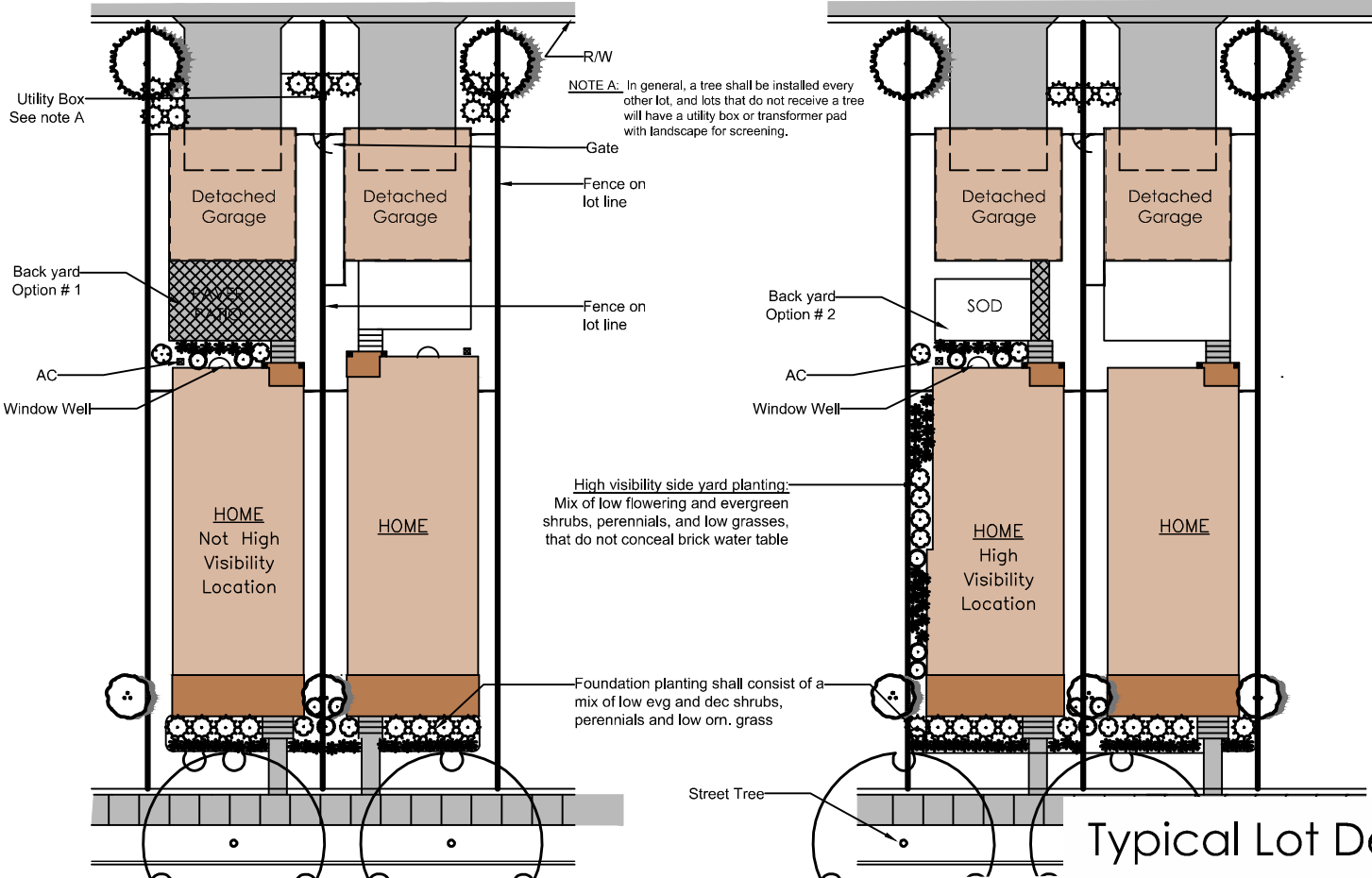


- SINGLE-FAMILY HOME NOTES:**
1. Plan depicts a single-family home with a detached 2-car garage on a platted lot on a public street.
 2. Lots shall be at least ±3,500 sf (126'd x 26'w)
 3. Access shall be granted to each home through a 20' wide alley in a dedicated public right-of-way that is 22' wide
 4. Each home shall have four parking spaces, two garage and two driveway.
 5. **Front Setback:** 12' minimum from face of home to R/W (not including steps)
 9. **Side Setback:** 3' minimum side yard. 6' minimum between buildings.
 10. **Rear Setback:** 17' minimum from face of garage to alley right-of-way. Allowing for an 18' long driveway

- 2-Car Garage
- Sidewalk - private
- Steps
- Single-Family Home
- Front porch
- Steps
- Sidewalk - private
- Sidewalk - public
- Homes fronting tree-lawn street. Homes also front open space and on-street parking streets with no tree lawn.

DETACHED HOMES: DIMENSIONS

Scale: 1" = 30'



DETACHED HOMES: LANDSCAPE

Scale: 1" = 30'

**Typical Lot Details
Detached Homes**