

NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
July 20, 2026 Meeting

EDGEHILL
PRELIMINARY AND FINAL DEVELOPMENT PLAN

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: M/I Homes c/o Joe Looby, EMH&T
REQUEST: Final Development Plan with Waivers
ZONING: Ganton Comprehensive-Planned Unit Development (C-PUD)
STRATEGIC PLAN: Village Center
APPLICATION: FDP-04-2026

Review based on: Application materials received on June 11 and June 30, 2026.

Staff report completed by Sierra Saumenig and Javon Henderson, City Planners.

I. OVERVIEW

Due to the scale of the proposed development, this staff report provides a high-level analysis of the requirements listed below. The city staff fully evaluated every individual requirement (i.e. lot coverage, setbacks, lot dimensions, lighting, etc.) for the entire development. The Architectural Review Board reviewed this case along with a building typology application for the proposed Row House at their July 13th meeting.

The Ganton C-PUD zoning text states that “The Planning Commission shall be the decision-making body as to the approval, approval with conditions, or disapproval of each waiver application in accordance with the requirements of this text that are associated with a final development plan.” During the review process, several waiver requests were identified and are evaluated in the Waivers section of this report. The requested waivers are listed below. Because some of the waiver requests address similar issues, staff has combined the evaluations where appropriate. All other applicable requirements for the site have been met or are addressed through the recommended conditions of approval.

Waivers:

- A. Waiver from the Urban Center Code Section 2.51 to reduce the minimum percentage of lot width that a townhome building must occupy 90% to 76%.
- B. Waiver from the Urban Center Code Section 2.51 to reduce the minimum required lot size for townhome lots from 25 to 22 feet.
- C. Waiver from Section 2 of the Village Residential Design Guidelines and Requirements (DGRs), subsection II.A.2, to allow small surface parking areas to not be located behind primary buildings.
- D. Waiver from Section 2 of the Village Residential DGRs, subsections II.B.3 and III.B.3 to allow double-bay garage doors.

- E. Waiver from Section 2 of the Village Residential DGRs, subsection II.B.5, to eliminate the requirement that shutters, when used on a building elevation of a home, must be used on all windows of that elevation.
- F. Waiver from Section 2 of the Village Residential DGRs, subsection II.B.6, to allow primary home entrances to face open space or parkland rather than a street.
- G. Waiver from Section 2 of the Village Residential DGRs, subsection II.F.7, to allow new windows to be made of vinyl, rather than just being clad with vinyl.
- H. Waiver from the Urban Center Code Section 5.19 to allow a minimum of 10-foot-wide center median within the internal streets within the development which are designed as boulevards when a 12-foot minimum is the standard.

The staff report has been organized into the following sections:

- Use and Density Standards
- Site Layout, Access and Parking
- Parkland and Open Space Requirements
- Architecture
- Landscaping
- Lighting and Signage
- Waiver Evaluation

In order to summarize the material and staff's analysis, several city exhibits are referenced throughout the staff report. The city exhibits were created using the applicant's submittal material included in the binder, where more detailed information may be found.

Exhibit I: Supporting Documents

Exhibit II: Architectural Plans and Elevations

Exhibit III: Preliminary & Final Development Plans

II. REQUEST AND BACKGROUND

The application is for the Edgehill final development plan on 58.4+/- acres generally located at the northwest corner of East Dublin Granville Road and Kitzmiller Road intersection.

Per C.O. 1159.09(h), the applicant may submit the preliminary and final development plans as a single application, which is the approach taken in this case. Per the Ganton C-PUD zoning text, a final development plan application is required to be reviewed by the Architectural Review Board (ARB), and the board shall make a recommendation to the Planning Commission (PC), which takes final action.

On August 20, 2024, City Council approved the Ganton C-PUD rezoning application (O-28-2024). The Ganton C-PUD zoning text permits a maximum of 294 residential units within subarea 3. The zoning includes a zoning text that is specific to this area in the Village Center.

III. SITE DESCRIPTION & USE

The 58.4+/- acre zoning area is located in Franklin County and is currently undeveloped. The property was rezoned in 2024 to allow for this type of development. The surrounding uses of the property include the future Nationwide Children's Hospital to the north, commercial properties to the west, residential to the south, and undeveloped land to the east.

IV. PLAN REVIEW CRITERIA AND ENGAGE NEW ALBANY STRATEGIC PLAN

The Architectural Review Board (ARB) and Planning Commission (PC) review authority is found under C.O. Chapters 1159.09, 1157.08, and the requirements of the Ganton C-PUD zoning text.

C.O. 1159.09 states that the Planning Commission shall approve a final development plan application if it complies with the regulations of city code, the previously approved preliminary development plan, and associated zoning text. To facilitate this review, C.O. 1159.07(b)(3) requires several items to be included in the final development plan application which are included in **Exhibit I**.

The site is located in the Village Center future land use district of the strategic plan. The Engage New Albany Strategic Plan is a guiding policy document that contains recommendations for future development. The strategic plan provides a summary of recommendations for the Village Center to implement key objectives for the city's growth. They demonstrate how the recommendations outlined can be applied in the built environment.

V. FINAL DEVELOPMENT PLAN REVIEW

Use and Density Standards

- The site is zoned Comprehensive-Planned Unit Development (C-PUD) (within Subarea 3), which permits uses within the Urban Center Code subdistricts, including Village Residential (VR), Core Residential (CR), Parkland and Preservation, private community facilities, public or privately owned recreational areas, civic uses, and government facilities.
- The proposed development includes a mix of single-family homes and townhomes as well as open space and dedicated parkland. The Strategic Plan recommends a mix of housing types, transitioning from townhomes along Ganton Parkway to alley-loaded single-family homes. The proposed development implements this vision by incorporating both townhomes and detached homes throughout the site.
- These proposed residential uses are broken up into 7 different phases illustrated in **Exhibit I (Phase Plan)**.
- The development text permits a maximum of 294 residential units which is the same number permitted in Subarea 3D of the 1998 NACO PUD prior to the approval of this zoning text. Any permitted but undeveloped units in Subarea 3 maybe be deposited into the NACO "housing bank" that was created under the 1998 NACO PUD for transfer and development into other locations with the city. The applicant proposes a total of 243 units (4.16 units/acre), with the distribution across the different phases shown in the table below:

Unit Count Summary Table

Phase	1A	1B	2	3	4	5	6	Total
Single Family Homes	18	16	0	26	0	34	0	94
Townhomes	28	0	36	0	44	0	41	149
Total	46	16	36	26	44	34	41	243 total units



Illustrative Site Plan

Site Layout, Access and Parking

Site Layout and Access

- The proposed development is accessed via five curb cuts including three along the future Ganton Parkway and two along the future Miller Avenue. The locations of these roadways are illustrated in **Exhibit III** along with their respective streetscape treatments. There are multiple requirements in city code and the zoning text related to roadway dimensions. The applicant is generally meeting these requirements however one waiver is being requested, which is evaluated at the end of this report:
 - a. Proposing a 10' wide median on Public Street A whereas Urban Center Code section 5.20 requires 12' wide medians.
- The zoning text indicates that Ganton Parkway shall have a right-of-way width of 100 feet and vehicular access to and from Subarea 3 shall occur using Ganton Parkway once constructed. The plan meets this requirement and proposes direct access to the subarea from Ganton Parkway.
- The applicant has agreed to build the future Miller Avenue from Ganton Park southwest to their property line (stubbed) and the city will complete the connection to US-62. Staff recommends a condition of approval that the applicant work with the city on the Miller Avenue road construction (condition #1).
- From an overall planning and circulation perspective, the proposed development is thoughtfully designed and provides a well-connected street network that supports both vehicular and pedestrian movement into and throughout the site.

Leisure Trail and Sidewalk

- The applicant is required to install a public sidewalk within the right-of-way on each internal subdivision street (with the exception of alleys). The applicant meets this requirement with 5' sidewalks throughout and proposes some additional private sidewalks on alleys. In total, an estimated 3.4 miles of new sidewalk is included throughout the development.
- The applicant is required to install an 8-foot-wide, asphalt leisure trail along Dublin-Granville Road and the site plan is showing that. The applicant proposes for the leisure trail to pass through an opening in the horse fence. Staff recommends a condition of approval requiring the applicant to work with city staff to identify and

install appropriate fence end caps at the opening to ensure a finished appearance and maintain the integrity of the horse fence design (Condition #2).

- Additionally, the future Ganton Parkway will have an 8-foot leisure path installed by the city.

Parking

Overall Parking

- The proposed development provides a substantial parking supply that exceeds the minimum parking requirements of the Urban Center Code while incorporating a variety of parking options, including garage, driveway, visitor, and on-street parking. The minimum requirement for off-street parking for townhomes is one space per unit; the proposed Row House parking standards are that each home shall have a two-car garage and provide space for two passenger vehicles in the driveway.
- Below is a table indicating the total parking which is shown in **Exhibit III (L-1 Parking and Open Space)**:

Parking Summary Table

Parking Category	Spaces	Notes
Visitor Head-In Parking	52	Designated visitor parking areas owned and maintained by the HOA
Visitor On-Street Parking	181	Located along internal streets
Garage Parking	486	243 units × 2 spaces per unit
Driveway Parking	486	243 units × 2 spaces per unit
TOTAL PARKING PROVIDED	1,205	Excludes future Miller Avenue spaces
Parking Spaces per Unit	5.0	1,205 spaces ÷ 243 units
Miller Avenue On-Street Spaces*	55	Not included in calculations*

- The development includes two types of housing: the proposed Row House and the permitted Townhouse. The proposed parking configuration satisfies or exceeds the minimum parking requirements applicable to comparable housing typologies within the Urban Center Code. Each dwelling unit is provided with two enclosed garage spaces and two driveway parking spaces, resulting in four dedicated parking spaces per unit.
- In addition to resident parking, the development includes eight strategically located visitor parking areas throughout the site as well as on-street parking along some internal public streets. Collectively, these parking options provide ample parking opportunities for guests.
- The applicant is requesting a waiver to permit certain parking areas to be located outside of the area behind primary buildings as required.

Detached Rear Parking – Row House

- The proposed Row House units incorporate detached rear garages that are accessed exclusively from the alley network as required by the Urban Center Code.
- The detached rear parking structures comply with the applicable development standards as outlined below:

Requirement	Required	Proposed	Met
Minimum side (same as building typology)	3 feet	6 feet	✓
Minimum rear	5' or up to 10' if 16' wide alley is present	17'	✓
Minimum clear	15% of rear yard	29.5%	✓
Maximum height	25 feet	20'	✓
Maximum area	800'	462'	✓

Tuck-Under Parking – Townhome

- The proposed Townhome units incorporate tuck-under garages accessed from the rear alley network. This design places parking behind the primary building façade and supports the pedestrian-oriented character envisioned by the Urban Center Code.
- The proposed tuck-under parking arrangement satisfies the code requirement that vehicular access be provided from the alley. The applicant is, however, requesting waivers related to minimum lot width percentage and minimum lot size requirements for Townhomes.

Parkland and Open Space Requirements

- Per the zoning text, a minimum of 38.0 acres combined shall be the total amount of green space within dedicated parkland and privately owned open spaces. This requirement is evaluated for the development as a whole, rather than each phase. The total Ganton C-PUD zoning area consists of 108.1+/- acres. The future Nationwide Children's Hospital site has dedicated 8.94 acres of open space. The applicant has proposed to provide a total of 17.29+/- acres in the development reserve areas, and a total of 13.7+/- acres in a dedicated future park west of the development along Rose Run. Therefore, the total amount of parkland and open space for the development is 39.93+/- acres, which exceeds the minimum amount for the Ganton C-PUD zoning. The proposed parkland and open space areas are shown in **Exhibit III (L-1 Parking and Open Space)**.
- The development will have frontage along East Dublin Granville Road and the future Ganton Parkway, utilizing open space on both frontages and along the western boundary, while also integrating Rose Run Creek into a future public park. The applicant plans to dedicate 13.9 +/- acres of parkland for a future Rose Run park extension.
- In Reserve A, the applicant is proposing a stormwater basin to service the development on the western side of the proposed development. In addition to the stormwater basin, the site is proposed to be utilized as a future park. The basin is currently being proposed as part of phase 1 of the development. Full details of the future park and the stormwater basin have not been determined. Staff recommends a condition of approval that the applicant come back to the Planning Commission for approval once the basin design and details have been reworked to service the entire development at full buildout. (Condition #3).

- Per the Ganton C-PUD zoning text, the developer must dedicate 100 feet as measured from the western boundary line of subarea 3, between Ganton Parkway on the north and East Dublin-Granville Road on the south. The applicant has exceeded this requirement indicated in Reserve B.
- There are 15 other parkland and open space areas throughout the development site. These spaces are used as an organizational element in a way that development may front onto them which contributes to pedestrian activity and a high-quality built environment in the Village Center.
- The applicant proposes installing a community pavilion within Reserve F and cluster mailbox units within reserve areas throughout the development.
- The entire development is within 1,200 linear feet of parkland/open space. The applicant has not provided full location details of the playground equipment. Staff recommends a condition of approval that the applicant continue to work with city staff on determining playground equipment and location in the HOA-owned and maintained reserves. (Condition #4).
- The proposed parkland and open spaces areas are listed in the table below, along with the ownership and maintenance obligations. All parkland/open space details can be found in **Exhibit III**.

Parkland and Open Space Table

Parkland and Open Space Area	Size	Ownership and Maintenance
Reserve A & Reserve B (Future Park)	13.9 acres	City ownership and maintenance
Reserve C	14.2 acres	HOA ownership and maintenance
Reserve D	.8 acres	HOA ownership and maintenance
Reserve E	.9 acres	HOA ownership and maintenance
Reserve F	.3 acres	HOA ownership and maintenance
Reserve G	.05 acres	HOA ownership and maintenance
Reserve H	.04 acres	HOA ownership and maintenance
Reserve I	.2 acres	HOA ownership and maintenance
Reserve J	.2 acres	HOA ownership and maintenance
Reserve K	.05 acres	HOA ownership and maintenance
Reserve L	.08 acres	HOA ownership and maintenance
Reserve M	.02 acres	HOA ownership and maintenance
Reserve N	.03 acres	HOA ownership and maintenance
Reserve O	.3 acres	HOA ownership and maintenance

Reserve P	.02 acres	HOA ownership and maintenance
Reserve Q	.1 acres	HOA ownership and maintenance

Architecture

- For subarea 3 of the Ganton C-PUD zoning text, Sections II (Building Form), Section III (Urban Design Standards), and Section V (Street & Network Standards) of the City's Urban Center Code shall serve as the baseline for development and architectural standards and requirements.
- The applicant is proposing a Row House typology of homes based on similar standards to the House typology and Townhomes.
- Section 2 of the Design Guidelines and Requirements (DGRs) contains architectural standards for both single-family homes and townhomes. For ease of review, the following analysis combines the applicable requirements for each housing type unless otherwise noted.
- The applicant proposes a varied exterior material palette consisting of brick in four colors and Hardie plank siding in four colors. A consistent trim color will be used throughout the development, while four different shutter colors are proposed to provide architectural variety. Section 2 (II.D.1) states that true wood exterior materials are generally the most appropriate; however, alternative materials such as Hardie plank, vinyl, and other contemporary materials may be appropriate when used in a manner consistent with traditional architectural applications. The applicant meets this intent through the use of varied building elevations and architectural detailing that reflect traditional design patterns.



Single Family Concept - Camden
MI Homes of Ohio
M I HOMES November 19, 2025

P A L M E R
MASONRY

COBU Architecture Studio
2000 North Broadway, Suite 100
Columbus, Ohio 43201
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Example elevation of single-family homes (Full Elevations shown in Exhibit II)

- The proposed windows are vinyl, double-hung, and feature simulated divided lights, consistent with the applicable design requirements. As part of this application, the applicant is requesting a waiver to permit vinyl windows in lieu of the required vinyl-clad windows.
- Section 2 states that garages must have single-bay doors that are no greater in width. The applicant is requesting a waiver to permit double-bay garages.
- Section 2 states that when shutters are utilized, they are not required on all elevations; however, they should be applied consistently to all windows on the elevations where they are used. The applicant proposes shutters on all home designs; however, due to the architectural composition of the detached homes, applying shutters to every

window on an elevation may not produce the most appropriate aesthetic outcome. This is the case for certain small first-floor windows included on some of the single-family home designs. As a result, the applicant is requesting a waiver to allow flexibility in the application of shutters.

- Section 2 requires that primary entrances to buildings must face the street. Majority of the proposed homes meet this requirement however a number of units on the western, eastern, northern, and southern edges of the site will face open space or parkland.
- Specifically for townhomes, section 2 allows a maximum of 160 feet in building length and the applicant is meeting this with a maximum building length of 138 feet.



Townhomes Concept - Camden
MI Homes of Ohio
M-I HOMES November 19, 2025

FRONT ELEVATION - 5 UNIT

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Example elevation of Townhomes (Full Elevations shown in Exhibit II)

- As shown in **Exhibit III (Sheet M-1 – High Visibility Lots)**, homes located on high-visibility lots will incorporate enhanced architectural features and additional landscaping. Sheet M-1 also identifies exterior masonry distribution, with designated areas consisting of 60% all-brick homes and 40% all-brick homes, as illustrated by the corresponding color-coded areas.
- Over the course of several months, the applicant and the City Architect worked collaboratively through multiple design iterations to refine the architectural character of the development and ensure it aligns with the Village Center vision and complements the surrounding urban context. Throughout the review process, careful attention was given to building proportions, massing, materials, façade composition, and architectural detailing to achieve a design that reflects New Albany's established architectural standards. The City Architect has expressed strong support for the final design, commending the applicant's thoughtful approach and commitment to incorporating the City's architectural principles. The resulting Row House elevations exhibit well-proportioned façades, consistent window patterns, and traditional detailing that reinforce an appropriate urban scale and rhythm. Likewise, the townhomes employ a classic "bookend" design strategy, with gabled end units framing simpler central building masses to create visual interest while maintaining architectural cohesion. The coordinated use of high-quality exterior materials, balanced façade compositions, and traditional double-hung windows further strengthens the architectural rhythm and contributes to a cohesive streetscape that is consistent with the character envisioned for the Village Center.

Landscaping

- There are many zoning code requirements related to landscaping that apply to the site; however, the landscape screening requirements from 1171.05(c) do not apply. City staff reviewed the proposed landscape plan and the applicant meets, and in some cases, exceeds all of the landscape requirements for the site. Several of these requirements are outlined in this section of the staff report.
- The zoning text requires a landscape plan as part of the Final Development Plan application. Over the course of several months, the applicant worked closely with the City's landscape architect through multiple review cycles to refine the landscape design and ensure compliance with the zoning text and Development Guide requirements. MKSK has indicated that the revised landscaping satisfactorily addresses the applicable requirements and supports the overall design vision for the development.
- Section V of the UCC and Sections 1171.04 and 1171.06 of the Codified Ordinances govern the development's street tree and streetscape requirements. As shown in the table below, the applicant meets or exceeds these requirements overall across the site. Although street trees are not provided along five roadway sections because the required 25-foot spacing conflicts with driveways serving certain units, the applicant compensates for those localized shortfalls by exceeding the required number of trees in other areas of the development. Because the overall site landscaping and total tree requirements are being met, a waiver is not required.

Street Tree Table

Street	Frontage (feet)	Required Trees	Proposed Trees	Met?
Miller Avenue	900	25 (south side only)	26	✓
Street A	1,641	45 (per side)	121	✓
Street B	615	17 (per side)	38	✓
Street C	296	8 (per side)	14	☒
Street D	478	13 (per side)	19	☒
Street E	464	13	15	✓
Street F	258	7	11	✓
Street G	352	10 (per side)	30	✓
Street H	527	15	14	☒
Street I	1,397	40 (per side)	99	✓
Street J	248	7 (per side)	17	✓
Street K	467	13	5	✓
Street L	202	6	8	✓
Street M	626	17	14	☒
Street N	416	12	13	✓
Street O	556	15	13	☒
Street P	161	5	7	✓
Street Q	161	5	7	✓

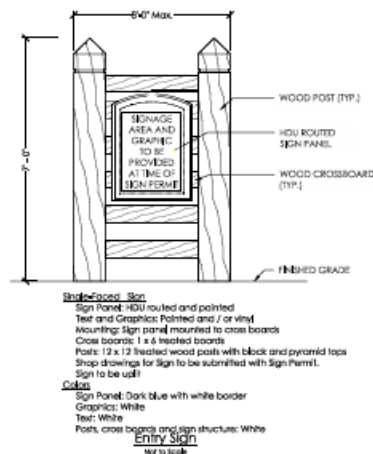
- The zoning text states parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity of plant material and size of parking lot landscape

islands closest to buildings. The proposed parking areas are connected through the pedestrian network and provide hedge and tree screening.

- The zoning states that the horse fence parallel to Dublin-Graville Road shall remain and the applicant is meeting this requirement.
- The Strategic Plan recommends providing a substantial setback along Dublin-Graville Road to preserve the corridor's rural character and scenic vistas through enhanced landscaping and buffering. The proposed development is consistent with this recommendation by incorporating a large setback along the roadway.

Lighting and Signage

- Each home in the subarea shall have a light mounted near the front entry door per the zoning text. The applicant has not provided the design of the front door light fixture. Staff recommends a condition of approval that the applicant provide the fixture design for front doors, subject to staff approval (Condition #5).
- The applicant is proposing downcast light fixtures throughout the development, meeting the requirement for light fixture type per the zoning text.
- Per C.O. 1169.14, Residential Subdivisions are permitted for one per subdivision entrance, 20 square feet in size per side, maximum height of 7 feet, sign board width of 7.5', and 1" minimum sign relief.
 - a. There are a total of three locations for signage at the entrances into the development. The three locations consist of two on Ganton Parkway and one on Miller Avenue. The signs are dual posts, single-faced, with a sign panel made of HDU. The applicant is proposing to provide lighting for the signs at the base. The sign panel is proposed to be dark blue with white text and lettering, meeting the requirement for colors.



V. WAIVER REQUESTS

The Ganton C-PUD zoning text section VII(B)(i) states that deviations from development standards in this text or in the Codified Ordinances, as part of a final development plan application, are subject to the waiver process as described in city code. The consideration of a waiver request shall be deemed to constitute an administrative proceeding. The Planning Commission shall be the decision-making body as to the approval, approval with conditions, or disapproval of each waiver application in accordance with the requirements of this text that are associated with a final development plan. In considering a request for a waiver, the Planning Commission shall conduct a public meeting in conjunction with the application. The applicant submitted a request for 8 waivers as part of the final development plan application. The locations

of these waivers are identified in **Exhibit I**. The PC shall only approve a waiver (with or without supplementary conditions) if they find 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 reviewing body may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, and 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 City's Strategic Plan;*
3. *Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

(A) Waiver from the Urban Center Code Section 2.51 to reduce the minimum percentage of lot width that a townhome building must occupy from 90% to 76%.

(B) Waiver from the Urban Center Code Section 2.51 to reduce the minimum required lot size for townhome lots from 25 to 22 feet.

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

- Section 2.51 requires that townhome buildings shall occupy not less than 90 percent of a parcel and may occupy up to 100 percent. It also requires that townhome units shall be located on lots with a minimum width of 25 feet and a maximum width of 50 feet.
- As proposed, the applicant is requesting interior units at 22 feet and end units at 25 feet in width. Interior units will occupy 100 percent of the lot width, while the waiver from the minimum parcel occupancy requirement applies only to end units, which are proposed to be set up to 7.5 feet from the side lot line. That spacing results in approximately 15 feet between side facades of adjacent end units, whereas strict application of the 90 percent parcel occupancy requirement would reduce that spacing to approximately 6 feet.
- Taken together, the requested waivers provide an appropriate development pattern in the context of this portion of Village Center. The townhomes are located within an urban setting intended to support a compact, walkable residential development. Slightly narrower interior lots and modestly increased spacing between end units create a stronger architectural rhythm and visual break along the street, reducing the appearance of a continuous building mass. The requested 22-foot interior lot width is consistent with the compact form of urban townhomes, while the added end-unit spacing enhances the streetscape. Together, these design elements maintain a compact urban character while responding appropriately to the site's layout and context.
- The requested waivers substantially meet the intent of the code and the city's Strategic Plan. The waivers are minor in nature. The purpose of the parcel occupancy and lot width requirements is to ensure that townhome development maintains a close, urban pattern of building placement and supports higher-density housing in a walkable environment.
- The combination of long block lengths, the curvature of the proposed primary street, and the design of the townhomes create a setting in which strict application of the code standards would produce a more continuous and visually compressed building pattern than is desirable in this location.
- It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(C) Waiver from Section 2 of the Village Residential Design Guidelines and Requirements (DGRs), subsection II.A.2, to allow small surface parking areas not to be located behind primary buildings.

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

- Section 2 of the Village Residential Design Guidelines and Requirements, subsection II.A.2, requires parking areas to be behind primary buildings. The applicant proposes eight small satellite parking areas that are located on the sides of residential structures and adjacent to streets, rather than behind the primary buildings, and therefore a waiver is required.
- The waiver request provides an appropriate development pattern in the context of this portion of Village Center. The parking areas are small in size and are strategically placed throughout the proposed development to minimize their visual presence while providing convenient visitor parking. The parking areas are integrated into the overall site design with landscaping, street trees, and surrounding residential buildings that help screen the parking from public streets. Rather than creating large uninterrupted parking fields, the distributed parking layout maintains the neighborhood-scale character envisioned by the DGRs and is compatible with the surrounding residential development pattern.
- The intent of requiring parking to be located behind primary buildings is to minimize the visual impact of vehicles and preserve a pedestrian-oriented streetscape. Although the satellite parking areas are not located entirely behind buildings, the proposal substantially meets the intent of the standard by limiting the size of each parking area, incorporating landscaping, and ensuring that garages and driveways remain the primary parking spaces for residents. Additionally, the proposed design supports the city's Strategic Plan by promoting a walkable residential neighborhood with a variety of housing types, interconnected open spaces, and high-quality site design.
- The waiver appears justified due to the unique design and site-specific constraints associated with the development. The proposed street network, housing layout, open space, and preservation of natural features limit the ability to locate all supplemental parking behind the buildings. By requiring satellite visitor parking to be behind primary buildings could alter the site's layout and reduce easy wayfinding for visitors.
- It does not appear that the waiver would detrimentally affect public health, safety or general welfare.

(D) Waiver from Section 2 of the Village Residential DGRs, subsections II.B.3 and III.B.3 to allow double-bay garage doors.

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

- The New Albany DGRs require garages to have single-bay doors for single-family and townhome residential units. The applicant is proposing a double-bay door for the garages throughout the development. All proposed garage doors will not face public roadways, and with additional landscaping throughout the development, will minimize visual impacts. The applicant has stated that their architect has reviewed possibilities of including 9-foot-wide single-bay doors, however this would not allow for proper space between each door for framing and door hardware/tracks.
- Additionally, the applicant has stated that the same issue arises with the single-family homes. The issue could be addressed by increasing the size of the detached garages for the single-family units, which would create a design in which the garage would be wider than the principal structure and create an unappealing architectural design. While the applicant requests a waiver from this requirement, they commit to

providing a strong architectural design and site layout that will not visually impact the character of the Village Center and the surrounding areas.

- The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. The applicant states that the proposed width of the garages would provide adequate space for modern vehicles. Although the proposed garage doors do not meet the intent of single-bay doors, the garage character is enhanced with the architecture that is provided for each home and the design of the development that would visually decrease the impact of the double-bay garage doors. The compact development pattern, pedestrian connections, and site landscaping present minimal opportunities for the garage doors to be seen from roadways or paths in the development.
- It appears that granting the waiver is necessary for reasons of fairness due to lot sizes of the development. The uniqueness of the development would not create a precedent-setting situation. The development is within the Village Center and has architectural elements that would minimize visual impacts to the traveling public. The garage doors would not be directly visible to primary streets, and the applicant still meets the proportional intent if it were two single-bay garage doors versus the double-bay garage door. However, the city architect believes there are opportunities for the applicant to attempt providing a double-wide garage door that looks as if they are two separate doors.
- It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(E) Waiver from Section 2 of the Village Residential DGRs, subsection II.B.5, 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 following should be considered in the board's decision:

- The New Albany DGRs require that shutters, when used on a building elevation of a home, must be used on all windows of that elevation. The applicant is requesting that shutters, when used on an elevation of a home, must be used on all windows of that elevation. There is a small window on the Baldwin elevations that does not have shutters compared to the other windows on that elevation. The applicant has expressed that based on the size and proximity to the corner of the home, shutters would not be appropriate and would look contrived. The applicant has stated that the primary windows on the elevation provide shutters, which meets the intent of the DGR requirement.
- The intent of the DGR requirement is to ensure that if shutters are used for an elevation, then all windows on that elevation have shutters and is cohesive in the design. The proposed Baldwin house design includes a small window which is proportionally different from the main windows on the elevation, which already distinguishes as a unique and independent element. The city architect has reviewed the proposal and has stated that the addition of a shutter on the small window would not be beneficial to the design. Additionally, the shutter addition to the small window would not fit within the surface area on either side. That said, the two options would be to remove the window or have an independent window without the shutter element, and staff would prefer a window in place of a blank space.
- The request appears to provide the most architecturally appropriate design considering the context in which the Baldwin home design is proposed. The applicant has proposed an individual window design separate from the windows throughout the front elevation of the home. The proposed buildings are smaller in size, and the use of shutters in this location can visually compromise the architectural intent the applicant is proposing.

- The waiver request is necessary for reasons of fairness due to the proposed architectural style of the home. The applicant is providing a small independent window specific to the design of the proposed home. If the applicant were to remove that window from the elevation due to the lack of shutters, the façade would be blank and would disrupt the four-side architecture element of the home.
- It does not appear that the waiver would detrimentally affect public health, safety or general welfare.

(F) Waiver from Section 2 of the Village Residential DGRs, subsection II.B.6, to allow primary home entrances to face open space or parkland rather than a street.

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

- The applicant requests to allow some homes throughout the development to front open space rather than a street. The applicant has provided a unique development in the Village Center, and the option for future residents to have homes fronting onto open space fortifies the strategic plan's goals in providing different housing types in the city. In the applicant's justification they state that the units will still allow for pedestrian connection along the frontage of the homes fronting open space.
- The intent of the DGR requirement is to ensure that homes have adequate pedestrian connectivity and access via a roadway. However, with the homes being proposed in this development, the character of the surrounding area having roads in these locations could compromise the design intent and could present an undesirable home. With the new Ganton Parkway being a major roadway to the north of the development, having an additional roadway between the units and the road would present the area with a large amount of pavement in close proximity to each other. The units on the southern and western sides of the development have site constraints due to the dedication of a park on the west and the Rose Run Creek. Additionally, the grade changes and riparian corridors prevent feasible options for the applicant to implement a new roadway.
- The request appears to provide the most efficient and desired development design. The site along the western and southern edges has constraints due to steep grading, riparian zones, and Rose Run Creek. Additionally, with these constraints, the applicant has provided the city with a unique opportunity to provide the residents and future residents a different environment with houses fronting open space rather than a roadway as seen throughout the city. The development will continue upholding its pedestrian connectivity through sidewalks connecting to the front doors of each unit and fit the Village Center's urban environment.
- The waiver appears to be necessary due to reasons of fairness due to site-specific constraints. The site has substantial grade changes along the southern and western sides where the homes are fronting open space. The applicant has provided the most adequate design and has integrated walkability to the front of the homes to keep the Village Center's urban quality. Additionally, the applicant has proposed a neighborhood design that integrates alleys for direct access to the homes.
- It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(G) Waiver from Section 2 of the Village Residential DGRs, subsection II.F.7, to allow new windows to be made of vinyl, rather than just being clad with vinyl.

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

- The applicant requests to allow windows in the development to be made of vinyl rather than just being clad with vinyl. The applicant has stated that the full vinyl windows would not visually impact the exterior appearance of the homes in New

Albany since vinyl cladding is a permitted material in the DGRs. Additionally, the vinyl windows will adhere to the double-hung and simulated divided-light that is seen throughout the city. The applicant states that the maintenance for the residents for the full vinyl window versus wood will be increasingly less.

- The intent of the DGR requirement is to ensure that homes maintain the architectural characteristics of New Albany. The applicant has successfully done this visually by providing a double-hung, simulated divided-light window meeting the characteristics of windows around the city. Additionally, the windows are vertically proportioned, meeting other DGR requirements.
- The applicant has stated that the use of vinyl windows have been used on other products of the developer throughout Ohio and has presented high-quality material over time. The request appears to be necessary for reasons of fairness due to the proposed building designs. The proposed architectural style and building layout fit the style of windows being proposed. Although the material is different from an internal view, the applicant is still meeting the intent and visual style of the windows as described in the DGRs of utilizing vinyl clad for the exterior of the window and utilizing the correct proportions and window type.
- It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(H) Waiver from the Urban Center Code Section 5.19 to allow a minimum of 10-foot wide center median within the internal streets within the development which are designed as boulevards when a 12-foot minimum is the standard.

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

- Section 5.19 of the Urban Center Code requires a minimum median width of 12 feet for a two-lane boulevard street typology. The applicant is proposing a boulevard with a 10-foot wide median and thus, a waiver is requested for the difference of 2 feet.
- The proposed 10-foot median continues to support an appropriate boulevard street design within the development's internal street network. Although narrower than the 12-foot standard, the median remains sufficient to preserve the divided-street character and provide a landscaped center feature consistent with the intended urban design framework.
- The request appears to substantially meet the intent of Section 5.19 because the median is not being removed, lane width requirements remain satisfied, and space for landscaping within the median is preserved. As a result, the proposal maintains the visual and functional purpose of the boulevard section rather than departing from it entirely.
- The waiver may be justified by the constraints of the site's internal street layout and the need to allocate limited right-of-way among multiple required design elements, including travel lanes, pedestrian facilities, utilities, and streetscape improvements. The request is limited in scope and reflects a dimensional adjustment rather than a change in street type or design concept.
- The requested reduction does not appear to create a detrimental impact where the street section still satisfies lane width requirements and retains a functional landscaped median. Subject to engineering confirmation, the reduced width should not adversely affect circulation, safety, or the general welfare.

VI. ENGINEERING COMMENTS

The City Engineer has reviewed the application and provided the following comments. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #6).

1. Provide hard copy approvals of all environmental permit documentation when they become available.
2. On sheet I-2, revise the street light details to reflect the New Albany standard.
3. Staff will further evaluate design and other construction-related details once detailed construction plans become available.

VII. SUMMARY

The Engage New Albany Strategic Plan states that a goal and objective for the Village Center is to increase the population living in the Village Center through new residential development. The proposed project will bring a substantial number of new residents into the Village Center and expand on the walkable and urban goal of the area. The Strategic Plan identifies the Ganton area as a natural extension of the Village Center and emphasizes the continued enhancement of the Rose Run Creek corridor. Consistent with this vision, the proposed development includes a dedicated ±13.9-acre park along Rose Run Creek, expanding upon the Rose Run I and Rose Run II improvements and further extending the Village Center's open space and trail network.

The Engage New Albany strategic plan emphasizes the importance of providing green space and promoting sustainability by protecting, preserving, and enhancing natural features in the Village Center. The development is bordered by the Rose Run Creek, which is used as a bookend for the site on the western edge. The proposed future park will create a new park destination for the entire New Albany community and satisfy the needs of a variety of user groups with both active and passive recreation options. Users of this space will have access from other areas of the community via a new leisure trail addition along East Dublin Granville Road as well as new sidewalk connections within the development.

The final development plan application reflects substantial consistency with the applicable zoning text and City Code requirements for the site. Based on the materials submitted and the review completed to date, the proposal demonstrates a thoughtful site design approach that supports the intended urban character of the Village Center. Over the course of several months, the applicant worked collaboratively with city staff through multiple design iterations to refine the architectural character and site design of the development to better align it with the Village Center vision and surrounding context. That process focused on key considerations including building proportions, massing, materials, façade composition, roadway designs, and site detailing.

While the application includes several requested waivers, staff finds that they do not diminish the overall quality of the development or undermine the intent of the applicable zoning and design standards. Rather, the requested waivers provide reasonable flexibility while maintaining the project's high level of design and its consistency with the overall vision and objectives for the Village Center.

Overall, the proposal represents a strong final development plan that is largely aligned with the applicable development standards and design objectives for the site.

VIII. ACTION

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

Suggested Motion for FDP-04-2026:

Move to approve Final Development Plan application FDP-04-2026 with the following conditions:
(additional conditions of approval may be added).

1. The applicant works with the city on Miller Avenue road construction.
2. The applicant works with city staff to identify and install appropriate fence end caps at the opening along Dublin-Granville Road.
3. The applicant shall come back to the Planning Commission for approval once the basin design and details have been reworked to service the entire development at full buildout.
4. The applicant shall work with city staff to determine the playground equipment to be installed within one of the HOA-owned and maintained reserve areas.
5. The applicant shall provide the fixture design for the front doors of the homes, subject to staff approval.
6. The city engineer's comments shall be addressed during the permit review process.

Approximate Site Location:

Source: NearMap

EDGEHILL

Application for
Preliminary & Final Development Plan

The City of New Albany
July 1, 2026

Developer, Applicant



M/I HOMES

4131 Worth Avenue, Suite 310
Columbus, Ohio 43219

Engineer, Planner, Landscape Architect



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers, Surveyors, Planners, Scientists

5500 New Albany Road
Columbus, Ohio 43054 3054

Attorney

Underhill & Hodge

ATTORNEYS & COUNSELORS AT LAW

8000 Walton Parkway. Suite #120
New Albany, OH 43054

EDGEHILL

Table of Contents

I. DOCUMENTS

1. Project Area Plan
2. Final Development Plan Submittal Checklist
3. Applications
4. Phase Exhibit
5. New Building Typology Request
6. Waiver Request
7. Surrounding Property Owner Labels within 200'
8. Environmental Compliance Letter
9. Traffic Memo

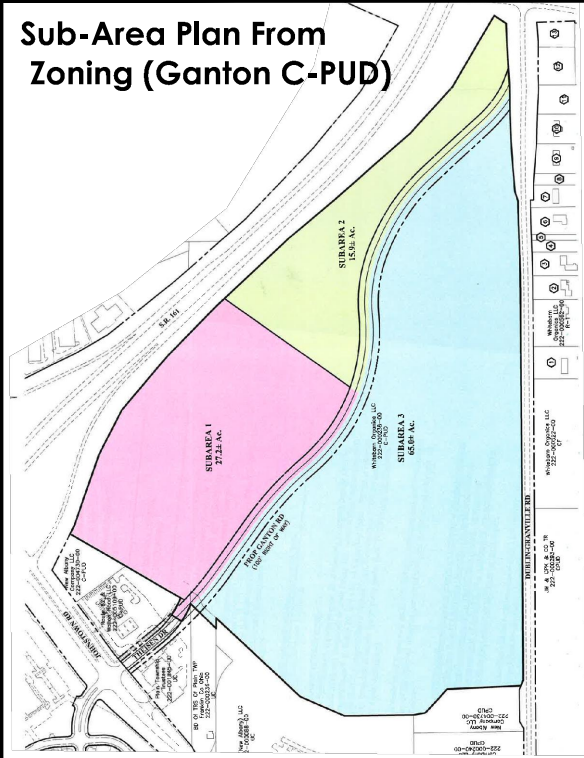
II. ARCHITECTURAL PLANS AND ELEVATIONS

1. Exterior Materials List
2. City Collection
3. Town Square
4. Lot Details and Landscape

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- | | |
|-------------------------------|---------------------------------|
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| A-1: Existing conditions plan | H-2: Typical Street Sections |
| B-1: Plan on Aerial | I-1 – I-2: Site Details |
| C-1: Illustrative Plan | I-3: Photometric Plan |
| C-2 – C-4: Site Plans | J-1: Environmental Plan |
| D-1 – D-3: Utility Plans | K-1: Fire Truck Turning Exhibit |
| E-1 – E-3: Grading Plans | L-1: Parking and Sidewalk Plan |
| F-1 & F-2: Landscape Plans | M-1: High Visibility Lots |
| F-3 & F-5: Entry Enlargements | N-1: Monumentation Exhibit |
| F-6: Details | O-1: Street Name Exhibit |
| G-1: Open Space and CBU Plan | |

Sub-Area Plan From Zoning (Ganton C-PUD)



Project Area

Green shaded area = ±58.4 acres

Includes:

- Miller Ave extension
- Future Park Dedication
- Rose Run Dedication

Future Development
Children's Hospital

Ganton Parkway

Miller Ave

Future Park Dedication

Rose Run

Rose Run Dedication

DUBLIN-GRANVILLE ROAD

Project
Area
Plan



FINAL DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Name of Project Edgehill

Site Address 9582 Johnstown Road

Due Date January 9, 2026 Application Number _____

Submit planning applications and all required materials to planning@newalbanyohio.org. Applicants are encouraged to contact planning staff prior to submitting an application to inform the department of the upcoming proposal. Applicants may contact staff to schedule a Wednesday review meeting to discuss the project.

Applications are due via email on Fridays 30 days ahead of the hearing date. Planning staff will complete a preliminary review of your submission one week after it is due. Staff will inform you of any missing information via email and you will be given one week to provide updates. Incomplete applications cannot be placed on meeting agendas. The planner assigned to your application will inform you when 12 paper copies of the entire submission need to be delivered to our office. Fee invoices will be issued to you once your application is entered.

The following materials are required to be submitted as part of a Final Development Plan (FDP) application per [C.O. 1159.07\(b\)\(3\)](#). Additional information regarding the property, proposed plan, or surrounding area may be requested by staff or the Board/Commission to make a determination.

Submitted?
(please check one)

Submittal requirements checklist

Y | N | N/A

☐ ☒ ☐

1) **The boundaries of the subject property** with accurate distances and bearings from an established monument on the project to the 3 nearest established street lines or official monuments.

☒ ☐ ☐

2) **All municipal, corporation, township, and county lines and section lines** traversing or immediately adjacent to the subject property and **all adjacent subdivision boundaries** within 200 feet of the property, accurately referenced to the boundaries of the project by bearings and distances.

☒ ☐ ☐

3) A **bar scale, north point, legal description, and total acreage** of the subject area.

☐ ☒ ☐

4) **Accurate location of all monuments** (which shall be concrete, 6"x6"x30", and with an iron pipe cast center), which are placed at each corner of the boundary, each change of direction of the boundary, each street intersection, and the beginning and end of curves on one side of the street.

☐ ☒ ☐

5) **A certificate by a surveyor** registered in the State of Ohio certifying the plan represents a survey made by him, the monuments shown actually exist, and all dimensional and geodetic details are correct.

☒ ☐ ☐

6) **Radii, arcs, and points of tangency.** Include central angles for curvilinear streets and radii for rounded corners.

Continue to next page

Y	N	N/A	
☐	☒	☐	7) Accurate outlines, dimensions, legal descriptions, and acreage of areas to be dedicated or reserved for public use , including indication of its purposes. Accurate outlines, dimensions, legal descriptions, and acreage of areas reserved by deed covenant for the common use of all property owners .
☒	☐	☐	8) Lines of adjoining streets and alleys with their widths and names.
☐	☒	☐	9) All lot lines and easements with their dimensions.
☒	☐	☐	10) <i>For subject areas with proposed one- or two-family building sites:</i> Indications of building setback lines . <i>For subject areas with any other development:</i> Dimensions and locations of proposed structures , buildings, streets, parking areas, yards, playgrounds, school sites, open spaces, and other public or private facilities.
☒	☐	☐	11) A detailed statement of all proposed uses indicated in the areas to be occupied by each use and the anticipated density of population and building intensity.
☒	☐	☐	12) Detailed engineering plans for the provision of all streets and utilities , including provisions for off-site connections and facilities that are necessary to serve the entire subject areas.
☒	☐	☐	13) Detailed engineering site grading plans , including proposed finished grades. <i>This provision does not apply to subject areas indicated for one- or two-family building sites.</i>
☒	☐	☐	14) Proposed drainage facilities .
☒	☐	☐	15) Detailed landscaping plans . <i>This provision does not apply to subject areas indicated for single-family detached homes except that detailed landscaping shall be provided as to all residential entry features.</i>
☒	☐	☐	16) Architectural drawings demonstrating the design and character of the proposed structures, buildings, uses, and facilities and the physical relationships of all elements. <i>For one- or two-story building sites, this provision is not intended to require a detailed presentation by the applicant, but instead to demonstrate the exterior design, character, and general element of and within the plan. It should provide sufficient detail to enable the Planning Commission to make a decision.</i>
☒	☐	☐	17) All proposed restrictions (or references made to such restrictions) and proper acknowledgement of owners/holders of mortgages accepting such restrictions.
☒	☐	☐	18) Evidence that the applicant has sufficient control over the land to initiate the proposed project within 5 years.
☒	☐	☐	19) A certificate to the effect that the owner will dedicate the appropriate areas to public use , including streets, parks, and other lands intended for public use, provided these areas are acceptable to the Municipality.
☒	☐	☐	20) A tabulation showing the areas of each lot, reserve, or other parcel shown on the plan (excluding streets and alleys), where lot or parcel lines are extended to the center lines of contiguous public ways (such as streets and parking areas). The calculated areas are inclusive of these extensions.
☐	☒	☐	21) Approval of detailed water and sewer engineering plans by the appropriate Departments of Health.
☒	☐	☐	22) Location and character of all signs .

Continue to next page

Y	N	N/A	
☒	☐	☐	23) Space for the signature of the Planning Commission chair, vice chair, or designee, and for the date of Planning Commission approval.
☒	☐	☐	24) The proposed size, location, ownership, and use of nonresidential portions of the tract (including usable open areas, parks, playgrounds, school sites, and other public areas and open spaces) and the methods of access whereby all residents of the PUD can have access to and from those portions of the tract, whether such areas have been previously established or will be established in the future.
☒	☐	☐	25) An affidavit of the applicant listing all property owners and their addresses within 200 feet contiguous to and directly across the street from the parcel(s) included in the FDP. Addresses should be listed as shown on the Franklin County Auditor’s current tax list.
☒	☐	☐	26) Evidence that the Ohio Environmental Protection Agency has considered the application and, if required, granted such permit. If a permit was granted, 4 copies of the permit shall be supplied.
☒	☐	☐	27) Evidence that the U.S. Army Corps of Engineers has considered the application and, if required, granted such permit. If a permit was granted, 4 copies of the permit shall be supplied.
Other requested materials / notes:			



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.																									
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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



Community Development Planning Application

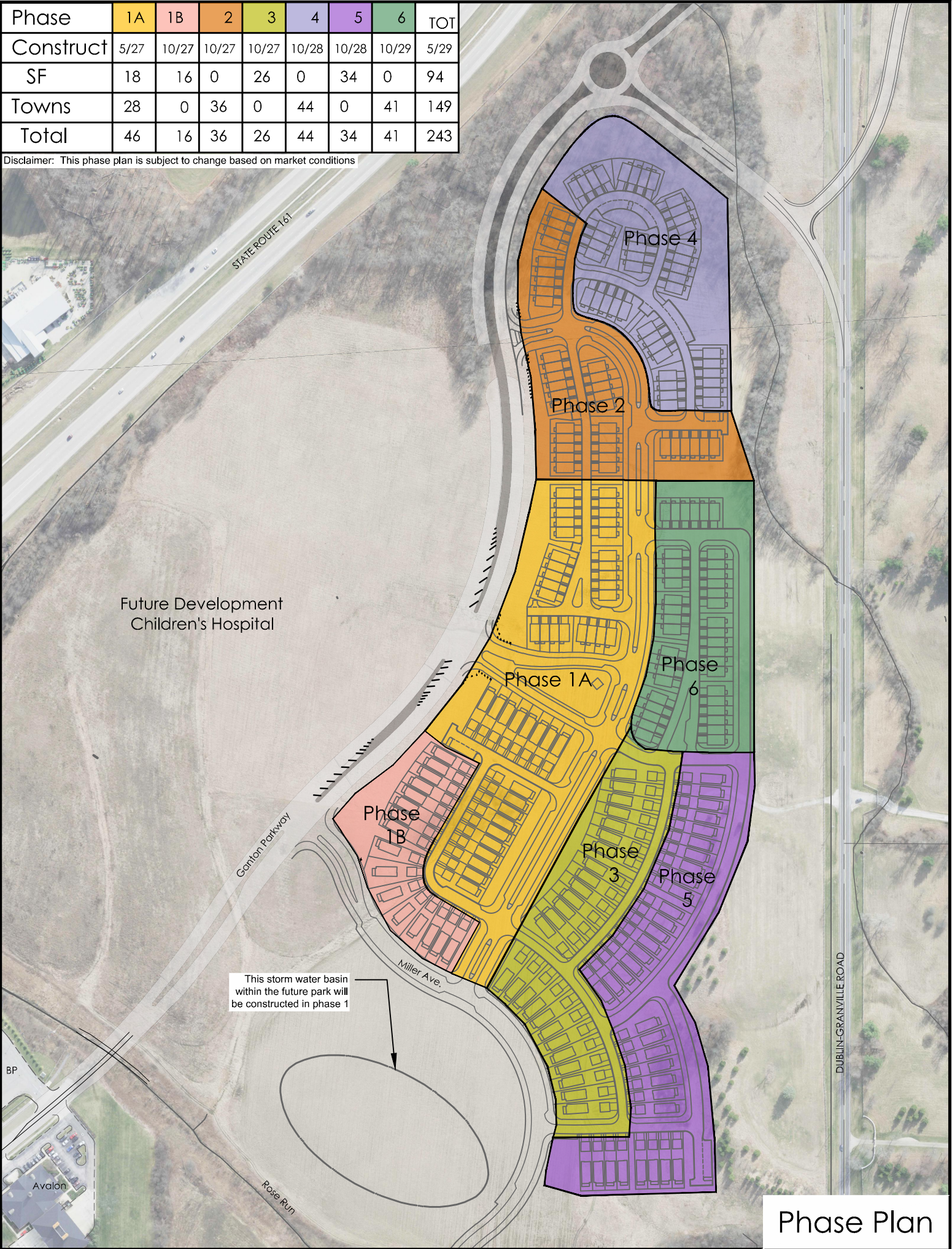
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	Signature of Owner Signature of Applicant	<i>By David Hodge, attorney for Owner</i> <i>By David Hodge, attorney for applicant</i> Date: <u>6-30-2026</u> Date: <u>6-30-2026</u>																			

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

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Phase	1A	1B	2	3	4	5	6	TOT
Construct	5/27	10/27	10/27	10/27	10/28	10/28	10/29	5/29
SF	18	16	0	26	0	34	0	94
Towns	28	0	36	0	44	0	41	149
Total	46	16	36	26	44	34	41	243

Disclaimer: This phase plan is subject to change based on market conditions



Phase Plan

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.

GANTON C-PUD SUBAREA 3

M/I HOMES – EDGEHILL NEIGHBORHOOD

WAIVER REQUESTS

June 30, 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 to be developed through the introduction of a new building typology as permitted under the Urban Center Code as part of the pending application. The Townhome building typology applies to the proposed attached townhome product in the new neighborhood.

In conjunction with the pending applications the applicant is requesting approval of the following waivers from the underlying zoning requirements as detailed herein. Section 1113.11 of the Codified Ordinance provides the text, in Section VIII.N.3.b, provides that waivers shall be granted if they:

- i. 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 reviewing body may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, and a broader vicinity to determine if the waiver is warranted ("Criterion 1");
- ii. Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the City's Strategic Plan ("Criterion 2");
- iii. Are necessary for reasons of fairness due to unusual building, structure, or site – specific conditions ("Criterion 3"); and
- iv. Do not detrimentally affect the public health, safety or general welfare ("Criterion 4").

Waiver Request #1: Applicant requests a waiver from Urban Center Code Section 2.51 to reduce the minimum percentage of lot width that a townhome building must occupy from 90% to 76%.

Rationale: Section 2.51 of the Urban Center Code provides that townhome buildings shall occupy not less than 90% of a parcel and may occupy up to 100%. Obviously, townhomes that are located between other townhome units on each side will always occupy 100% of a lot's width when units are to be owned as fee simple lots with shared walls and roofs. So, the minimum parcel occupancy waiver will apply only to the end units of townhome buildings. These end units will be located at a maximum distance of 7.5 feet from the side parcel line on which they are located, which allows for a comfortable distance of 15 feet between side facades of townhome end units for buildings that are located next to one another. If the minimum lot occupancy requirement were to be applied per Section 2.51, townhome buildings on adjacent parcels would be located no more than 6 feet apart.

Given the relatively long block lengths in the attached townhome portion of the site plan, when combined with the curvature of proposed streets (which are appropriate in this location based on the design of the new primary street running along the northern edge of the subarea and outside of the core of the Village Center), the increased spacing that this waiver will provide allows for more effective breaks and spacing between buildings over relatively lengthy distances, resulting in a better aesthetic and architectural rhythm when buildings are viewed from their fronts. This provides an appropriate design and pattern of development given the context, fulfilling Criterion 1. Moreover, the waiver will facilitate a design that still meets the City Strategic Plan's goal of providing higher density housing in walkable communities in the Village Center Area and the intent of Urban Center Code Section 2.51, which is to provide buildings which are located in relatively close proximity to create an urban environment, fulfilling Criterion 2. The curvilinear design of the new primary street sets the northern border of Subarea 3 and has an extensive length and a design. These combine to warrant some pauses in buildings in order to eliminate the appearance of a solid and uninterrupted visuals and creates an unusual site-specific condition that are not likely to be found elsewhere in the Village Center and provide the framework for unique and specific site conditions which have influenced the need for the waiver (meeting Criterion 3). There are no negative impacts on the public health, safety, and welfare with this waiver, and in fact it may improve these impacts given the amount of traffic that the new primary street will handle (Criterion 4).

Waiver Request #2: Applicant requests a waiver from Urban Center Code Section 2.51 to reduce the minimum required lot size for townhome lots from 25 feet to 22 feet.

Rationale: Urban Center Code Section 2.51 provides that townhome units shall be located on lots that are a minimum of 25 feet and a maximum of 50 feet in width. Townhomes in the proposed neighborhood are proposed for sale on individual lots with 22 feet in width for interior units and 25 feet for end units. In general, townhomes in central Ohio are designed with a wide range of unit widths, with widths tending to be lower in more urban settings. For instance, the applicant's townhome product with a 21-foot width is found at Grandview Yard in Grandview, Ohio. The City of Dublin's most urban-based code, applicable to the Bridge Street District, provides a minimum townhome width of 16 feet. In New Albany, the so-called "Hamlet" development at the intersection of New Albany-Condit Road and Central College Road has no

minimum lot width requirement. This waiver request is minor and allows for varying unit widths for interior versus end building units.

Given the various widths of townhome units which are found throughout the central Ohio market, the 22-foot minimum width provides an appropriate design or pattern of development considering the context in which the development is proposed (an urban environment tending to lend itself to more compact units) and the purpose of Urban Center Code Section 2.51 (this meets Criterion 1). The reduction of three feet of minimum width substantially meets the standard in that code section, representing only a 12% reduction (fulfilling Criterion 2). The waiver is necessary for reasons of fairness due to fit eh particular building designs in this neighborhood, fulfilling Criterion 3. There is no effect on the public health, safety, and welfare resulting from this waiver (meets Criterion 4).

Waiver Request #3: Applicant requests a waiver from Section 2 of the Village Residential DGRs, subsection II.A.2, to allow small surface parking areas not to be located behind primary buildings.

Rationale: Section 2 of the Village Residential DGRs, subsection II.A.2 provides as follows:

“Parking areas shall be located behind primary buildings, except in the case of single-family or two-unit driveways.”

Small surface parking areas are located in the development which do not meet this provision as shown in accompanying plans. These areas are located to the sides of structures and off premises from residential parcels themselves. They provide limited amounts of head-in parking to provide additional parking options for visitors. These areas are directly adjacent to streets. This waiver does not circumvent the spirit and intent of the above-referenced provision. Rather, it merely addresses a to-be-built condition that is not contemplated in the DGRs.

The satellite parking areas are intended to serve periodic instances where a homeowner may host an event or gathering that requires additional parking options. Providing this additional parking on a lot or parcel containing residential units and to the rears of homes would be an unusual condition. The applicable standard makes sense in an urban environment where there are a mix of uses and shared parking is the norm. Given that no such mix of uses is present, required, or even permitted in this subarea, the proposed waiver and resulting condition provide an appropriate design or pattern of development considering the context and meets Criterion 1. The intent of the standard from which the waiver is requested to ensure that when excess parking is provided on a parcel, it does not occur to the front of a structure, which would reflect a suburban condition rather than an urban condition that is the goal in the Village Center. Therefore, providing parking to the sides of structures meets this intent and Criterion 2. The types of housing that are proposed do not lend themselves to onsite parking outside of enclosed garages and driveways. In this setting, excess parking is better suited in select locations outside of residential lots. With the absence of a mix of uses and shared parking, for reasons of fairness due there are unusual building and site conditions that distinguish this proposal from others in

areas of the Village Center with diverse uses and shared parking (this fulfills Criterion 3). There is no detriment to the public health, safety, and welfare, and in fact the absence of parking on the rears of residential lots likely enhances accessibility for emergency services (meets Criterion 4).

Waiver Request #4: Applicant requests a waiver from Section 2 of the Village Residential DGRs, subsections II.B.3 and III.B.3 to allow double-bay garage doors.

Rationale: Section 2 of the Village Residential DGRs, subsections II.B.3 and III.B.3, provide (in part) that garages must have single-bay doors. The widths of the proposed residential product types are such that, in order to incorporate single-bay garage doors, 8-foot wide doors would need to be used. However, this width is not optimal given the sizes of many modern vehicles. The applicant's architect has reviewed the possibility of including 9-foot wide single-bay garage doors. For townhomes (where the garage is integrated into the unit), the amount of room that would remain on each side of the doors and the width of the overall garage do not allow for enough room on the ends and between the doors for framing and door hardware / tracks. While the single-family homes will have detached garages, the same issue arises and can only be addressed by expanding the width of the garage itself, which would lead to an undesirable design condition whereby garages would be wider than the homes with which they are associated, leading to a condition where, when viewed from the front, lots containing single-family homes would not have a linear building line along each side. The resulting built condition if the applicable standard were to be applied would yield an unappealing architectural result, and therefore the waiver provides an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard (meeting Criterion 1). In addition, the garages being provided substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the City's Strategic Plan by providing enough room for modern-sized vehicles to maneuver and park within enclosed garages. This is preferable to providing garages that are difficult to navigate and therefore would encourage residents to park on streets (this fulfills Criterion 2).

This waiver is necessary for reasons of fairness due to unusual building and structure conditions, meeting Criterion 3. The widths of garages resulting from the use of single-bay garage doors would not be compatible with the widths of primary structures with which they are associated. In addition, double bay garage doors were installed in Windsor, a neighborhood with a similar, urban feel. This demonstrates the existence of the same condition in close proximity to this site. The public health, safety, and welfare will not be impacted in a negative manner by this waiver, and in fact may promote it by encouraging more off-street parking that maintains clear paths for emergency service vehicles, delivery trucks, etc. (this meets Criterion 4).

Waiver Request #5: Applicant requests a waiver from Section 2 of the Village Residential DGRs, subsection II.B.5, to eliminate that the requirement that shutters, when used on a building elevation of a home, must be used on all windows of that elevation.

Rationale: Section 2 of the Village Residential DGRs, subsection II.B.5 provides as follows:

“When shutters are employed, they need not be used on all elevations, but shall be used on all windows on an elevation.”

The use of shutters will be commonplace in this neighborhood. However, based on the architectural designs of detached homes, the use of shutters on the entirety of an elevation may not yield the best aesthetic result. If subsection B.5 is strictly applied, there is a small window on the first floor of at least one of the single-family detached home designs where shutters are not being provided. Based on the size of that window and its close proximity to the corner of the front façade, shutters would not appear to be appropriate and, in fact, would look contrived. Even with this waiver, the primary windows on the front facades of these homes will include the presence of shutters, thereby meeting the intent of the design requirement (meeting Criterion 1). With the vast majority of windows to include the use of shutters, even with the waiver building designs will substantially meet the intent of the standard (this meets Criterion 2). Criterion 3 is met because shutters are mostly being provided as required while the particular designs of structures yield the unique condition whereby shutters are not appropriate in limited locations. This waiver has no effect whatsoever on the public health, safety, or welfare, as it merely relates to aesthetic components of architectural design (meeting Criterion 4).

Waiver Request #6: Applicant requests a waiver from Section 2 of the Village Residential DGRs, subsection II.B.6, to allow primary home entrances to face open space or parkland rather than a street.

Rationale: Section 2 of the Village Residential DGRs, subsection II.B.6, requires that primary entrances to buildings must face the street. The proposed neighborhood will meet this requirement for a large number of residences. However, a number of units on the western, eastern, northern, and southern edges of the site will face open spaces or parkland. These units will still have pedestrian access along the front.

Where streets are not provided to the front of units, there are a variety of reasons. In the eastern and northern portions of the site, homes are located in relative proximity to the new primary street along the northern perimeter of Subarea 3 or to a realigned East Dublin-Granville Road. The construction of a street in between homes and these major public streets just to meet the standards in the DGRs would negatively impact the special visual experience along those roadways. It would also result in homes having a vast amount of pavement to the front of them. Along the southern edge of the neighborhood, the extension of a street ultimately would result in impacts to an existing stream. Along the western edge, a street to the front of the units would impact what is planned to be a large expanse of parkland. By providing green space to the fronts of units, affected homes are likely to be some of the most desired in the community while having no impact on vehicular access to them. Based on the setting and the presence of significant open space, additional paving is not as appropriate as it is in other locations.

This waiver will facilitate an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard, meeting Criterion 1. Presumably, the intent of the affected standard is to ensure easy pedestrian access to units. Efficient pedestrian access will be maintained through the use of sidewalks extending to doors on the front facades of homes. For this same reason, even with this waiver the affected units still will substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and will fit within the goals of, the City's Strategic Plan to foster a welcoming pedestrian experience (meeting Criterion 2).

The waiver is necessary for reasons of fairness due to site – specific conditions, fulfilling Criterion 3. The existence of such vast amounts of open space and parkland in close proximity to a development proposal is truly an unusual circumstance in the Village Center. It results in the need for creativity in order to maximize the ability of residents to enjoy the benefits of these features. Nothing associated with this waiver will negatively impact the public health, safety, or welfare, as pedestrian and vehicular access to units will be preserved.

Waiver Request #7: Applicant requests a waiver from Section 2 of the Village Residential DGRs, subsection A.7, to allow new windows to be made of vinyl, rather than just being clad with vinyl.

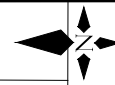
Rationale: Section 2 of the Village Residential DGRs, subsection B.7, provides (in part) that “[n]ew windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.” The applicant seeks to allow windows in the community to be made of vinyl. Since vinyl cladding is permitted by the DGRs, the fact that windows will be made of vinyl will have no visual impact from the exteriors of homes. The vinyl window to be used is of a high quality and will be much more durable in the long term from a maintenance perspective than a wood window. These factors demonstrate compliance with Criterion 1 and Criterion 2. The window has been used in other locations throughout Ohio on the applicant’s products and has demonstrated successful applications, meeting Criterion 3. There are no impacts on the public health, safety, and welfare, therefore meeting Criterion 4. The applicant has provided an example of the proposed window in order to demonstrate its quality and aesthetic.

Waiver Request #8: Applicant requests a waiver from Urban Center Code Section 5.24, which provides for an 18-foot wide maximum alley width, to allow for a 20-foot wide alley width.

Rationale: The minimum pavement width required per Section D103.6.1 of the Ohio Fire Code for a fire apparatus access road with no on-street parking is 20 feet. The proposed alleys provide for fire truck access and do not allow for on-street parking. Therefore, the underlying Urban Center Code standard is in conflict with the state fire code. In cases where the state fire code is in conflict with local ordinances, the former governs. The standard created by this waiver provides an appropriate design or pattern of development given that it is required by state law, thus meeting Criterion #1. Also, it substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the City’s Strategic Plan, as it is only increasing the maximum width by 2 feet, meeting Criterion #2. The waiver is necessary for reasons of fairness, due to the required standard being in conflict with state law (meeting Criterion #3). Criterion #4 is satisfied because the new standard will enhance public safety since it will provide easier and safer access for fire safety vehicles.

Waiver Request #9: Applicant requests a waiver from Urban Center Code Section 5.19 to allow a minimum 10-foot wide center median within the internal streets within the development which are designed as boulevards when a 12-foot minimum is the standard. This waiver is necessary in order to accommodate the turning movements of a Plain Township ladder truck and still maintain the design intent of a New Albany Village Center two-lane boulevard.

This waiver still provides an appropriate design in the residential context in which the development is proposed, maintaining a significant green area between travel lanes. and the purpose of the particular standard (Criterion #1). Given the tighter turn radii that are typically present in denser residential neighborhoods like the one being proposed, the modified median is appropriate (Criterion #2). Criterion #3 is satisfied in that a 10-foot wide median is not substantially smaller than a 12-foot wide median. And once again, Criterion #4 is met with this waiver since it is furthering public safety by accommodating the turning movements of Plain Township fire trucks.



Waivers:

See Waiver request for justifications.



1. Waiver from Urban Center Code Section 2.51 to reduce the minimum percentage of lot width that a townhome building must occupy from 90% to 76%.



2. Waiver from Urban Center Code Section 2.51 to reduce the minimum required lot size for townhome lots from 25 feet to 22 feet.



3. Waiver from Section 2 of the Village Residential DGRs, subsection II.A.2, to allow small surface parking areas not to be located behind primary buildings.



4. Waiver from Section 2 of the Village Residential DGRs, subsections II.B.3 and III.B.3 to allow double-bay garage doors.



5. Waiver from Section 2 of the Village Residential DGRs, subsection II.B.5, to eliminate that the requirement that shutters, when used on a building elevation of a home, must be used on all windows of that elevation.



6. Waiver from Section 2 of the Village Residential DGRs, subsection II.B.6, to allow primary home entrances to face open space or parkland rather than a street.



7. Waiver from Section 2 of the Village Residential DGRs, subsection A.7, to allow new windows to be made of vinyl, rather than just being clad with vinyl.



8. Waiver from Urban Center Code Section 5.23 to allow 20-foot wide alleys when 18-foot wide is the standard.



9. Waiver from Urban Center Code Section 5.19 to allow 10-foot wide center median when 12-foot is the standard.

Future Development
Children's Hospital

Future Park Dedication

Rose Run Dedication

Waiver
Exhibit

WEXNER FOUNDATION
8000 WALTON PKWY STE 110
NEW ALBANY OH 43054-7074

LAKE (NEW ALBANY) LLC
6688 N CENTRAL EXPY STE 1400
DALLAS TX 75206-3925

WHITEBARN ORGANICS LLC
8000 WALTON PKWY STE 100
NEW ALBANY OH 43054-7075

NEW ALBANY COMPANY LLC
PO BOX 490
NEW ALBANY OH 43054-0490

JW & CPK & CO TR
8000 WALTON PKWY
NEW ALBANY OH 43054-7073

NATIONWIDE CHILDRENS HOSPITAL
700 CHILDRENS DRIVE
COLUMBUS, OH 43205



February 13, 2026

Mr. Steve Mayer
City of New Albany
Development Department
99 West Main Street
New Albany, OH 43054

Subject: Ganton Parkway/Camden Development – Environmental Compliance REVISED

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the Ganton Parkway/Camden development project. This project is located north of Dublin Granville Road, west of Kitzmiller Road, south of Interstate 161, and east of Johnstown Road. The project is shown on the attached reference exhibit labeled 'Camden Parkway Projects.'

The Ganton Parkway/Camden development project consists of five separate projects developed by at least two separate entities. These consist of the following:

- (1) The extension of Ganton Parkway by the City of New Albany.
- (2) The realignment of Dublin Granville Road by the City of New Albany.
- (3) The development of a public park by the City of New Albany.
- (4) The development of the Camden residential development by M/I Homes of Central Ohio.
- (5) The extension of Miller Road across Rose Run and connecting with Ganton Parkway (developing entity undefined).

The entire project area has been delineated by EMH&T and an Approved Jurisdictional Determination has been obtained from the U.S. Army Corps of Engineers (USACE). The project area contains jurisdictional streams, jurisdictional wetlands, and isolated wetlands with the following permits required by project:

- (1) The extension of Ganton Parkway will require a Nationwide Permit (NWP) from the USACE and an Isolated Wetland Permit (IWP) from Ohio EPA. EMH&T is in the process of preparing these permit applications. We expect the NWP by May 1, 2026 and the IWP by March 31, 2026.
- (2) The realignment of Dublin Granville Road will require an NWP and an IWP. The applications for these permits were decided to be included in Task 1 above. The dates of expected receipt are therefore the same.
- (3) The public park will require an Individual 404 permit from the USACE and an Individual 401 permit from Ohio EPA. The applications for these permits have not been started. From Notice to Proceed to EMH&T (NTP) it is expected to take up to 14 months for receipt of the permits.
- (4) The Camden residential development will require an NWP and an IWP. The applications for these permits have not been started. From NTP it is expected to take 2 months for receipt of the permits.

- (5) The Miller Parkway extension will also require an NWP. The applications for this permit have not been started. From NTP it is expected to take 2 months for receipt of the permits.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4515.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Robert F. Milligan
Director of Environmental Services
Principal

Cc: Joe Looby, EMH&T



Engineers, Surveyors, Planners, Scientists

MEMO

Date: November 13, 2025

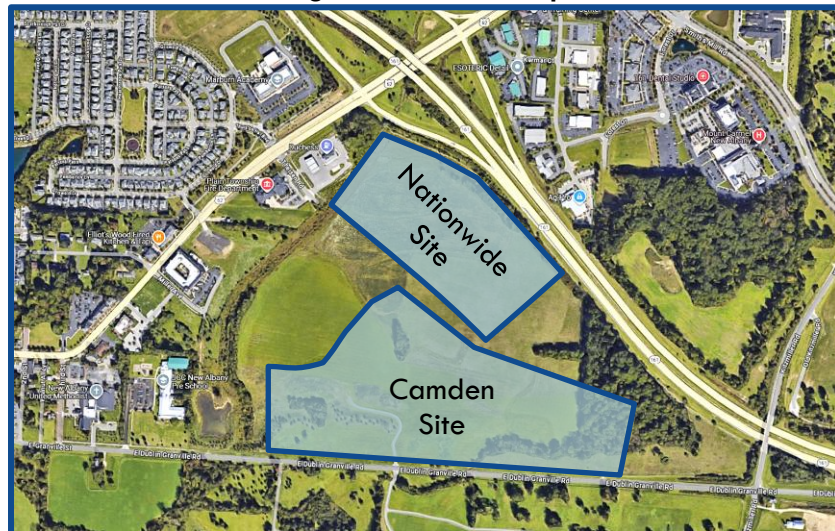
To: Joseph Looby, PLA

From: Lawrence C. Creed, Esq., PE

Subject: Camden Parkway Townhomes Traffic Letter

The subject site, Camden Parkway Townhomes, is planned for the west side of Ganton Parkway, south of a planned extension of Miller Avenue, as shown in **Figure 1** and on the attached concept plan. When site development and area roadways are complete, the site will provide 240 homes accessed at two locations on Ganton Parkway, one full-movement and one right-in/right-out, and one full-movement access on the extension of Miller Avenue. The City of New Albany is in the process of constructing the first phase of Ganton Parkway south of Theisen Drive, including intersections at Ganton Parkway/Miller Avenue and Ganton Parkway/North Site Access to Camden Parkway Townhomes. The first phase of Ganton Parkway terminates in a cul-de-sac south of the North Site Access. The South Site Access to Camden Parkway Townhomes will connect to a future extension of Ganton Parkway.

Figure 1: Location Map



EMH&T prepared a traffic study dated May 21, 2025, that recommended traffic operations in conjunction with the development of the subject site and a public park located north of the Miller Avenue extension. The May 21, 2025, study also accounted for the development of the Nationwide Children's Hospital site across Ganton Parkway from Camden Parkway Townhomes, and the construction of Ganton Parkway itself. That study analyzed the proposed Camden Parkway Townhome site with 294 multi-family homes, which was the

estimated development density at that time. Our May 21, 2025, traffic study, therefore, accounts for 54 more homes than is currently proposed on the subject site.

The May 21, 2025, traffic study forecasted trip generation for the 294 multi-family homes estimated at that time according to the data and procedures contained in the Trip Generation Manual, 11th edition (Institute of Transportation Engineers 2021). See **Table 2** below for the previous trip generation calculations. Since that time, the 12th edition of the Trip Generation Manual was released, and **Table 1** shows trip generation calculations for the current development plan (240 homes) using the 12th edition of the Trip Generation Manual. Comparison between the tables shows that the current site plan increases ADT trips by 12, AM Peak trips by 25, and PM Peak trips by 18 compared to the May 21, 2025 study.

Table 1: Trip Generation for Camden Parkway Townhomes

Land Use	Variable	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Single-Family Detached Housing	88 units	210	ADT	$T = 8.07(x) + 265.45$	976	488	488
			AM Peak	$T = 0.67(x) + 5.59$	64	17	47
			PM Peak	$\ln(T) = 0.92\ln(x) + 0.33$	86	53	33
Single-Family Attached Housing	152 units	215	ADT	$T = 6.53(x) + 3.25$	996	498	498
			AM Peak	$T = 0.59(x) - 15.25$	75	19	56
			PM Peak	$T = 0.57(x) - 7.84$	79	45	34
Total			ADT		1,972	986	986
			AM Peak		139	36	103
			PM Peak		165	98	67

Table 2: Trip Generation for Subject Site As Shown in May 21, 2025 Study

Land Use	Variable	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Multifamily House (Low-Rise)	294 units	220	ADT	$T = 6.41(x) + 75.31$	1,960	980	980
			AM Peak	$T = 0.31(x) + 22.85$	114	27	87
			PM Peak	$T = 0.43(x) + 20.55$	147	93	54

The proposed access points for Camden Parkway Townhomes should align with the access locations previously approved by the city for the Nationwide Children's Hospital (NCH) development. Based on the current site plan, the Camden access points on Ganton Parkway appear to be generally aligned with the NCH access configuration. However, the full-access driveway for Camden, designed as a wide boulevard-style entrance, may not directly align with the corresponding access point on the opposite side of Ganton Parkway. While this offset is not expected to create significant operational issues, it should be considered in final design coordination to ensure optimal intersection performance.

The turn lanes shown in the Camden Parkway Townhomes site exhibit are generally consistent with the City of New Albany's construction plans for Ganton Parkway however, the City's design includes a future northbound left-turn lane with transverse pavement markings, measuring approximately 140 feet at the Miller Avenue extension. Upon the construction of Miller Avenue at Ganton Parkway, the transverse pavement markings should be removed and replaced with the appropriate turn lane pavement markings. A future northbound left-turn lane is also designed on Ganton Parkway at the North Camden Access Drive and should similarly be updated upon opening of the site drive at this location.

In summary, the previously approved traffic study dated May 21, 2025 accounts for development of the Camden Parkway Townhomes site. Proposed access points and traffic operations appear consistent with previous approvals and design of Ganton Parkway subject to final engineering of the Camden site. There is a small difference in the trip generation between the 294 multi-family homes assumed in the study and the 240 single-family homes now proposed. Calculated trip generation for the currently planned single-family homes is slightly higher than trip generation for multi-family use even though the number of homes is reduced. Single-family residences generate more trips per unit than multi-family. Nevertheless, the difference averages less than 1 vehicle every two minutes during peak hours and not expected to change the results of the May 21, 2025 study.