



New Albany Architectural Review Board Meeting Agenda
Monday, August 10, 2026, 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: July 13, 2026

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

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

VI. Cases:

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

Certificate of Appropriateness for the use of Hardie board and stone as exterior materials on a new home with waivers for DGR Sections 1(I)(G) and 5(II)(B)(2) regarding the contemporary architectural style, 5(II)(F)(4) to allow stone chimneys, 1(I)(E) regarding the visibility of the garage, and 5(II)(B)(3) to allow a double-bay garage at 6905 Central College Road (PID: 222-000349).

Applicant: Old World Custom Homes c/o Patrick Miller

ARB-51-2026 4675 Reynoldsburg New Albany Road Certificate of Appropriateness

Certificate of Appropriateness for the demolition of the home and garage structures at 4675 Reynoldsburg-New Albany Road (PID: 222-0001729).

Applicant: The New Albany Company c/o Brian Hasson

VII. Other business

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board
Monday, July 13, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, July 13, 2026 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Alan Hinson	present
Mr. Jon Iten	present
Mr. Jim Brown	present
Mr. Adam Davie	present; recused for consideration of FDP-32-2026.
Mr. Andrew Maletz	present
Ms. Traci Moore	present
Mr. Francis Strahler	present
Council Member Brisk	present

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

Staff members present: Law Director Ben Albrecht, Planner I Kylie Blackburn, Planning Manager Chris Christian, Deputy City Manager Adrienne Joly, Planner I Lauren Sauter, Deputy Clerk Christina Madriguera.

III. Action on minutes: June 8, 2026

Chair Hinson asked if there were any corrections to the minutes from the June 8, 2026 meeting.

Board Member Strahler said on page three, in paragraph three attributed to him that “and stone” should be added so the sentence should read, “Board Member Strahler asked how often hardie board and stone is approved.”

Deputy Clerk Madriguera noted the correction.

Hearing no further corrections, Board Member Strahler moved to approve the June 8, 2026 meeting minutes as corrected. Board Member Brown seconded the motion.

Upon roll call: Mr. Strahler yes, Mr. Brown yes, Mr. Hinson yes, Ms. Moore yes, Mr. Maletz abstained, Mr. Davie yes. Having five yes votes the motion passed and the June 8, 2026 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planner II Saumenig stated there was one addition, staff would like to add the informal review of the Athletic Campus Phase I Plan to Other business.

Without objection, Chair Hinson added the item to the agenda.

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

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

Chair Hinson asked if there were any visitors present who wished to speak on an item not on the agenda. Hearing none, he introduced the first case and asked to hear from staff.

VI. Cases:

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

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

Applicant: Rob Riddle

Board Member Davie recused himself from consideration of this case and stepped down from the dais.

Planner I Sauter delivered the staff report.

Chair Hinson asked the applicants if they had anything to add.

They indicated they were available for questions.

Board Member Brown asked about the engineer's comments, noting that they are extensive. He asked about condition five and whether the application would need to return to the board if a substantial change was required.

Planner II Saumenig noted that the Planning Commission was the approving body, and answered yes, a substantial change to the final development plan would require approval.

Planning Manager Christian added that this number of comments and conditions was fairly typical for this type of application.

Board Member Maletz asked whether the proposed accessory building was a tear-down or a renovation of the existing structure.

Applicant and Architect Davie for the project answered that it would be a renovation of the existing structure.

Chair Hinson asked about storage on the property.

Mr. Davie answered that storage would be for home staging equipment.

Board Member Maletz clarified that there are two parking spaces on the property.

Chair Hinson moved to favorably recommend FDP-32-2026 to the Planning Commission. Board Member Moore seconded the motion.

Upon roll call: Mr. Hinson yes, Ms. Moore yes, Mr. Strahler yes, Mr. Brown yes, Mr. Maletz yes. Having five yes votes, the motion passed and FDP-32-2026 was favorably recommended to the Planning Commission.

The board wished the applicants good luck.

Mr. Davie took his seat on the dais and remained present for the balance of the meeting.

Chair Hinson introduced the next case and asked to hear the staff report.

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

Certificate of Appropriateness for the use of Hardie board and stone as exterior materials on a new home with waivers for DGR Sections 1(I)(G) and 5(II)(B)(2) regarding the contemporary architectural style, 5(II)(F)(4) to allow stone chimneys, 1(I)(E) regarding the visibility of the garage, and 5(II)(B)(3) to allow a double-bay garage at 6905 Central College Road (PID: 222-000349).

Applicant: Old World Custom Homes c/o Patrick Miller

Planner I Sauter delivered the staff report.

Chair Hinson asked to see the west elevation and noted the blank space on the back of the sport building.

Board Member Maletz remarked that four-sided architecture requires some articulation at the gable - this is minimally required in order to address that concern. He confirmed that the blank side was west-facing.

Applicant April Small responded that the west elevation is a sport room, and for that reason they wanted to minimize windows. She confirmed that it was one surface, but a hip return could be added.

Board Member Maletz continued that he understood the reason, and added that the less vertical surface area, the better, but it could be dealt with a shutter or trim condition or a change of surface.

Board Member Moore stated that projecting it out made sense.

Ms. Small explained that that area was directly behind the basketball hoop.

Chair Hinson answered that many structures were drywalled out beyond the interior wall.

Ms. Small answered that if the fenestration or surface was added, the applicant would like to keep the single wall.

Board Member Davie commented that the garage was greatly improved from the last meeting.

Board Member Strahler asked about the second drive and the landscape plan, and whether there would be screening.

Ms. Small responded that it is a catering access point and that there will be a landscape plan.

Planner I Sauter responded that the drive is permitted.

Board Member Strahler asked if the board could require screening of the drive.

Planning Manager Christian answered yes, if the applicant agrees.

Maletz asked about headlight screening for the neighbor's property to the west. He said he thinks it is solvable with scrutiny of the conditions.

Board Member Strahler confirmed there was parking for the cars accessing the catering drive.

Board Member Maletz remarked that he had no further comments but stated that he thought one more revision to the west elevation was needed.

Chair Hinson agreed that a further revision of the west elevation and screening of the drive was needed.

Chair Hinson moved to table the application for 30 days. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Ms. Moore yes, Mr. Davie yes, Mr. Brown yes, Mr. Maletz yes. Having six yes votes, the motion passed and the application was laid upon the table for 30 days.

ARB-45-2026 Cimarron Aesthetics Signage Certificate of Appropriateness

Certificate of Appropriateness for new signs for Cimarron Aesthetics at 110 E Main Street (PID: 222-004299).

Applicant: Morrison Signs c/o Shaun White

Planner I Blackburn delivered the staff report.

Chair Hinson asked whether the signs are the same size.

The applicant answered that they are the same size and acknowledged that they are not proportional in the picture. He noted the difference in the fonts and explained that that is part of the logo.

Board Member Moore noted the differences in the borders and asked whether the dimensions were the same.

The applicant answered yes.

Board Member Davie remarked that the C made the other letters look off-center and recommended that the word be centered.

The applicant agreed and said it is supposed to be centered.

Board Member Brown confirmed with the applicant and with Law Director Albrecht that a condition requiring centering was not needed, and that approval, if granted, was on the recognition that the wording on the sign is centered.

Chair Hinson moved for approval of ARB-45-2026. Board Member Maletz seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Maletz yes, Mr. Davie yes, Ms. Moore yes, Mr. Brown yes, Mr. Strahler yes. Having six yes votes, the motion passed and the certificate of approved.

The board wished the applicants good luck.

Chair Hinson introduced the next case and asked to hear from staff.

ARB-48-2026 Apollo Coffee Certificate of Appropriateness

Certificate of Appropriateness for a new ADA ramp for Apollo Coffee at 45 N. High Street (PID: 222-000018).

Applicant: Jacob Rovito

Planner I Blackburn delivered the staff report.

Board Member Maletz proposed that the landing be brick pavers instead of cement, remarking that it is a much better solution than concrete.

Law Director Albrecht wanted to be sure that pavers are ADA compliant.

Board Member Maletz agreed and added that there are ADA compliant steps.

Applicant Jacob Rovito agreed to using pavers instead of concrete for the steps.

Board Member Maletz stated that he believes this is a reasonable compromise and that he did not think that the ramp needs to be brick.

Hinson clarified which areas would be brick – the approaches would be brick – and that alone would go a long way to covering the ramp.

Mr. Rovito agreed.

Board Member Davie asked about the change in level from the entry door to the sidewalk, and stated that he would not use the surrounding buildings as a guide.

Mr. Rovito answered that he was not sure.

Board Member Maletz said he did not think the railing was adding anything.

Chair Hinson said there is a brick wall on the other side of the street, adding a similar element here could be complimentary and could obviate the need for a railing.

Board Member Davie suggested that it could be a single rail.

Board Member Brown noted that he appreciated what the applicant was trying to do but the railing really took away from the character of the structure.

Board Member Davie said this was less of a ramp and more of a path to the door.

Board Member Maletz agreed and remarked that the structure was clean in overall appearance, and the wall would solve the need for the railing. He confirmed that the applicant agreed to the proposed conditions.

Mr. Rovito agreed.

Board Member Maletz moved to approve ARB-48-2026 with the conditions in the staff report and the following three additional conditions, with all conditions subject to staff approval:

1. Any horizontal surface adjacent to right of way be constructed of brick pavers or similar materials and be ADA compliant.
2. A masonry stone wall be installed in lieu of proposed railing, and,
3. If railing is required it will be a single, wrought iron rail.
4. All subject to review by the Chief Building Official and staff of the New Albany Development Department.

Board Member Brown seconded the motion.

Upon roll call: Mr. Maletz yes, Mr. Brown yes, Mr. Hinson yes, Ms. Moore yes, Mr. Davie yes, Mr. Strahler yes.

Having six yes votes, the motion passed and the certificate of appropriateness was granted.

The board wished the applicant good luck.

Chair Hinson introduced the next case and asked to hear the staff report.

FDM-50-2026 Nationwide Children's Hospital Final Development Plan Modification

Certificate of Appropriateness for a final development plan modification to amend the Nationwide Children's Hospital plan to raise the lower west parapet at Level 3 by 8 feet to accommodate sign visibility as well as relocation of a previously approved wall sign (PID: 222-00543).

Applicant: Bryce Shirley

Planner II Saumenig delivered the staff report.

Chair Hinson had no questions.

Board Member Brown confirmed that the sign specifications are the same it was only the location of the signs would change.

Board Member Strahler moved for approval of the FDM-50-2026. Board Member Moore seconded the motion.

Upon roll call: Mr. Strahler yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes, Mr. Hinson yes, Mr. Brown yes.

Having six yes votes, the motion passed and the modification to the final development plan was approved.

The board wished the applicant good luck.

Chair Hinson introduced the next case and asked to hear the staff report.

ARB-47-2026 Edgehill Building Typology Certificate of Appropriateness

Certificate of Appropriateness to allow for a new building typology for Edgehill at 9582 Johnstown Road (PID: 222-000238).

Applicant: M/I Homes c/o Joe Looby, EMH&T

Planner II Saumenig delivered the staff report.

Chair Hinson asked if the applicant had anything to add

Applicant Tom Rubey said he was happy to go through this application but it was difficult to explain it without also explaining FDP-04-2026.

Planner II Saumenig offered to deliver the staff report for FDP-04-2026.

Chair Hinson asked her to please do so.

Following the discussion for both applications, ARB-47-2026 and FDP-04-2026, Chair Hinson moved for approval of ARB-47-2026. Board Member Maletz seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Maletz yes, Mr. Davie yes, Ms. Moore yes, Mr. Brown yes. Having six yes votes the motion passed and a certificate of appropriateness for the new building typology was granted.

FDP-04-2026 Edgehill Final Development Plan

Certificate of Appropriateness for a combined preliminary and final development plan for a new 243-unit development to be known as Edgehill at 9582 Johnstown Road (PID: 222-000238).

Applicant: M/I Homes c/o Joe Looby, EMH&T

Planner II Saumenig delivered the staff report.

Chair Hinson asked if the applicant had anything to add.

Tom Rubey, Applicant and Director of Development for the New Albany Company (NACO) spoke in support of the application. He explained that this area has been zoned for residential development since the 1990s. In conjunction with the schools a study was performed to calculate the student population yield attendant to residential development. The schools asked NACO to keep the growth of student population in mind. For that reason, despite the fact that all 54 acres of the land was zoned for residential development, NACO donated a large portion of the land to Nationwide Children's Hospital. With these applications they propose a residential development. The parkland dedication will be 20 acres and will exceed the 13 acre requirement. This plan represents 243 residential units, it is similar to Grandview Yard. These are intended to meet the demands of empty nesters and young professionals. He highlighted technical details and noted that this is not a Hampstead or Windsor type development. They have been working with the city architect and the city engineer to get the circulation right. Vinyl windows will be identical to the windows used at Market and Main.

Applicant Josh Harken with M/I Homes spoke in support of the application. This has been the culmination of two years of work. He explained the two separate products in this development, single family residences and townhomes. The single family residences are a product they built at Founders Park. They will all have big brick water tables and big front porches, there will be six feet between the houses. The townhomes have not been built in Columbus but have been built in places like Chicago, Indianapolis, and Cincinnati.

Applicant Dan O'Malley, Chief Product Architect from M/I Homes, spoke in support of the application. He explained that the homes will be built with a Georgian theme and they will be 1,960 to 2,100 square feet. All the homes have a standard frame elevation set up on a brick plinth.

Chair Hinson asked the applicants about which details were most discussed.

Mr. O'Malley answered that the brick allocations were frequently discussed; this gives the vertical and depth separation

Mr. Rubey added that the final window selection and roof selection were also frequently discussed. Those two details took a lot of time.

Chair Hinson asked about the cost differential between the two products.

Mr. Rubey responded that he was not sure.

Board Member Strahler asked about the first time this type of window was approved.

Mr. Rubey responded that these windows have been approved, and a notable example is Market and Main.

Board Member Maletz confirmed that these are considered simulated divided-lite; he further confirmed the width of the alleys and asked whether the rear drive was sufficient to accommodate a vehicle.

Mr. Harken explained that the rear drive was planned to be 18 feet, which is wide enough for one car.

Board Member Maletz asked whether they are concerned about encroachment from sport utility vehicles.

The applicant responded that a large truck will encroach but they do not anticipate that these residents will have that size of vehicle.

Board Member Maletz asked whether the typology could be used in other areas or whether it was restricted to this area. He confirmed that the planning commission is the decision-making body for the waivers. He further remarked that as much as he preferred the single door, the practicality of it was difficult. He also confirmed that there were 27 decision points for the buyers.

Planner II Saumenig answered that the typology was restricted to this area.

Council Member Brisk asked about the width of the alleys in Windsor compared to this development and the width of the roads.

Mr. Rubey answered that these would be wider than Windsor and that it has been reviewed by the fire chief.

Board Member Davie asked about the Baldwin options, noting that the windows appeared to be different from each other, some 2x2 and others 3x2.

Mr. O'Malley explained that the windows match on a single elevation but could be different from elevation to elevation.

Hearing no further questions, the board voted on the typology as indicated above.

Chair Hinson asked for further comments or conditions on FDP-04-2026.

Mr. Rubey requested that condition 3 be modified to provide that the applicant shall return to City Staff or the City Architect, rather than the Planning Commission, for approval once the basin design and details have been reworked to service the entire development at full buildout.

Hearing no further questions or comments, Chair Hinson moved to recommend approval to the Planning Commission of FDP-04-2026 subject to the conditions in the staff report, with condition 3 modified as indicated below:

1. The applicant works with the city on the 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~~ city and city architect 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.

Board Member Moore seconded the motion.

Upon roll call: Mr. Hinson yes, Ms. Moore yes, Mr. Strahler yes, Mr. Davie yes, Mr. Maletz yes, Mr. Brown yes. Having six yes votes the motion passed and the application was favorably recommended to the Planning Commission.

The board wished the applicants good luck.

Chair Hinson asked to hear the informal review of the New Albany Plain Local Schools Athletic Campus Phase IA.

VII. Other business

New Albany – Plain Local Schools Athletic Campus Phase IA Informal ARB Hearing

Planner II Saumenig provided a brief introduction.

Architect Nathan Gammela delivered the informal presentation.

Chair Hinson commented that the press box is over the team's dugout and noted it could provide an advantage.

Board Member Maletz asked whether they planned to install snow guards on the roofs. Next he called attention to the hitting facility. He further remarked that attention should be given to the press box condition noting that they are accustomed to seeing a press box that is 10 feet wide, and, if there is any way to center the pressbox over the dugout it should be, otherwise it will cause some heartburn. He advised examination of the hip roof on the press box. He also state that, regarding the stair, the long-term maintenance would be troublesome, enclosing it will improve this.

Mr. Gammela answered that the budget was driving the exterior location of the stair. He thanked Board Member Maletz and said that all of his comments are well taken, particularly his comment about the eve condition.

Board Member Maletz said that anything to disrupt the vertival façade would be helpful. He further stated that he was available to help if needed.

Board Member Davie commented that from a sport side of things, the restrooms feel far away. The concession restroom would get the most use. He recommended considering bumping up the restroom count. He further remarked that the area behind the spectator area feels very unresolved and recommended that among the things to consider are the proximity of home and away teams. Packing the spectators together behind homeplate may not be ideal; also the netting behind homeplate needs netting protection. Safety in the concourse between the fields is a prudential concern. The parking feels a bit tight and he encouraged a closer look at parking, even on practice days. The metal roof needs to be high impact.

Mr. Gammela thanked Board Member Davie and stated that he appreciated the comments, particularly the parking comments.

Hearing no further comments, Chair Hinson asked whether there was any further business before the board.

Planner II Saumenig then displayed a photograph showing the that the CVS Pharmacy sign had been fixed.

Chair Hinson thanked staff. He further noted that many, if not all, of the city signs posted in town are crooked.

VIII. Adjourn

Having no further business and having completed their agenda, Board Member Brown moved to adjourn the July 13, 2026 meeting of the New Albany Architectural Review Board. Board Member Strahler seconded the motion.

Upon roll call: Mr. Brown yes, Mr. Strahler yes, Mr. Maletz yes, Mr. Davie yes, Ms. Moore yes, Mr. Hinson yes. Having six yes votes the motion passed and the meeting was adjourned at 9:43 p.m.

Appendix – To be added

FDP-32-2026

Staff Report

Record of Action

ARB-36-2026

Staff Report

Record of Action

ARB-45-2026

Staff Report

Record of Action

ARB-48-2026

Staff Report

Record of Action

FDM-50-2026

Staff Report

Record of Action

ARB-47-2026

Staff Report

Record of Action

FDP-04-2026

Staff Report

Record of Action



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

**6600 NEW ALBANY-CONDIT ROAD OFFICE
FINAL DEVELOPMENT PLAN**

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

Review based on application materials received April 17, May 22, and June 24, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

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

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

The final development plan follows the intent and regulations of the recently approved zoning amendment and preliminary development plan (ZC-78-2025/O-48-2025), which was recommended for approval with conditions by the Architectural Review Board on October 13, 2025 (after which the Planning Commission recommended approval with conditions to City Council on December 1, 2025, and City Council adopted on January 6, 2026). The site is zoned for Infill Planned Unit Development (I-PUD) with the “605 Neighborhood Office District” zoning text. The I-PUD allows office and administrative uses. The relevant standards outlined in the I-PUD zoning text, the New Albany Design Guidelines and Requirements (“DGRs”), and other city code provisions apply.

The application is scheduled to be heard at the Planning Commission meeting on July 20, 2026.

II. SITE DESCRIPTION & USE

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

Properties to the immediate south and west of the property are of similar low-density, single-family residential uses that are designated within the Rural Residential sub-district of the Urban Center

Code. To the east, the property abuts the Windsor subdivision, which is designated within the Village Residential sub-district of the Urban Center code. Office uses are located to the north of the site across State Route 161.

III. REVIEW CRITERIA

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

Review Process

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

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

Final Development Plan Review Criteria

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

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

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

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

IV. EVALUATION

Engage New Albany Strategic Plan

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

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

Use, Site, and Layout

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

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

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

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

Access, Loading, and Parking

- Vehicular access to the subject parcel is provided from New Albany-Condit Road. The application for the rezoning was approved with a condition that the final development plan shall include details to further delineate the route to access the driveway from the driveway on the parcel to the south of and adjacent to this zoning district for review and approval by the Planning Commission. At a minimum, the applicant is proposing to extend the existing median between the two properties to better delineate the entry drives. Engineering staff conducted a preliminary review of the site access and noted that if a typical commercial curb cut were to be installed, the adjacent property would likely need to connect its driveway to the commercial driveway due to the width and curb radius, requiring cross-access and removing direct access to New Albany-Condit Road. As such, the preliminary recommendation of the City Engineer was to allow the driveway to remain as it currently exists; another recommendation is to remove or reduce the pavement to the existing garage door and include a more standard curb radius on the northern side of the entry drive.
- A Traffic Access Study has been completed, which found that no turn lanes are warranted at the site access. The City Engineer reviewed the study and concurred with the results. Actionable items recommended by the City Engineer have been included in the City Engineer's Comments section of this report.

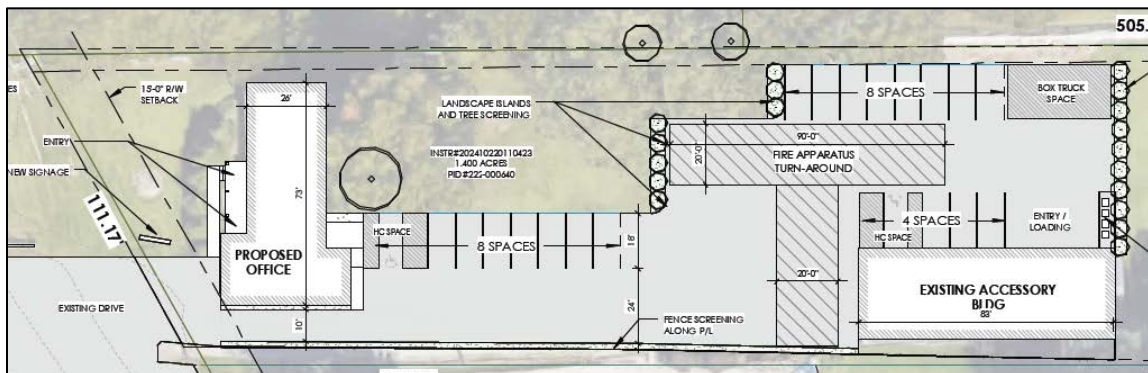


Image: Proposed site layout, showing the buildings, pavement and parking, and general landscaping.

- A total of 20 parking spaces is proposed, which is the maximum number allowed (zoning text V(A)). All parking is located to the rear of the main building and no farther back than the easternmost portion of the accessory structure. Additionally, one loading space is proposed and one parking space is included at the northeast of the lot for a box truck.
- The following parking requirements are applicable to the proposed development and are contained in C.O. 1167:

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

- Pedestrian access to the main building is facilitated from both the front and rear of the building. The development plan includes updates to the existing front porch and back patio to enhance the development at the pedestrian scale.
- The Strategic Plan has identified the proximal portion of State Route 605 as an area of importance for future pedestrian and vehicular connectivity to the Village Center, and the city is in the preliminary stages of a roadway connectivity plan to guide future roadway and pedestrian improvements. At present, a pedestrian path exists along only a portion of the subject parcel, starting and extending north of the existing vehicular access point. However, right-of-way and topographical constraints cause the extension of the existing sidewalk to be difficult, and once this roadway and connectivity plan is complete, the property owner will pay a fee in-lieu of an extension of the path at such time that the City manager or their designee deems appropriate. The fee-in-lieu amount will be approved by City Council.
- As required for commercial developments by the Urban Center Code (see UCC evaluation below), staff recommends a condition of approval that a bike rack be installed on the site, subject to staff approval (condition #4).

Architectural Standards

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

2. According to the DGRs, the key to sensitive renovation of existing buildings is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. Residential buildings can be converted to commercial uses, but they should retain the residential character and design elements. Construction will observe the setback appropriate for the streetscape and the context of the existing buildings on and near the property.

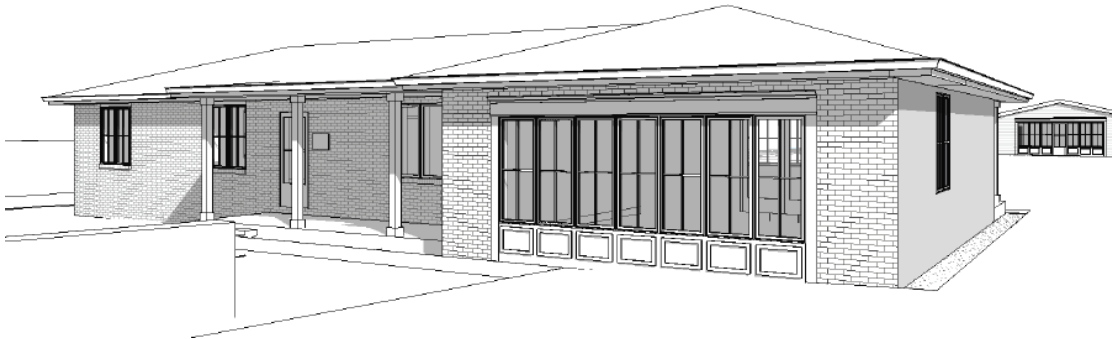


Image: Proposed exterior of main building.

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

Parkland, Buffering, Landscaping, Open Space, and Screening

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

Topic	Required	Proposed	Meets code?
Screening of trash receptacles	Min. 6 feet tall; enclosed by walls, fences, and/or natural vegetation	6- to 7-foot-tall arborvitae	✓
Maintenance of shrubbery and hedges	Any shrubbery, hedges, or trees that could affect drivers' vision on adjacent streets must be kept to a maximum of 30 inches tall	<i>See condition #2</i>	-
Minimum trees	For 20,500+/- square feet of ground coverage: 4 trees with a total tree trunk size of 10 inches	Numerous existing mature trees	✓

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

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

3. Specifications of the maintenance of shrubbery and hedges and the clear trunk of parking lot trees are not clear. Staff recommends a condition of approval that all landscaping requirements be met, subject to staff approval (condition #2).
4. The applicant has proposed three blue spruce evergreen trees around the parking lot area; however, two deciduous canopy trees are required. Staff recommends a condition of approval that at least two of the three proposed evergreen trees be deciduous canopy trees, subject to staff approval (condition #3).
5. Deciduous street trees must be planted within the right-of-way along New Albany-Condit Road at an average distance of 30 feet on center (zoning text VII(A)). The final development plan meets this requirement with three street trees placed 30 feet on center.
6. Surface parking areas must be screened from any right-of-way and adjacent properties by a minimum three- to five-foot-tall continuous planting hedge, fence, or wall unless adequate screening already exists (zoning text VII(C)). The proposed fence already screens the proposed parking lot from view by the adjacent parcel to the south; six-foot-tall arborvitae landscape screening is proposed along the eastern boundary of the pavement in addition to the existing forested area screening the site from Windsor.
7. A new six-foot-tall solid-screen fence will be installed six inches off of the southern boundary line of the property from the front of the parcel (not including the right-of-way) to the easternmost portion of the accessory structure, as required by the zoning text. The fence will be white and will provide complete opacity between the lot and the adjacent property to the south.
8. External mechanical equipment, roof-mounted equipment, service areas, and dumpsters are required to be screened to the specifications outlined in the proposed zoning text (zoning text VII(F) and (G)). Trash and recycling are enclosed in fence screening near the back of the site. No external mechanical equipment or roof-mounted equipment is shown.
9. The Ohio Department of Transportation is currently constructing a noise wall along State Route 161, which will be located in the right-of-way just next to the property on the north. The applicant has proposed the removal of the existing four-rail fence that delineates the northern property line, stating there will be too little room between the fence and the noise wall to access the area for maintenance such as cutting grass. In lieu of the fence, the applicant is proposing additional landscaping to help minimize the visual impact of the noise wall and exceed landscaping requirements for the site.
10. In addition to the required and aforementioned landscaping, the applicant proposes:
 - a. Minimum 24-inch-tall boxwoods along the front entryway.
 - b. Minimum 24-inch-tall hydrangea shrubs along the rear patio, in addition to various potted plantings.
 - c. Minimum one-gallon Hosta plants with the parking lot landscaping.

Lighting

1. New street lighting is not required by the zoning text, and new street lighting is not proposed along the right-of-way.
2. Illumination of the parking lot, walks, and drives is limited by the zoning text (VIII(B) and (C)) to two-inch-tall ground surface illuminators and maximum three-foot-tall bollards. As required by the zoning text, both proposed modes of lighting are shielded. Further, the lighting fixtures are black and constructed of metal with a temperature of 3000K. No light poles are proposed.



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

Signage

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

Urban Center Code Compliance

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

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

- The lot provides off-street parking spaces in the rear yard. All required parking is located on-site.
- Bicycle parking is required for commercial developments pursuant to UCC Section 5.30. Staff recommends a condition of approval that a bike rack be installed on the site, subject to staff approval (condition #4).
- Trash containers are stored out of public view and screened from adjacent properties.
- At least one entrance to the ground floor is provided from the street yard.
- The front yard entrance to the building shall incorporate a permitted building frontage in accordance with UCC Section 3.2. The development plan meets this requirement by utilizing an elevated front stoop, which is acceptable for commercial-type buildings.

V. ENGINEER'S COMMENTS

Staff recommends a condition of approval that the Engineer's comments regarding both the final development plan and Traffic Access Study be addressed by the applicant, subject to staff approval (condition #5).

The City Engineer has reviewed the final development plan and provided the following comments:

1. Provide evidence that all existing private well and septic systems have been abandoned in accordance with all applicable environmental regulations.
2. Show how water and sanitary service will be provided.
3. Show ODOT Limited Access right-of-way on the plans and advise if an ODOT permit is required to support the project.
4. Provide a fire truck turning radius analysis and obtain Fire Department approval.
5. Show major flood routing on the grading plan and design the driveway so that most of the runoff is directed away from the public road.
6. Show stop signs and stop bars at the driveway curb cut and add site distance triangles. Remove impediments to motorist view.
7. Work with staff to determine what improvements are required in the public right-of-way to support the project.
8. Add a table showing parking stalls required and provided and ADA stalls required and provided.
9. Provide a photometrics plan.

Additionally, the City Engineer reviewed the Traffic Access Study, concurring with the findings and providing the following comments:

1. The site driveway design shall be reviewed when plans become available.
2. The horizontal sight distance review shows a slight overlap/conflict with the existing guardrail on the north leg of the intersection. Verify in the driveway design that the driveway's vertical profile does not preclude westbound office patrons from seeing northbound over the existing guardrail when exiting. Due to the noted elevation drop of the existing driveway on Streetview, verify that the clearance is enough for motorists to see over the guardrail as they wait to pull out; if it is not, the city may request a slight buildup on the first portion of the driveway to ensure vertical clearance is available to address this.

VI. SUMMARY

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

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

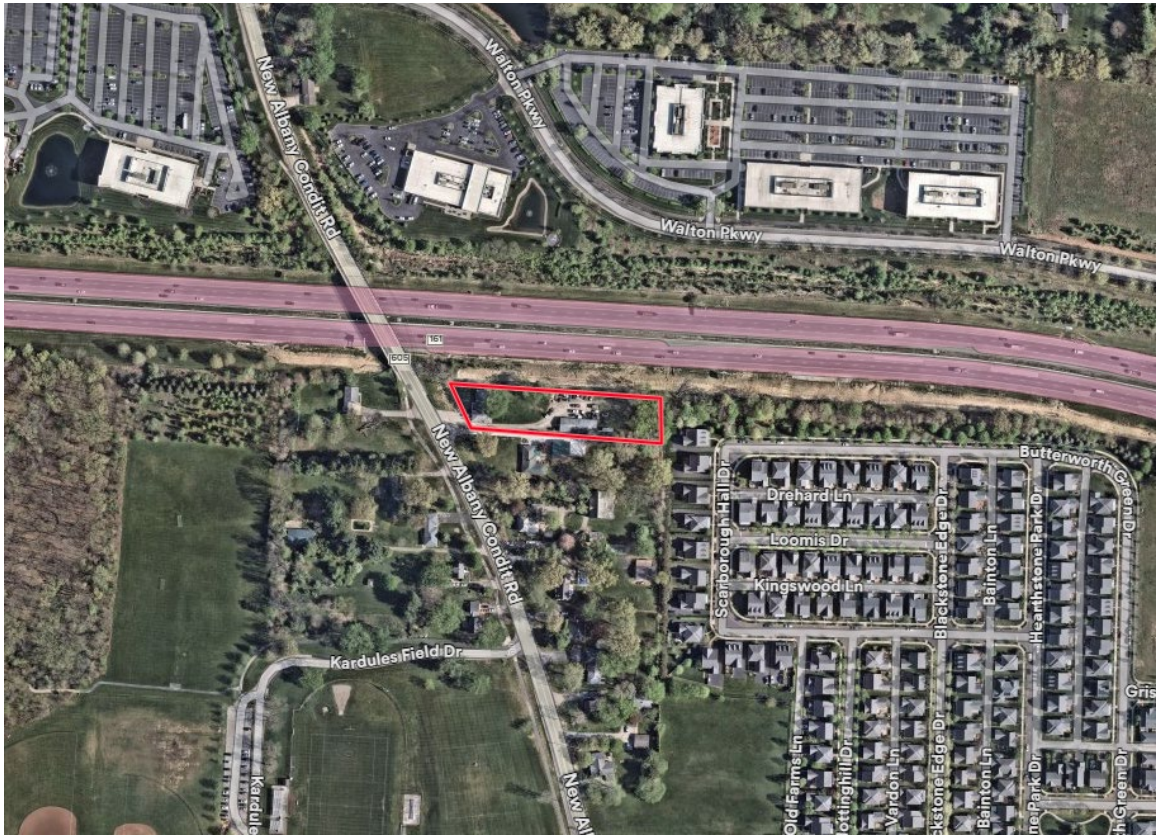
VII. ACTION

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

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

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

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Adam Davie and Rob Riddle,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, July 15, 2026

The New Albany Architectural Review Board took the following action on **07/13/2026**.

Final Development Plan

Location: 6600 NEW ALBANY CONDIT RD

Applicant: Rob Riddle

Application: PLFDP20260032 (FDP-32-2026)

Request: For recommendation of approval for a final development plan of the 605 Neighborhood Office District at 6600 New Albany-Condit Road.

Motion: To approve

Commission Vote: Motion to recommend approval with conditions, 5-0

Result: Final Development Plan PLFDP20260032 was recommended for approval with conditions by a vote of 5-0.

Recorded in the Official Journal this July 15, 2026.

Condition(s) of Approval:

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

Staff Certification:

Lauren Sauter
Planner



Architectural Review Board Staff Report
July 13, 2026 Meeting

6905 CENTRAL COLLEGE ROAD NEW HOME
CERTIFICATE OF APPROPRIATENESS AND WAIVERS

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

Review based on application materials received May 8, May 18, and June 24, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

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

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

This application was originally reviewed by the Architectural Review Board at its meeting on June 8, 2026. Multiple updates to the application have been made to better conform to the DGRs and to respond to the comments and concerns made by the Board and city architect. Changes to this staff report from the original application have been underlined. Overall, the main changes to the application include:

- Reducing the garage height and reconfiguring its layout. (This eliminates the waiver to DGR Section 5(II)(E)(3).)
- Reconfiguring architectural elements to better conform to one cohesive architectural style, as supported by the city architect. (This eliminates the waiver to DGR 1(I)(G).)
- Changing the placement of some exterior materials and using double-hung, divided-light windows. (The latter change eliminates the waiver to DGR 5(II)(F)(6).)
- Adding double-bay garage doors (see waiver C) and chimneys (see waiver D) following discussion with the city architect.

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

- (A) Waiver to DGR Sections 1(I)(G), 1(II), and 5(II)(B)(2) to allow an architectural style not aligned with the American architectural precedents of the DGRs.

- (B) Waiver to DGR Section 1(I)(E) to allow a garage that is located in front of the main portion of the building.
- (C) Waiver to DGR Section 5(II)(B)(3) to allow garage doors that are double-bay when single-bay garage doors are required.
- (D) Waiver to DGR Section 5(II)(F)(4) to allow chimneys with stone exteriors when brick exteriors are required.

II. SITE DESCRIPTION & USE

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

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

III. EVALUATION

Certificate of Appropriateness

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

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

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

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

Context and general applicable design standards

- The following sections of the DGRs apply to the development:
 - o Section 1: Design Principles and American Architectural Precedent – This section of the DGRs generally governs all development in the city.
 - o Section 5: Residential Outside Village Center – This section provides the requirements for residential development outside of the Village Center. The goal for residential development both inside and outside the Village Center is to create high-quality buildings that enhance the character and livability of New Albany.
- DGR Sections 1(I)(J) and 5(II)(B)(1) recognize that lots within areas where there are a number of existing buildings and lots that existed prior to the creation of the Architectural

Review Board will not necessarily be expected to follow the American architectural precedent described in the DGR, and that greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

- Wood and brick are the preferred exterior building materials for homes in the city of New Albany. DGR Sections 1(I)(F) and 5(II)(F)(2) state that the use of materials other than wood or brick, as noted in other sections, requires review and approval by the Architectural Review Board. Hardie board is noted in Section 5(II)(F)(1) as an alternative material that may be appropriate when used in the same way as traditional materials would have been used (i.e. the shape, size, profile, and surface texture of alternate materials must match historical practice; especially close attention must be paid to details such as corner boards and window and door trim to ensure a correct match to traditional wood elements). Additionally, numerous architectural precedent examples described in Section 1(II) note that stone examples can be found throughout their history. The Architectural Review Board shall review the appropriateness of the use of Hardie and stone exterior materials.

Evaluation

- The proposed architectural style appears to be inspired by transitional European design. Three main materials are proposed on the exterior walls of the home.
 - The applicant proposes the vertically oriented Hardie board-and-batten siding in Accessible Beige with the Select Cedarmill texture as one of the primary exterior materials. Staff is supportive of the use of Hardie board, which has been approved for many other homes and businesses in the city, including homes in the vicinity along Central College Road.
 - In addition to the Hardie board, the applicant proposes Hardie paneling in Urbane Bronze as an exterior material in certain locations. Hardie paneling appears to be similar to the Hardie board-and-batten.
 - Stone is recognized in the DGRs as an example material used in historical Georgian, Georgian Revival, Federal, and Greek Revival architecture, and stone is permitted in numerous residential subdivisions within the city. The applicant proposes the use of a Casa di Sassi Dente Quartz Ledge stone veneer as another exterior material. A majority of the use of stone is proposed on the front and left elevations; the stone will also be used along the foundation on all sides of the house.
 - The use of Hardie siding and stone as exterior materials appears appropriate. The materials are harmonious with the character of surrounding homes.
 - The proposed new home appears to meet all applicable codified ordinances, including required setbacks. However, the setback of the front façade of the house from the roadway is not able to be “in line” with neighboring houses due to limitations imposed by the floodplain and required setbacks and given the size and configuration of the proposed home. The garage mass extends farther out toward the roadway than the front façade of its neighboring homes. Additionally, the developer will be required to install street trees at the time of permitting.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
- This standard may not necessarily be applicable to the analysis of exterior building materials; however, the following information is still included as a supplement.
 - The site is encumbered by a floodplain generally along its entire eastern side. In addition to the required setbacks, this leaves a narrow, “long” buildable area on the site. The house plan fits the form of the site by use of a relatively “long” building form.
 - Numerous mature trees are located on the lot, especially concentrated on its southern half.
 - The new home is proposed to be set back approximately 81 feet from the centerline of Central College Road due to the garage mass that extends out from the primary building mass toward the public right-of-way. This appears to be slightly closer to the road than most other existing

homes in the vicinity. The applicant requests a waiver to allow the garage to be in front of the main portion of the building. While the garage mass is the frontmost portion of the house, the garage doors face the eastern side yard instead of the front yard.

- The existing site has no structures. A new curb cut is proposed to be installed to access the site and the new house.
 - Street trees will be required to be installed along the parcel frontage. The street trees may be placed behind the existing fence. A swale and above-ground utilities run along the frontmost portion of the site adjacent to the roadway, which may complicate adding the required pedestrian path in the area. Additionally, adding these improvements to the full site frontage would require disturbance to the floodplain area. Engineering staff is evaluating the site's right-of-way and the feasibility of installing the pedestrian path; if the path is unable to be installed, the property owner will have to pay a fee in-lieu of the path at such time that the City manager or their designee deems appropriate. The fee-in-lieu amount must be approved by City Council.
 - No exterior lighting is proposed at this time.
 - No signage is proposed at this time.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - This standard is not applicable to the analysis of exterior building materials. However, it should be noted that the floodplain is shown to be undisturbed by the new home build.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - No historic structures exist or are being modified on the site. The proposed development is new construction and does not seek to create a false sense of history; however, the house is proposed to be more transitional in style, utilizing elements of both historical and contemporary practice. The home is not of a traditional historical style and does not appear to meet this criterion.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Following the feedback from the June 8 Architectural Review Board meeting, the applicant has coordinated with the city architect to update the proposed design for a single, more clearly selected architectural style.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - This standard is not applicable. No masonry structures are proposed.
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - This standard is not applicable. No structures currently exist on the site.

Waiver Request

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

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

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

(A) Waiver to DGR Sections 1(I)(G), 1(II), and 5(II)(B)(2) to allow an architectural style not aligned with the American architectural precedents of the DGRs.

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

Context and general applicable standards

- At its meeting on June 8, the Architectural Review Board tabled this application and requested that the applicant work with the city architect to update the plans for a more cohesive, architecturally unified design. Originally, the application required a waiver to DGR Sections 1(I)(G) and 5(II)(B)(2) for the mixing of elements from different styles and for a design that is not of a traditional historical style; to Section 1(II), which outlines the traditional historical styles; and to Section 5(II)(F)(6) to use single-hung windows. While three of these waivers remain due to the proposal not utilizing a traditional historical style, the proposal has been updated to be more aligned with these standards, especially by minimizing the mixing of elements from different styles. The city architect has corresponded with the applicant on the updates to the proposal and is supportive of the architectural style.
- The applicant proposes a design that does not strictly follow any single American architectural precedent outlined in Section 1(II) of the DGRs. While variations from some requirements of any precedent example are normal and even encouraged—DGR Section 1(II) states each of the American architectural precedent examples provide opportunities for stylistic variations within each style—there are numerous considerations that vary from the DGRs or from an approved style, and thus a waiver is required. The requested waiver for variation from the DGRs is to allow an architectural design that is not found in the American architectural precedent, but the mixing of different styles no longer applies.
- DGR Section 1(I)(G) specifies that the design of buildings in the city should include attention to detail and ornamentation consistent with the precedents of American architectural styles. DGR Section 5(II)(B)(2) further verifies that designs must be accurate renderings of traditional historical styles.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.
- According to DGR Section 1(II), the American architectural precedent examples in the DGRs share commonalities, including that they are all highly ordered with a certain formality to the design; utilize traditional building forms; and have detailing influenced by classical architecture. In particular, the buildings typically include a regular form, formal symmetry, brick or wood exteriors, an architecturally defined entrance, gabled or hipped rooflines, and divided-lite, multi-paned windows. Additionally, Section 1(II) states that **contemporary interpretations of the American architectural styles may be considered.**

Evaluation

- It is not uncommon for older homes or homes in areas with an older housing stock to deviate from the styles, exterior materials, and architectural details that are required for newer, more visible homes and lots. Many existing houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- The city architect is highly supportive of the updates to the plans. Most of the updates apply to the garage portion of the home, which the city architect and Architectural Review Board found to be large, bulky, and architecturally unrelated to the main house form and appeared to dominate the rest of the building. The city architect states that he believes the new composition is the correct approach, as it allows the garage to be a cohesive part of the architectural strategy.
 - The applicant has added a turned gable at the end of the garage, running in the same direction as the main house mass. The new gable allows the overall garage mass to be reduced while “breaking up” the formerly long façade into elements with a more human scale. This gable allows the garage to appear more comparable and cohesive with the main house mass.
 - The left elevation of the garage mass has been divided between the area with the new gable form and a newly inset “connector” between the main house and new gable. The applicant also proposes one double-bay garage door on the “connector” part of the façade (see waiver C), which further breaks up the former repetition and visual dominance of the full elevation. Additionally, there is a single shed roof dormer centered above the double-wide garage door, which helps ground the architectural strategy.
 - Windows have been added to the frontmost façade on the garage, facing the public right-of-way. As supported by the DGRs, the windows give this portion of the house the appearance of being “lived in;” the garage mass feels more human-scaled and as an active part of the rest of the house.



Image: Before (top) and after (bottom), showing the changes made to the house design. The garage gable has been rotated and the form has been adjusted to create a stronger sense of cohesion with the main portion of the home.

- DGR Section 5(II)(F)(6) requires double-hung, true or simulated divided-light windows with vertically oriented glass panes, correctly profiled muntins with a visually three-dimensional internal spacer, wood material with either vinyl or aluminum cladding, and historically accurate proportions. The applicant has revised the application to have double-hung, divided-light windows that meet this requirement.
- The design is not appropriate in terms of site context. While most surrounding homes are modest rural structures, the proposed house exceeds the scale of the homes in its vicinity and has a more contemporary architectural style. A similar material combination and exterior style does not appear to be present in the vicinity. However, the site is much larger than most other lots in the area, which may grant flexibility concerning an appropriate form and style.
- While the overall character of the home does not conform to the American architectural precedent, the proposal meets a few common details found in the American architectural precedent examples by using gabled rooflines and an architecturally defined entrance. The main portion of the front elevation additionally utilizes formal symmetry. Additionally, the home does conform to a more uniform architectural character, and DGR Section 1(II) states that more contemporary styles may be considered.
- The waiver may be necessary for reasons of fairness. Many of the homes in the vicinity do not conform to the intent of or standards set forth in the DGRs, and a new build that more comprehensively conforms to the DGRs would not provide an appropriate pattern of development given the character of the existing area. Further, with a larger acreage than that of most homes in the vicinity and with a unique natural character due to being next to Sugar Run, the parcel offers a unique opportunity to develop a larger, more architecturally flexible building. There is a high level of design consideration that reflects the high standards of quality found in the city, though approving the waiver could set precedent for architecturally contemporary proposals. Additionally, there are no site-specific constraints that prevent traditional architecture from being used.
- The waiver will not detrimentally affect the public health, safety, or general welfare.
- Should this waiver be denied, the applicant will have to follow an architectural precedent and the other standards described in the DGRs, subject to staff approval or future waiver requests. Otherwise, the Board may approve this waiver and allow the proposed style or approve this waiver with conditions that specify the extent of architectural flexibility from the DGRs, keeping in mind the waiver criteria, the aforementioned evaluation, and the site context.

(B) Waiver to DGR Section 1(I)(E) to allow a garage that is located in front of the main portion of the building.

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

Context and general applicable standards

- The city architect and the Architectural Review Board identified this waiver as a primary concern regarding the original application heard by the board at its June 8 meeting due to the size and massing of the garage portion of the home. Two overall changes have been made to the garage to address these concerns and bring the garage more into alignment with the DGRs:
 - o The garage height has been reduced, and the waiver for DGR Section 5(II)(E)(3) to allow a garage to be taller than the main portion of the building is no longer applicable.
 - o The garage form has been slightly altered, allowing the garage to be more cohesive with the rest of the home rather than appearing to "stick out" on its own.
- The applicant proposes a new home with a large garage mass extending approximately 55 feet from the main portion of the home toward the public right-of-way. The garage mass includes garage doors that face the eastern side yard and are not front facing, though they are in front of the main portion of the house. The garage mass is one of only a few portions of the house with a second-story dwelling area.

- DGR Section 1(I)(E) states that parking areas and garages should be placed in locations to minimize their visual impact through a combination of garage location and landscaping or other screening methods. It further states that garage doors should not be on primary façades of buildings. Similarly, the Engage New Albany Strategic Plan encourages rear or side-loaded garages, and when a garage faces the street, the front façade of the garage should be set back from the front façade of the house.
- When garage doors face a primary street, DGR Section 5(II)(B)(4) requires the façade of the garage to be set back from all portions of the principal façade by a minimum of 10 feet. While the intent of this standard might apply, the garage doors are technically side-loaded and are not required to meet this standard.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- The applicant has revised the height and layout of the proposed garage to respond to the concerns raised by the Architectural Review Board at its first hearing of the application. The revisions were coordinated with city staff and the city architect.
- In the original application, the massing of the forward-facing garage was large, bulky, and architecturally unrelated to the main house form and appeared to dominate the rest of the building. The city architect states that he believes the new composition is the correct approach, as it allows the garage to be a cohesive part of the architectural strategy. See waiver A for more specific descriptions of the updates to the garage.
- It is not uncommon for older homes or homes in areas with older housing stock to have unscreened, front-facing garages located on the primary façade of the building. Many houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- The waiver does not meet the intent of the standard or the goals of other city regulations. The garage doors technically do not face the primary road as recommended by the DGRs and Strategic Plan; however, the garage form and location do not minimize the visual impact of the garage. The height of the garage mass has been decreased, and the architectural details of the garage mass have been updated to appear more integrated with the rest of the house, which helps reduce its visual impact.
- The waiver is not necessary for reasons of fairness. While there are unique site constraints—largely due to the floodplain encompassing the eastern portion of the lot—other layouts are feasible where the garage is not located in front of the main portion of the building or where its visual impact is decreased.
- The waiver will not detrimentally affect the public health, safety, or general welfare.

(C) Waiver to DGR Section 5(II)(B)(3) to allow garage doors that are double-bay when single-bay garage doors are required.

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

Context and general applicable standards

- DGR Section 5(II)(B)(3) states that garages must use single-bay doors no greater than 10 feet in width.
- Following correspondence with the city architect, the applicant proposes the use of a double-bay garage door.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- The home was originally designed with four single-bay garage doors accessible from the front motor court. The city architect argues that, aesthetically, four individual garage doors off of the front elevation would be overwhelming; as such, he advocates the use of two single-bay garage doors under the new gable form and one double-wide door between the main house and new gable. The double-wide door is inset from the single doors and acts as a “connector” between the forms. The design of both single- and double-wide doors express the same proportional intent. Additionally, the applicant has centered a single shed roof dormer above the double-wide door, which grounds the architectural strategy. The architect is highly supportive of the new configuration.
- The waiver is appropriate in terms of site context. It is not uncommon for older homes or homes in areas with older housing stock to have double-bay garage doors and other existing non-conformities; given the nature of the existing housing stock in the vicinity, double-bay garage doors are not unusual. Additionally, both adjacent properties have double-bay garage doors.
- The intent of the garage width standard appears to be to reduce the visual impact of large, monolithic garage doors and minimize the scale of the automobile in favor of the pedestrian. While the proposed garage door does not appear to meet this intent by way of width, it complies with the design guidelines by not facing the public right-of-way and by utilizing a design that creates a single-bay appearance. Additionally, the façade on which the double-bay garage is located is set back a bit from the façade with single-bay garage doors, limiting its visibility.
- The waiver is not necessary for any unusual site-specific constraints. The home has not yet been built, and the façade can be extended to make room for two single-bay garage doors instead of one double-bay garage door.
- The waiver will not detrimentally affect the public health, safety, or general welfare.

(D) Waiver to DGR Section 5(II)(F)(4) to allow chimneys with stone exteriors when brick exteriors are required for chimneys.

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

Context and general applicable standards

- DGR Section 5(II)(F)(4) requires all exposed exterior chimneys to be constructed of brick.
- The applicant proposes the use of stone for the exterior faux chimney material. The material reflects the use of stone being proposed as an exterior material on the front façade and water table of the house.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- The city architect is highly supportive of the use of chimneys for the proposed development, especially to support the architectural style. Given the certificate of appropriateness for the use of stone as one of a few building materials, the applicant proposes stone as the exterior material of the faux chimneys as well.
- The intent of this standard is largely for aesthetic purposes, requiring chimneys to reflect the historical precedent described in the DGRs and the character of the area. While the use of stone may not meet the historical precedent, it conforms to the character of the vicinity and to the rest of the proposed house.
- While the waiver is not necessary for any unusual site-specific constraints, it appears fair and appropriate should the material certificate of appropriateness be approved. The stone on the chimney will match the proposed stone used on the home’s foundation and largely around the primary entrance to the house.

- The stone provides an appropriate design and pattern of development considering the context in which it is proposed. since the material is also used as the foundation material.
- The waiver will not detrimentally affect the public health, safety, or general welfare. The applicant is proposing faux chimneys, so the exterior material does not pose any fire-related concerns.

IV. SUMMARY

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

The city architect is highly supportive of the updates to the plans. Most of the updates apply to the garage portion of the home, which the city architect and Architectural Review Board found to be architecturally unrelated to the main house form and appeared to dominate the rest of the building. The city architect believes the new composition is the correct approach, as it allows the garage to be a cohesive part of the architectural strategy. The waivers for the double-bay garage and stone chimneys assist in creating a well-designed, cohesive architectural style, though this style appears more contemporary and does not adhere to an American architectural precedent described in Section I(II) of the Design Guidelines and Requirements.

V. ACTION

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

Move to approve Certificate of Appropriateness application ARB-36-2026.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Old World Custom Homes c/o Patrick Miller,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, July 14, 2026

The New Albany Architectural Review Board took the following action on **07/13/2026**.

Certificate of Appropriateness

Location: 6905 CENTRAL COLLEGE RD

Applicant: Patrick Miller, Old World Custom Homes

Application: PLARB20260036 (ARB-36-2026)

Request: Certificate of Appropriateness for the use of Hardie board and stone as exterior materials on a new home with waivers for DGR Sections 1(I)(G) and 5(II)(B)(2) regarding the contemporary architectural style, 5(II)(F)(4) to allow stone chimneys, 1(I)(E) regarding the visibility of the garage, and 5(II)(B)(3) to allow a double-bay garage at 6905 Central College Road.

Motion: To approve

Commission Vote: Motion Tabled, 6-0

Result: Certificate of Appropriateness PLARB20260036 was Tabled by a vote of 6-0.

Recorded in the Official Journal this July 14, 2026.

Condition(s) of Approval:

N/A

Staff Certification:

Lauren Sauter
Planner



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

**CIMARRON SIGNAGE
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 110 and 114 East Main Street
APPLICANT: Morrison Sign c/o Shaun White
REQUEST: Certificate of Appropriateness
ZONING: New Albany Exchange I-PUD, developed under the Urban Center Code requirements
STRATEGIC PLAN: Village Center
APPLICATION: ARB-45-2026

Review based on: Application materials received June 10, 2026.

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review of a certificate of appropriateness to allow two hanging signs and a wall plaque to be installed at the New Albany Exchange for Cimarron Aesthetics. Two proposed hanging signs will be located on the Main Street elevation. The plaque sign will be installed at the rear entrance facing the parking lot.

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

II. SITE DESCRIPTION & USE

The property is zoned I-PUD (Infill Planned Unit Development) under the New Albany Exchange zoning text but was developed under the Urban Center Code requirements. The zoning text also has their own sign regulations to match those existing within the zoning text, these standards have been used to evaluate the proposed signs. The site contains the mixed-use New Albany Exchange Development, which is located within the Village Center district on the west side of E. Main Street. This location was previously the Resource Settlement Services and Julian & Associates.

III. EVALUATION

A. Certificate of Appropriateness

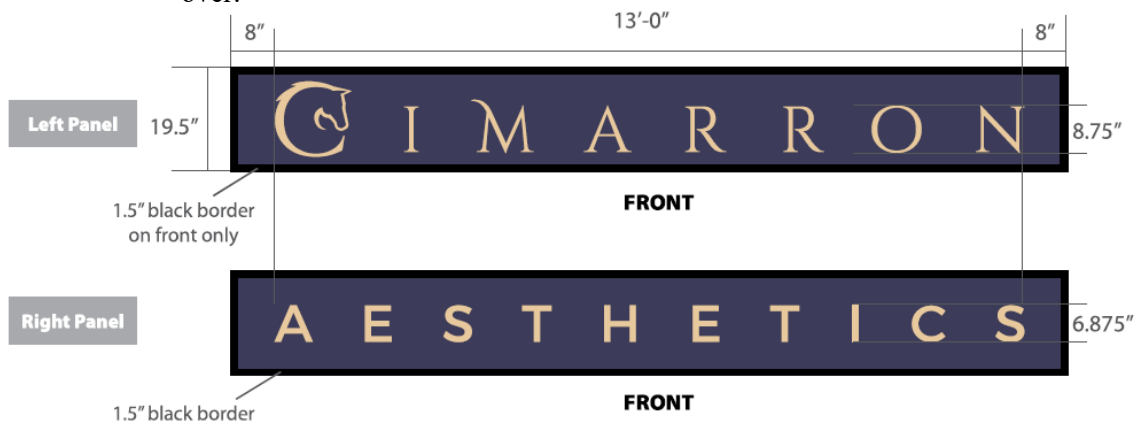
The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications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

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

- Per the city's sign code chapter 1169.14(a), each building or structure in the Village Core sub-district shall be allowed three sign types. Hanging and plaque signs are permitted sign types within the Village Core sub-district.
- The applicant has submitted two sign types for the ARB to consider. Each option is evaluated below.

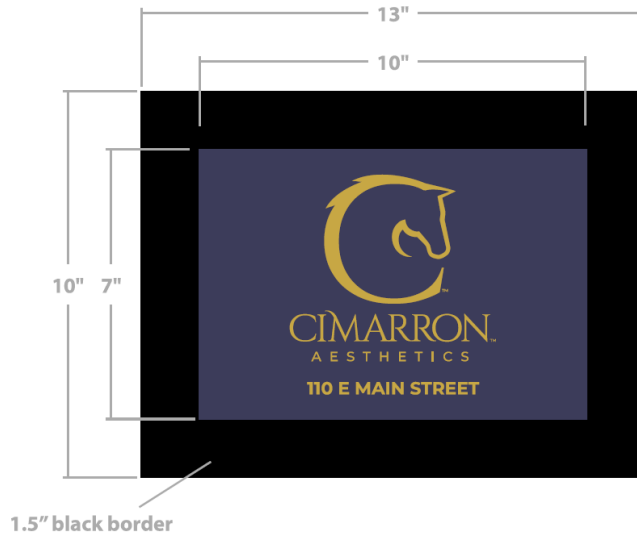
Cimarron Hanging Sign (2)

- New Albany Exchange's zoning text and associated sign plan, Section 4c.06, allow one primary hanging sign per building facade. C.O. Section 1169.16(d) of the sign code and the Exchange's sign plan require a sign relief of 1 inch.
- The applicant proposes two hanging signs, one over each front entrance with the following dimensions:
 - a) Sign Dimensions: 13' x 19.5" [meets code].
 - b) Locations: One sign [location meets code].
 - c) Lighting: Externally illuminated with existing gooseneck fixtures [meets code].
 - d) Material: Aluminum [meets code].
 - e) Colors: Crème letters, purple background, and black frame (total of three) [meets code].
 - f) Relief: 1.5 inches [meets code].
- One of the proposed hanging signs will read "Cimarron", and the logo is the "C" and the other will read "Aesthetics".
- The signs appear to be appropriately scaled to the storefront's size they hang over.



Cimarron Plaque Sign

- New Albany Exchange's associated sign plan allows a plaque sign to be mounted adjacent to the business entrance. C.O. Section 1169.16(d) of the sign code requires a sign relief of 1 inch.
- The applicant proposes one plaque sign with the following dimensions:
 - a) Sign Area: 13 in x 10 in (including frame) 0.90 square feet [meets code].
 - b) Location: Proposed at the back door facing the parking lot adjacent to the business entrance [location meets code].
 - c) Lighting: Externally illuminated with existing gooseneck fixture [meets code].
 - d) Lettering Height: 5.39" [meets code].
 - e) Colors: Crème letters, purple background, and black frame (total of three) [meets code].
- The proposed signs will read "Cimarron Aesthetics 110 E Main Street" with the logo above the lettering and will be located adjacent to the rear entrance.



2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The signs appear to be appropriately located on the building. Similar hanging and plaque signs have been previously approved by the Architecture Review Board within the New Albany Exchange area and are pedestrian-scaled and provide more visual interest along the Main Street. The proposed hanging signs are located symmetrically to the storefront entrance and the existing gooseneck light fixtures. The proposed plaque sign is the same design as others on the rear of the New Albany Exchange buildings.



3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The signs are positioned in a suitable location and do not block any architectural features.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and should utilize signs appropriate to its scale and style while considering its surroundings. The proposed signs appear to match the style of the building.

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

IV. SUMMARY

The proposed signs appear appropriately located and sized to fit within the design of the existing storefront tenant space entrance on the Main Street elevation of the building. The proposed signs accomplish the context and compatibility requirements of the city sign code and are consistent with sign designs used in the New Albany Exchange. The new hanging signs will be similar in size to the existing signs within the zoning text and meet the required size. The signs do not block views in or out of the building and help ensure that the tenant space is easily identifiable to pedestrians, improving mobility in the Village Center, which is an important goal of the Engage New Albany Strategic Plan for the Village Center.

V. ACTION

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

Suggested Motion for ARB-45-2026:

Move to approve Certificate of Appropriateness application ARB-45-2026 (conditions may be added).

Approximate Site Location:



Source: Near Map



Community Development Department

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

Dear Morrison Sign,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, July 14, 2026

The New Albany Architectural Review Board took the following action on 07/13/2026 .

Certificate of Appropriateness

Location: 110 E Main St.

Applicant: Morrison Sign,

Application: PLARB20260045

Request: Certificate of Appropriateness for new signs for Cimarron Aesthetics at 110 E Main Street (PID: 222-004299).

Motion: To approve

Commission Vote: Motion Approved, 6-0

Result: Certificate of Appropriateness, PLARB20260045 was Approved, by a vote of 6-0.

Recorded in the Official Journal this July 14, 2026

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn
Planner



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

**APOLLO COFFEE
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 45 N High Street (PID: 222-000018)
APPLICANT: Jacob Rovito
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-48-2026

Review based on application materials received June 16 and June 26, 2026.

Staff report prepared by Kylie Blackburn, Planner I.

I. REQUEST AND BACKGROUND

The applicant requests approval of a certificate of appropriateness for an exterior ADA ramp for Apollo Coffee at 45 N High Street. The proposed ramp will be located along the N High Street frontage of the building, leading into the main entrance.

The Architectural Review Board has reviewed and approved exterior modifications to the building in the past. In June 2018, the ARB approved numerous exterior modifications for this site, including a new rear deck, window changes, and signage. In September 2018, the ARB approved another version of the rear deck that exists on site today. The applicant will be coming back to the ARB for new signage at another meeting.

C.O. 1157.06 states that no environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. C.O. 1157.07 states that exterior building changes that modify or reconstruct any exterior features of an existing structure, that are not considered minor changes, must be reviewed and approved by the ARB prior to the work being completed. The proposed changes are considered Major Environmental Changes and therefore must be reviewed and approved by the ARB.

II. SITE DESCRIPTION & USE

The site is 0.25+/- acres and zoned Urban Center District within the Historic Center Sub-district. According to the Franklin County Auditor, the building was originally constructed in 1920 and renovated in 1978. Previous tenants of this property include On-Target Design, Whit's Ice Cream, and Griffin's Floral. The lot is located on the west side of High Street and is the last building before the school campus. It will be across from the newly constructed Founders Way once road construction is complete.

III. EVALUATION

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



- The image above also shows both 21 and 31 North High having the same style of ADA ramps. The applicant has requested to use white railings and grey ramp material to match the existing ramps on North High Street.
- 2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - A site plan was submitted as part of the application, identifying the addition to the structures. No additional changes are being proposed regarding lighting, vehicular, or pedestrian circulation.
 - The applicant has not submitted sign plans as part of this submittal. Staff recommends a condition of approval that signage shall be subject to review and approval by the Architectural Review Board once details have been finalized (condition #1).
 - Due to the ramp having to encroach within the right-of-way staff recommends a condition of approval that the applicant enters a held-harmless agreement with the city (condition #2). Staff also recommends a condition of approval that the applicant obtains a right-of-way permit through the Public Service Department before construction of the ramp can begin (condition #3).
- 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The proposed modifications and additions appear to preserve the original quality and character of the building that were previously approved by the ARB through the use of the same building materials as other ramps existing on the street.



4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed improvements are of new construction and appear to be appropriate.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - It appears that the applicant has made the proposed modification while being sensitive to the original design of the building. The proposed ramp will maintain the same colors as on the existing building to help the ramp blend in.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not applicable.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - It does not appear that the essential form and integrity of the original structure would be destroyed if any of the improvements were removed from the building.

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements and the Urban Center Code. All the proposed exterior ADA ramp appears to be consistent with the previously approved design through the use of similar building materials and color choices. The ramp will provide the proposed business with required ADA accessibility and help bring unique local restaurant options to the Village Center, which is called for in the New Albany Strategic Plan. The proposed modification will allow this historic building to be reused as a new restaurant in the Village Center, while still maintaining the original form and mass.

V. ACTION

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

Move to approve application ARB-48-2026 with conditions (conditions of approval may be added).

1. Signage shall be subject to review and approval by the Architectural Review Board, once details have been finalized.
2. The applicant shall enter into a hold harmless agreement with the city for the parts of the ramp that are within the right-of-way.
3. The applicant will obtain a right-of-way permit from the Public Service Department before construction can begin.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Jacob Rovito,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, July 15, 2026

The New Albany Architectural Review Board took the following action on 07/13/2026 .

Certificate of Appropriateness

Location: 45 N HIGH ST

Applicant: Jacob Rovito,

Application: PLARB20260048

Request: Certificate of Appropriateness for a new ADA ramp for Apollo Coffee at 45 N. High Street (PID: 222-000018).

Motion: To approve with conditions

Commission Vote: Motion Approved with Conditions, 6-0

Result: PLARB20260048 was Approved with Conditions, by a vote of 6-0.

Recorded in the Official Journal this July 15, 2026

Condition(s) of Approval:

1. Signage shall be subject to review and approval by the Architectural Review Board, once details have been finalized.
2. The applicant shall enter into a hold harmless agreement with the city for the parts of the ramp that are within the right-of-way.
3. The applicant will obtain a right-of-way permit from the Public Service Department before construction can begin.
4. Any horizontal surface adjacent to the right of way be constructed of a similar material and be ADA compliant.
5. A masonry stone wall be installed in lieu of the proposed railing.
6. If a railing is required it will be of a single wrought iron rail.
7. All conditions are subject to the approval of the Chief Building Official and staff of the New Albany Development Department.

Staff Certification:

Kylie Blackburn

Planner

To: Architectural Review Board

From: City Staff

Re: FDM-50-2026 – Nationwide Children’s Architectural & Signage Modification

Date: July 13, 2026

Final Development Plan Modification

The applicant is requesting two modifications to the recently approved Nationwide Children’s Hospital final development plan (FDP-57-2025). This request will also be heard by the Planning Commission at their July 20th meeting.

Proposed Changes:

1. Raise the lower west parapet on Level 3 by approximately 8 feet to improve the visibility of the building signage; and
2. Relocate a previously approved wall sign to the Level 3 parapet.

The City Architect reviewed the proposed revisions and indicated that the changes are an improvement to the previously approved design, with no additional comments. Staff have no concerns with the requested modifications, as the increased parapet height provides a more appropriate architectural location for the approved wall sign, enhances its visibility, and results in a more balanced building composition. The proposed revisions remain consistent with the overall architectural character, design intent, and quality of the previously approved development and do not adversely impact the appearance of the building.



Approved by the ARB



Proposed



ACTION

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

Move to approve application FDM-50-2026 with the following conditions:

1. All conditions from FDP-57-2025 shall still be met.



Community Development Department

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

Dear Bryce Shirley,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, July 14, 2026

The New Albany Architectural Review Board took the following action on 07/13/2026 .

Final Development Plan Modification

Location:

Applicant: Bryce Shirley,

Application: PLFDM20260050

Request: Certificate of Appropriateness for a final development plan modification to amend the Nationwide Children's Hospital plan to raise the lower west parapet at Level 3 by 8 feet to accommodate sign visibility as well as relocation of a previously approved wall sign (PID: 222-00543).

Motion: To Approve

Commission Vote: Motion Approved with Conditions, 6-0

Result: Final Development Plan Modification, PLFDM20260050 was Approved with Conditions, by a vote of 6-0.

Recorded in the Official Journal this July 14, 2026

Condition(s) of Approval:

1. All conditions from FDP-57-2025 shall still be met.

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner



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

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

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

APPLICANT: Joseph Looby, EMHT c/o MI Homes

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District and Ganton Comprehensive Planned Unit Development

STRATEGIC PLAN: Village Center

APPLICATION: ARB-47-2026

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

Staff report prepared by Javon Henderson, Planner I

I. REQUEST AND BACKGROUND

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

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

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

II. SITE DESCRIPTION & USE

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

III. EVALUATION

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

Row House

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

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

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

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

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

Lot Access Standards

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

Service & Utility Standards

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

Building Frontage Standards

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

Landscape Standards, Garden Structures & Fences

1. 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.
2. Garden structures shall be permitted in accordance with Section 3.5 of the Urban Center Code, provided that they are used for storage only.
3. Fences shall be permitted on or near side yard lot lines.

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

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

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

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

IV. SUMMARY

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

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

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

V. ACTION

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

Move to approve application ARB-47-2025 (conditions of approval may be added)

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear M/I Homes of Central Ohio, LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Monday, July 20, 2026

The New Albany Architectural Review Board took the following action on 07/13/2026 .

Certificate of Appropriateness

Location: 9582 JOHNSTOWN RD

Applicant: M/I Homes of Central Ohio, LLC,

Application: PLARB20260047

Request: Certificate of Appropriateness to allow for a new building typology for Edgehill at 9582 Johnstown Road (PID: 222-000238).

Motion: To approve

Commission Vote: Motion Approved, 6-0

Result: Certificate of Appropriateness, PLARB20260047 was Approved, by a vote of 6-0.

Recorded in the Official Journal this

Condition(s) of Approval: N/A

Staff Certification:

Javon Henderson
Planner

NEW ALBANY
COMMUNITY CONNECTS US
Architectural Review Board Staff Report
July 13, 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. During the review process, several waivers were identified and are evaluated in the Planning Commission report for the application FDP-04-2026. 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.” All waivers referenced in this staff report will be evaluated by the Planning Commission at their July 20th meeting. All other requirements for this site are met or conditioned. There is a related application for a new housing typology (ARB-47-2026) which is evaluated under a separate staff report.

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

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. This case as well as the associated waiver requests are scheduled to be heard by the Planning Commission during their meeting on July 20, 2026. 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 two waivers are being requested to be heard by the Planning Commission. These waivers include:
 - a. Proposing a 10' wide median on Public Street A whereas Urban Center Code section 5.20 requires 12' wide medians.

- b. Proposing 20' wide alley drives whereas Urban Center Code section allows for a maximum of 18' for alleys.
- 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. These requests will be reviewed by the Planning Commission and do not affect the functionality or access of the proposed parking configuration.

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 to install 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
2401 Wilson Boulevard, Suite 200
Falls Church, Virginia 22044
703.441.1200
COBU
ARCHITECTURE

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 from the Planning Commission 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

COBU Architecture Studio
2401 Wilson Boulevard, Suite 200
Falls Church, Virginia 22044
703.441.1200
COBU
ARCHITECTURE

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

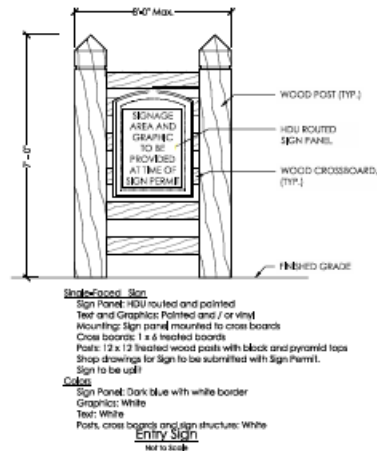
Street	Frontage (feet)	Required Trees	Proposed Trees	Met?
Miller Avenue	900	25 (south side only)	26	✓
Street A	1,641	45 (per side)	121	✓
Street B	615	17 (per side)	38	✓
Street C	296	8 (per side)	14	☒
Street D	478	13 (per side)	19	☒
Street E	464	13	15	✓
Street F	258	7	11	✓
Street G	352	10 (per side)	30	✓
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.



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. 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 ARB find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to recommend approval to the Planning Commission for final development plan application FDP-04-2026 based on the findings in the staff report with the following conditions (additional conditions of approval may be added).

1. The applicant works with the city on the 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



Community Development Department

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

Dear M/I Homes,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Thursday, July 23, 2026

The New Albany Architectural Review Board took the following action on 07/13/2026 .

Final Development Plan

Location: 9582 JOHNSTOWN RD

Applicant: M/I Homes,

Application: PLFDP20260004

Request: Certificate of Appropriateness for a combined preliminary and final development plan for a new 243-unit development to be known as Edgehill at 9582 Johnstown Road (PID: 222-000238).

Motion: To approve

Commission Vote: Motion Approval Recommended with conditions, 6-0

Result: Final Development Plan, PLFDP20260004 was Approval Recommended, by a vote of 6-0.

Recorded in the Official Journal this

Condition(s) of Approval:

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 work with the city and landscape architect for approval once basin design and details have been reviewed to service the entire development at full buildout. (See Planning Commission ROA, dated 7/23/26).
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.

Staff Certification:

Sierra Saumenig and Javon Henderson
Planners



Architectural Review Board Staff Report
August 10, 2026 Meeting

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

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

Review based on application materials received May 18, July 6, and July 29, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

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

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

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

- (A) Waiver to DGR Sections 1(I)(G), 1(II), and 5(II)(B)(2) to allow an architectural style not aligned with the American architectural precedents of the DGRs.**
- (B) Waiver to DGR Section 1(I)(E) to allow a garage that is located in front of the main portion of the building.**
- (C) Waiver to DGR Section 5(II)(B)(3) to allow a garage door that is double-bay when single-bay garage doors are required.**
- (D) Waiver to DGR Section 5(II)(F)(4) to allow chimneys with stone exteriors when brick exteriors are required.**

This application was originally reviewed by the Architectural Review Board at its meeting on June 8, 2026. Multiple updates to the application were made to better conform to the DGRs and to respond to the comments and concerns set forth by the board and city architect.

Changes to the application seen at the second hearing on July 13, 2026, largely focused on waivers A and B as they related to the garage mass, such as in reducing its height, reconfiguring its form, merging two single-bay garage doors into one double-bay garage door, and updating the architecture to conform to one

cohesive style. The Architectural Review Board was generally supportive of the updates; however, the board voted to table the application and requested that the applicant provide additional architectural updates to the west side elevation.

- Adding landscape screening to the gym mass's garage area.
- Adding faux windows or shutters to the gym mass and to the garage mass on the west elevation.
- Simplifying the roof condition on the west elevation.
- Continuing the eave over the gym mass from the garage façade to add a horizontal detail.
- Projecting the gabled form on the west elevation of the gym mass.

The applicant has made updates to the west side elevation that align with the Board's requests; however, the roof was not able to be lowered due to the internal configuration of this portion of the house. As an alternative way to reduce the impact of the gym mass, following discussions with the city architect, the gym mass of the building has been revised to appear more separate from and secondary to the main house by use of a barn design. As described in Section 1 of the DGRs for barns, the gym mass uses vertically oriented siding, a stone foundation, and gable rooflines. It also now features a continued eave, a faux barn door, windows, and landscaping.

The applicant has worked diligently with the city architect, staff, and the Architectural Review Board to align with their requests, meet the intent of the DGRs, provide an appropriate pattern of development, and create a high-quality, architecturally cohesive new home. The applicant requests approval of the certificate of appropriateness and associated waivers. Changes to this staff report from the previous hearing have been underlined.



*Image: Former renderings (top) and newest rendering (bottom).
Changes requested by the Architectural Review Board
have been implemented where feasible.*

II. SITE DESCRIPTION & USE

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

At present, no structure exists on the site. Numerous mature trees are located on the lot, especially concentrated on its southern half. Sugar Run extends along the eastern portion of the site, which includes a pond shared between the subject site and the adjacent parcel; this offers unique natural aesthetics to the land. The site is encumbered by a floodplain generally along its entire eastern side due to Sugar Run. A

swale, fence, and above-ground utility line run along the parcel's frontage. The site is notably larger than most other parcels in its vicinity.

III. EVALUATION

Certificate of Appropriateness

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

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

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

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

Context and general applicable design standards

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

Evaluation

- The proposed architectural style appears to be inspired by transitional European design. Three main materials are proposed on the exterior walls of the home.
 - The applicant proposes the vertically oriented Hardie board-and-batten siding in Accessible Beige with the Select Cedarmill texture as one of the primary exterior materials. Staff is supportive of the use of Hardie board, which has been approved for many other homes and businesses in the city, including homes in the vicinity along Central College Road.
 - In addition to the Hardie board, the applicant proposes Hardie paneling in Urbane Bronze as an exterior material in certain locations. Hardie paneling appears to be similar to the Hardie board-and-batten.
 - Stone is recognized in the DGRs as an example material used in historical Georgian, Georgian Revival, Federal, and Greek Revival architecture, and stone is permitted in numerous residential subdivisions within the city. The applicant proposes the use of a Casa di Sassi Dente Quartz Ledge stone veneer as another exterior material. A majority of the use of stone is proposed on the front and left elevations; the stone will also be used along the foundation on all sides of the house.
 - The use of Hardie siding and stone as exterior materials appears appropriate. The materials are harmonious with the character of surrounding homes.
 - The setback of the front façade of the house from the roadway is not able to be “in line” with neighboring houses due to limitations imposed by the floodplain and required setbacks and given the size and configuration of the proposed home. The garage mass extends farther out toward the roadway than the front façade of its neighboring homes. Additionally, the developer will be required to install street trees at the time of permitting.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
- This standard may not necessarily be applicable to the analysis of exterior building materials; however, the following information is still included as a supplement.
 - The site is encumbered by a floodplain generally along its entire eastern side. In addition to the required setbacks, this leaves a narrow, “long” buildable area on the site. The house plan fits the form of the site by use of a relatively “long” building form.
 - Numerous mature trees are located on the lot, especially concentrated on its southern half.
 - The new home is proposed to be set back approximately 81 feet from the centerline of Central College Road due to the garage mass that extends out from the primary building mass toward the public right-of-way. This appears to be slightly closer to the road than most other existing homes in the vicinity. The applicant requests a waiver to allow the garage to be in front of the main portion of the building (where its visual impact is not minimized). While the garage mass is the frontmost portion of the house, the garage doors face the eastern side yard instead of the front yard.
 - The existing site has no structures. A new curb cut is proposed to be installed to access the site and the new house.
 - Street trees will be required to be installed along the parcel frontage. The street trees may be placed behind the existing fence. A swale and above-ground utilities run along the frontmost portion of the site adjacent to the roadway, which may complicate adding the required pedestrian path in the area. Additionally, adding these improvements to the full site frontage would require disturbance to the floodplain area. Engineering staff is evaluating the site’s right-of-way and the feasibility of installing the pedestrian path; if the path is unable to be installed, the property owner will have to pay a fee in-lieu of the path. The fee-in-lieu amount must be approved by City Council.
 - No exterior lighting is proposed at this time.

- No signage is proposed at this time.
 - A driveway extends along the western side of the house to a single garage door on the gym mass of the building. The west elevation meets the side yard setback requirements; however, it is somewhat close to the adjacent lot. Given its location, visibility, and scale, staff recommends a condition of approval that the rear garage door area be screened from the adjacent property and additional landscaping be installed along the west elevation, subject to staff approval (condition #1).
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - This standard is not applicable to the analysis of exterior building materials. However, it should be noted that the floodplain is shown to be undisturbed by the new home build.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - No historic structures exist or are being modified on the site. The proposed development is new construction and does not seek to create a false sense of history; however, the house is proposed to be more transitional in style, utilizing elements of both historical and contemporary practice. The home does not appear to meet this criterion.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Following the feedback from the June 8 Architectural Review Board meeting, the applicant coordinated with the city architect to update the proposed design for a single, more clearly selected architectural style.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - This standard is not applicable. No masonry structures are proposed.
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - This standard is not applicable. No structures currently exist on the site.

Waiver Request

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

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

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

(A) Waiver to DGR Sections 1(I)(G), 1(II), and 5(II)(B)(2) to allow an architectural style not aligned with the American architectural precedents of the DGRs.

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

Context and general applicable standards

- At its meeting on June 8, the Architectural Review Board tabled this application and requested that the applicant work with the city architect to update the plans for a more cohesive, architecturally unified design. Originally, the application required a waiver to DGR Sections 1(I)(G) and 5(II)(B)(2) for the mixing of elements from different styles and for a design that is not of a traditional historical style; to Section 1(II), which outlines the traditional historical styles; and to Section 5(II)(F)(6) to use single-hung windows. While three of these waivers remain due to the proposal not utilizing a traditional historical style, the proposal has been updated to be more aligned with these standards, especially by minimizing the mixing of elements from different styles. The city architect has corresponded with the applicant on the updates to the proposal and is supportive of the architectural style.
- Further updates to the west side elevation strengthen the architectural quality and character of the home. As requested by the Architectural Review Board, these updates include adding faux windows or shutters to the gym mass and to the garage mass on the west elevation; continuing the eave over the gym mass from the garage façade to add a horizontal detail; projecting the gabled form on the west elevation of the gym mass; and adding landscaping. The roof could not be lowered due to the internal configuration of the gym portion of the house. As an alternative method of reducing the impact of the gym mass, and following discussions with the city architect, the gym mass of the building has been revised to appear more separate from and secondary to the main house by use of a barn design. As described in Section 1 of the DGRs for barns, the gym mass uses vertically oriented siding, a stone foundation, and gable rooflines. It also now features a continued eave, a faux barn door, windows, and landscaping.
- The applicant proposes a design that does not strictly follow any single American architectural precedent outlined in Section 1(II) of the DGRs. While variations from some requirements of any precedent example are normal and even encouraged—DGR Section 1(II) states each of the American architectural precedent examples provide opportunities for stylistic variations within each style—there are numerous considerations that vary from the DGRs or from an approved style, and thus a waiver is required. The requested waiver for variation from the DGRs is to allow an architectural design that is not found in the American architectural precedent, but the mixing of different styles no longer applies.
- DGR Section 1(I)(G) specifies that the design of buildings in the city should include attention to detail and ornamentation consistent with the precedents of American architectural styles. DGR Section 5(II)(B)(2) further verifies that designs must be accurate renderings of traditional historical styles.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.
- According to DGR Section 1(II), the American architectural precedent examples in the DGRs share commonalities, including that they are all highly ordered with a certain formality to the design; utilize traditional building forms; and have detailing influenced by classical architecture. In particular, the buildings typically include a regular form, formal symmetry, brick or wood exteriors, an architecturally defined entrance, gabled or hipped rooflines, and divided-lite, multi-paned windows. Additionally, Section 1(II) states that contemporary interpretations of the American architectural styles may be considered.

Evaluation

- It is not uncommon for older homes or homes in areas with an older housing stock to deviate from the styles, exterior materials, and architectural details that are required for newer, more visible homes and lots. Many existing houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- The city architect is highly supportive of the updated plans. Most of the updates apply to the garage portion of the home, which the city architect and Architectural Review Board found to be large, bulky, and architecturally unrelated to the main house form and appeared to dominate the rest of the building. The city architect states that he believes the new composition is the correct approach, as it allows the garage to be a cohesive part of the architectural strategy.
 - The applicant added a turned gable at the end of the garage, running in the same direction as the main house mass. The new gable allows the overall garage mass to be reduced while “breaking up” the formerly long façade into elements with a more human scale. This gable allows the garage to appear more comparable to and cohesive with the main house mass.
 - The left elevation of the garage mass was divided between the area with the new gable form and a newly inset “connector” between the main house and new gable. The applicant also proposes one double-bay garage door on the “connector” part of the façade (see waiver C), which further breaks up the former repetition and visual dominance of the full elevation. Additionally, there is a single shed roof dormer centered above the double-wide garage door, which helps ground the architectural strategy.
 - Windows were added to the frontmost façade on the garage, facing the public right-of-way. As supported by the DGRs, the windows give this portion of the house the appearance of being “lived in;” the garage mass feels more human-scaled and as an active part of the rest of the house.
- DGR Section 5(II)(F)(6) requires double-hung, true or simulated divided-light windows with vertically oriented glass panes, correctly profiled muntins with a visually three-dimensional internal spacer, wood material with either vinyl or aluminum cladding, and historically accurate proportions. The applicant revised the application to have double-hung, divided-light windows that meet this requirement.
- The design is not appropriate in terms of site context. While most surrounding homes are modest rural structures, the proposed house exceeds the scale of the homes in its vicinity and has a more contemporary architectural style. A similar material combination and exterior style does not appear to be present in the vicinity. However, the site is much larger than most other lots in the area, which may grant flexibility concerning an appropriate form and style.
- While the overall character of the home does not conform to the American architectural precedent, the proposal meets a few common details found in the American architectural precedent examples by using gabled rooflines and an architecturally defined entrance. The main portion of the front elevation additionally utilizes formal symmetry. Additionally, the home does conform to a more



Image: Rendering of the front of the proposed home.

uniform architectural character, and DGR Section 1(II) states that more contemporary styles may be considered.

- The waiver may be necessary for reasons of fairness. Many of the homes in the vicinity do not conform to the intent of or standards set forth in the DGRs, and a new build that more comprehensively conforms to the DGRs would not provide an appropriate pattern of development given the character of the existing area. Further, with a larger acreage than that of most homes in the vicinity and with a unique natural character due to being next to Sugar Run, the parcel offers a unique opportunity to develop a larger, more architecturally flexible building. There is a high level of design consideration that reflects the high standards of quality found in the city, though approving the waiver could set precedent for architecturally contemporary proposals. Additionally, there are no site-specific constraints that prevent traditional architecture from being used.
- The waiver will not detrimentally affect the public health, safety, or general welfare.
- Should this waiver be denied, the applicant will have to follow an architectural precedent and the other standards described in the DGRs, subject to staff approval or future waiver requests. Otherwise, the Board may approve this waiver and allow the proposed style or approve this waiver with conditions that specify the extent of architectural flexibility from the DGRs, keeping in mind the waiver criteria, the aforementioned evaluation, and the site context.

(B) Waiver to DGR Section 1(I)(E) to allow a garage that is located in front of the main portion of the building.

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

Context and general applicable standards

- The city architect and the Architectural Review Board identified this waiver as a primary concern regarding the original application heard by the board at its June 8 meeting due to the size and massing of the garage portion of the home. The garage height was reduced, and the garage form was reconfigured to create a more architecturally cohesive and appropriately scaled structure. This directly meets the requests of the Board and allows the garage to be a cohesive part of the house's architectural strategy.
- The applicant proposes a new home with a large garage mass extending approximately 55 feet from the main portion of the home toward the public right-of-way. The garage mass includes garage doors that face the eastern side yard and are not front facing, though they are in front of the main portion of the house. The garage mass is one of only a few portions of the house with a second-story dwelling area.
- DGR Section 1(I)(E) states that parking areas and garages should be placed in locations to minimize their visual impact through a combination of garage location and landscaping or other screening methods. It further states that garage doors should not be on primary façades of buildings. Similarly, the Engage New Albany Strategic Plan encourages rear or side-loaded garages, and when a garage faces the street, the front façade of the garage should be set back from the front façade of the house.
- When garage doors face a primary street, DGR Section 5(II)(B)(4) requires the façade of the garage to be set back from all portions of the principal façade by a minimum of 10 feet. While the intent of this standard might apply, the garage doors are technically side-loaded and are not required to meet this standard.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- The applicant revised the height and layout of the proposed garage to respond to the concerns raised by the Architectural Review Board at its first hearing of the application. The revisions were coordinated with city staff and the city architect.
- In the original application, the massing of the forward-facing garage was large, bulky, and architecturally unrelated to the main house form and appeared to dominate the rest of the building. The city architect believes the new composition is the correct approach, as it allows the garage to be a cohesive part of the architectural strategy. See waiver A for more specific descriptions of the updates to the garage.
- It is not uncommon for older homes or homes in areas with older housing stock to have unscreened, front-facing garages located on the primary façade of the building. Many houses along Central College Road were built in the 1960s through 1980s and do not meet the newer standards contained in the Design Guidelines and Requirements.
- The waiver does not meet the intent of the standard or the goals of other city regulations. The garage doors technically do not face the primary road as recommended by the DGRs and Strategic Plan; however, the garage form and location do not minimize the visual impact of the garage. The height of the garage mass has been decreased, and the architectural details of the garage mass have been updated to appear more integrated with the rest of the house, which helps reduce its visual impact.
- The waiver is not necessary for reasons of fairness. While there are unique site constraints—largely due to the floodplain encompassing the eastern portion of the lot—other layouts are feasible where the garage is not located in front of the main portion of the building or where its visual impact is decreased.
- The waiver will not detrimentally affect the public health, safety, or general welfare.

(C) Waiver to DGR Section 5(II)(B)(3) to allow garage doors that are double-bay when single-bay garage doors are required.

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

Context and general applicable standards

- DGR Section 5(II)(B)(3) states that garages must use single-bay doors no greater than 10 feet in width.
- Following correspondence with the city architect, the applicant proposes the use of a double-bay garage door.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- The home was originally designed with four single-bay garage doors accessible from the front motor court. The city architect argues that, aesthetically, four individual garage doors off of the front elevation would be overwhelming; as such, he advocates the use of two single-bay garage doors under the new gable form and one double-wide door between the main house and new gable. The double-wide door is inset from the single doors and acts as a “connector” between the forms. The design of both single- and double-wide doors express the same proportional intent. Additionally, the applicant has centered a single shed roof dormer above the double-wide door, which grounds the architectural strategy. The architect is highly supportive of the new configuration.
- The waiver is appropriate in terms of site context. It is not uncommon for older homes or homes in areas with older housing stock to have double-bay garage doors and other existing non-conformities; given the nature of the existing housing stock in the vicinity, double-bay garage doors are not unusual. Additionally, both adjacent properties have double-bay garage doors.

- The intent of the garage width standard appears to be to reduce the visual impact of large, monolithic garage doors and minimize the scale of the automobile in favor of the pedestrian. While the proposed garage door does not appear to meet this intent by way of width, it complies with the design guidelines by not facing the public right-of-way and by utilizing a design that creates a single-bay appearance. Additionally, the façade on which the double-bay garage is located is set back a bit from the façade with single-bay garage doors, limiting its visibility.
- The waiver is not necessary for any unusual site-specific constraints. The home has not yet been built, and the façade can be extended to make room for two single-bay garage doors instead of one double-bay garage door.
- The waiver will not detrimentally affect the public health, safety, or general welfare.

(D) Waiver to DGR Section 5(II)(F)(4) to allow chimneys with stone exteriors when brick exteriors are required for chimneys.

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

Context and general applicable standards

- DGR Section 5(II)(F)(4) requires all exposed exterior chimneys to be constructed of brick.
- The applicant proposes the use of stone for the exterior faux chimney material. The material reflects the use of stone being proposed as an exterior material on the front façade and water table of the house.
- According to DGR Section 1(I)(J), building lots located within areas where there are a number of existing buildings will not necessarily be expected to follow the American architectural precedent described in the standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors.

Evaluation

- The city architect is highly supportive of the use of chimneys for the proposed development, especially to support the architectural style. Given the certificate of appropriateness for the use of stone as one of a few building materials, the applicant proposes stone as the exterior material of the faux chimneys as well.
- The intent of this standard is largely for aesthetic purposes, requiring chimneys to reflect the historical precedent described in the DGRs and the character of the area. While the use of stone may not meet the historical precedent, it conforms to the character of the vicinity and to the rest of the proposed house.
- While the waiver is not necessary for any unusual site-specific constraints, it appears fair and appropriate should the material certificate of appropriateness be approved. The stone on the chimney will match the proposed stone used on the home's foundation and largely around the primary entrance to the house.
- The stone provides an appropriate design and pattern of development considering the context in which it is proposed. since the material is also used as the foundation material.
- The waiver will not detrimentally affect the public health, safety, or general welfare. The applicant is proposing faux chimneys, so the exterior material does not pose any fire-related concerns.

IV. SUMMARY

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

The city architect is highly supportive of the updates to the plans. Most of the updates apply to the garage portion of the home, which the city architect and Architectural Review Board found to be architecturally unrelated to the main house form and appeared to dominate the rest of the building. The city architect believes the new composition is the correct approach, as it allows the garage to be a cohesive part of the architectural strategy. The waivers for the double-bay garage and stone chimneys assist in creating a well-designed, cohesive architectural style, though this style appears more contemporary and does not adhere to an American architectural precedent described in Section 1(II) of the Design Guidelines and Requirements.

Should the Architectural Review Board find that additional architectural updates may be warranted, staff recommends approval with the condition that the applicant coordinates with staff and/or the city architect to facilitate additional review during the permitting process.

V. ACTION

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

Move to approve Certificate of Appropriateness application ARB-36-2026 with the following condition:

1. The rear garage door area must be screened from the adjacent property, and landscaping must be installed along the west elevation, subject to staff approval.

Approximate Site Location:



Source: NearMap

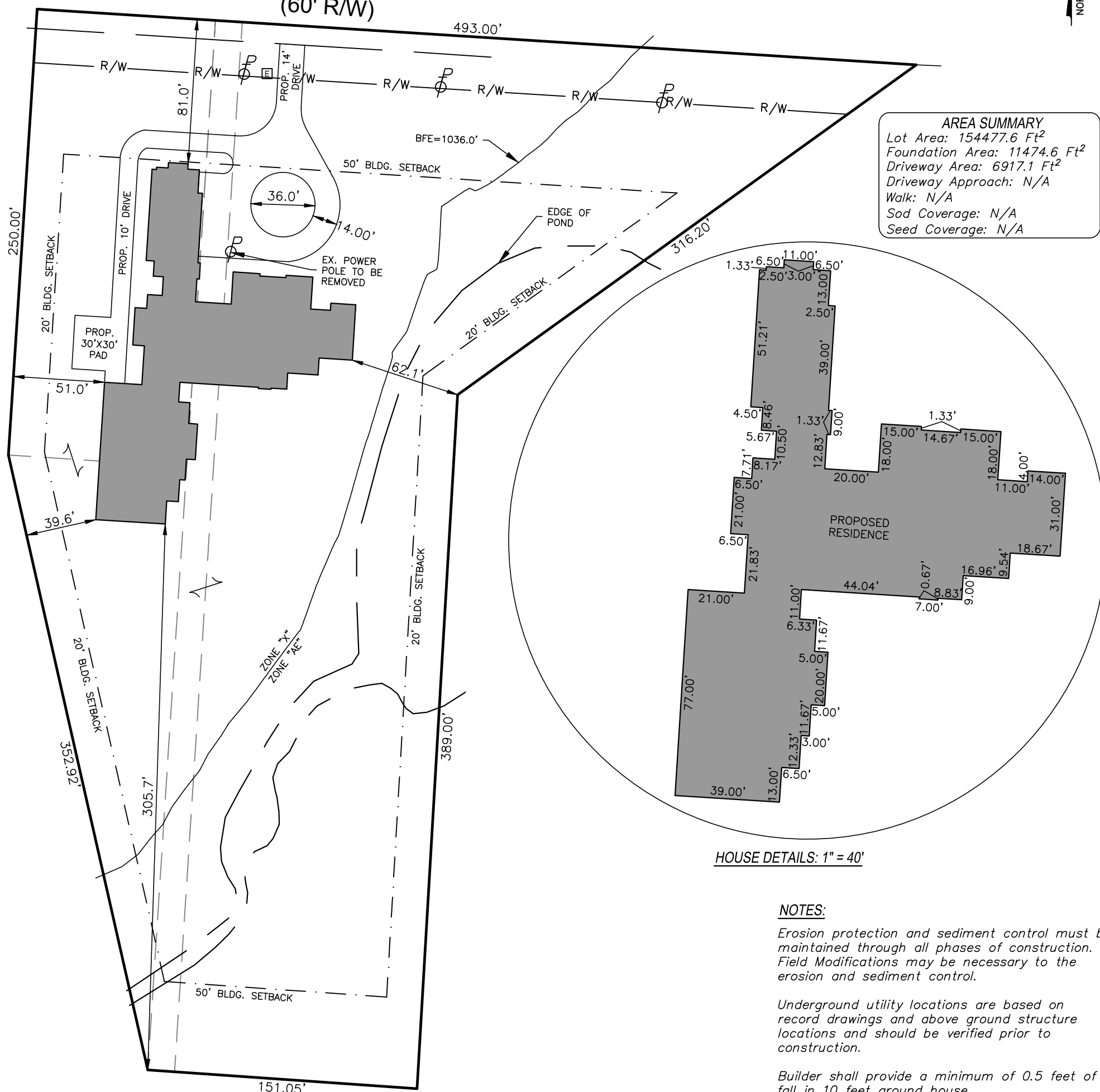
_____ SAN _____ = PR. SANITARY SEWER
 _____ W _____ = PR. WATERLINE
 _____ STM _____ = PR. STORM SEWER
 _____ G _____ = PR. GAS LINE
 _____ E _____ = PR. ELECTRIC LINE
 _____ . _____ . _____ = SETBACK LINE
 _____ - _____ - _____ = EX. EASEMENT LINE
 _____ = EX. PAVEMENT



Old World
CUSTOM HOMES

MINIMUM BUILDING SETBACKS: FRONT 50' from R/W REAR 50' SIDE 20'

CENTRAL COLLEGE ROAD
(60' R/W)



HOUSE DETAILS: 1" = 40'

NOTES:

Erosion protection and sediment control must be maintained through all phases of construction. Field Modifications may be necessary to the erosion and sediment control.

Underground utility locations are based on record drawings and above ground structure locations and should be verified prior to construction.

Builder shall provide a minimum of 0.5 feet of fall in 10 feet around house.

Be advised: A sub-surface drainage system may exist on this site. The system and/or outlet, if located on this site, must be maintained at all times.

Not all easements may be shown hereon. A title commitment report is recommended for review prior to construction but was not provided.

PLOT & GRADING PLAN

6905 CENTRAL COLLEGE ROAD - BOREN



Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8981 WEB www.korda.com

DATE	JOB#
March 26, 2026	2026-7402
REVISED	DRAWN
	BLT
DWG.	CHK'D.
	DRH



HOPE BOREN RESIDENCE

6915 CENTRAL COLLEGE ROAD, NEW ALBANY, OHIO 43054



AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	5,018 SQ. FT.
LOOK OUT	238 SQ. FT.
TOTAL FINISHED AREA	5,256 SQ. FT.
FINISHED BASEMENT	2,828 SQ. FT.
GARAGE	1,520 SQ. FT.
SEASON ROOM	503 SQ. FT.
FRONT PORCH	86 SQ. FT.
REAR PORCH	671 SQ. FT.
SPORT BUILDING	2,508 SQ. FT.
POOL HOUSE	1,548 SQ. FT.

DRAWING SCHEDULE

COVER SHEET	1
FOUNDATION	2
finished basement	3
MAIN FLOOR	4
SECOND FLOOR	5
FRONT & REAR ELEVATIONS	6
SIDE ELEVATIONS	7
SECTIONS	8
ROOF PLAN	9

Date: 7/6/2026
PLANS NOT UPDATED TO REFLECT
CHANGES FOR 8/10/2026 MEETING
PLEASE SEE RENDERINGS

6915 CENTRAL COLLEGE ROAD
New Albany, OH 43054

HOPE BOREN
RESIDENCE

Old World
CUSTOM HOMES

OWC of Columbus, LLC
7055 MEARS GATE DR NW
NORTH CANTON, OH 44720
WWW.OLDWORLDCLASSICS.COM
PHONE: 330.494.0228
FAX: 330.966.9233

SCALE: As Noted

DRAWN BY:

DATE: 7/1/2026

SECTION
LETTER
A

PAGE
NUMBERS
1/1

APPROVED:

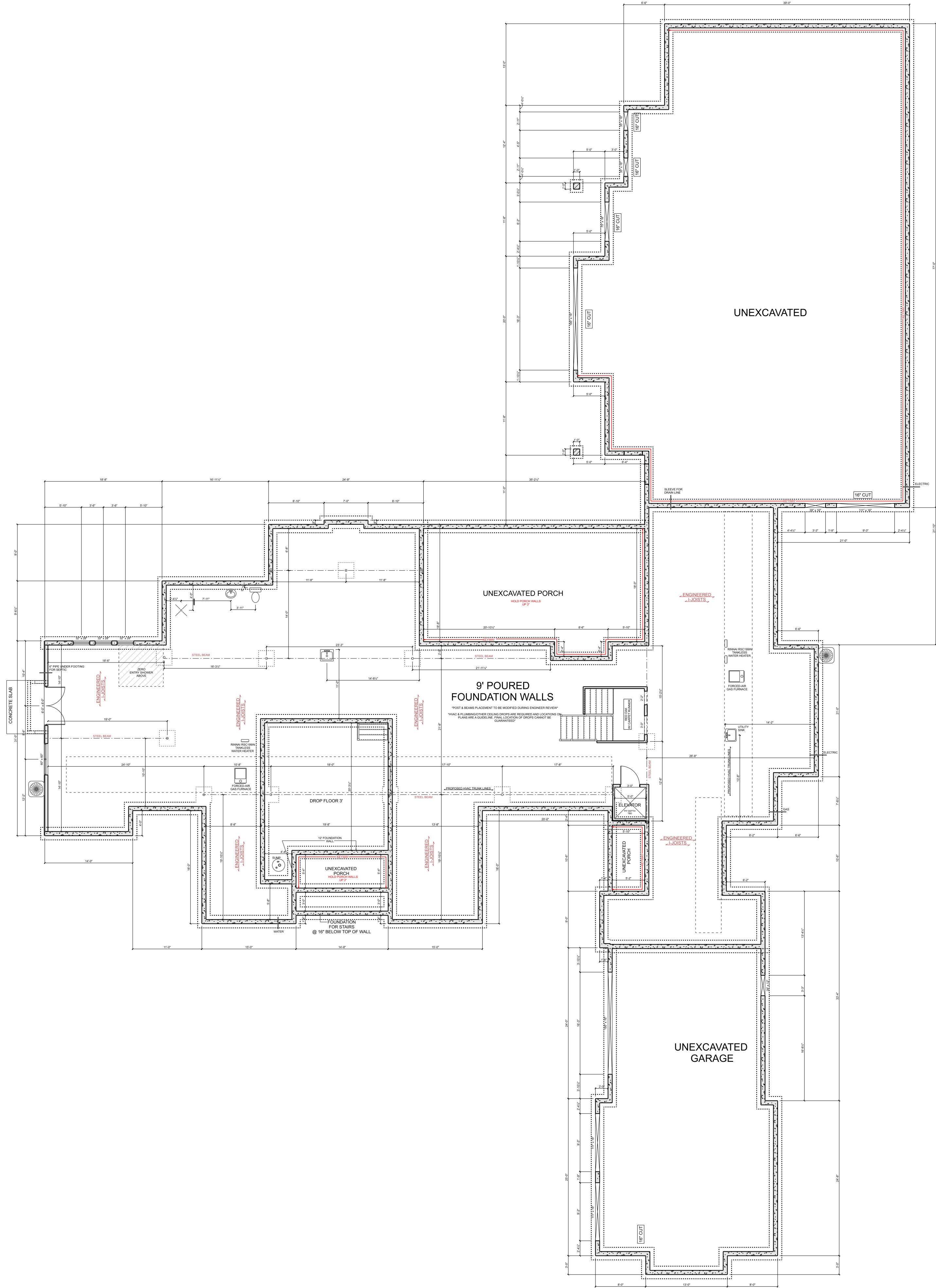
CHECKED BY:

PAGE: 1

COVER SHEET

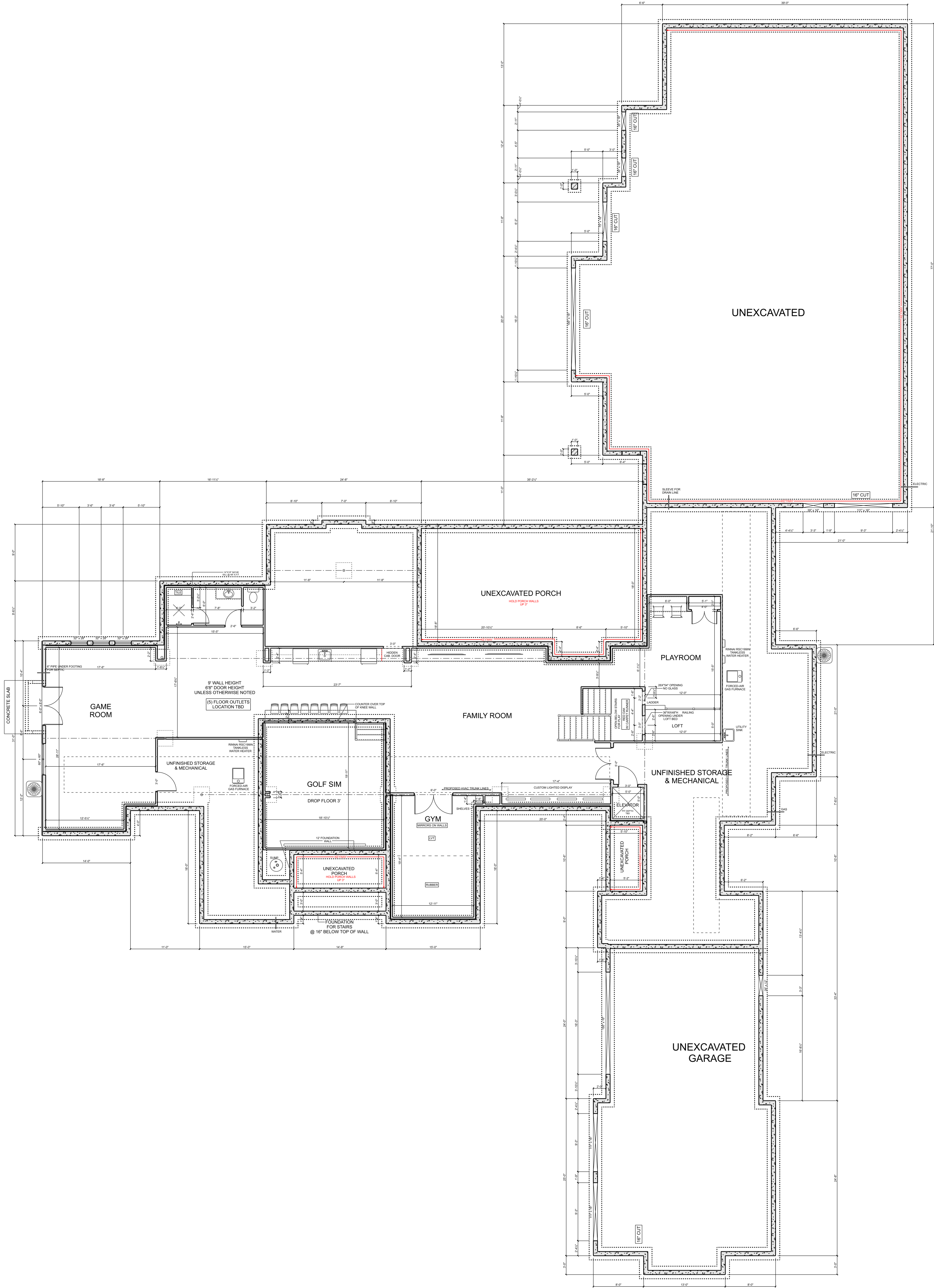
FOUNDATION

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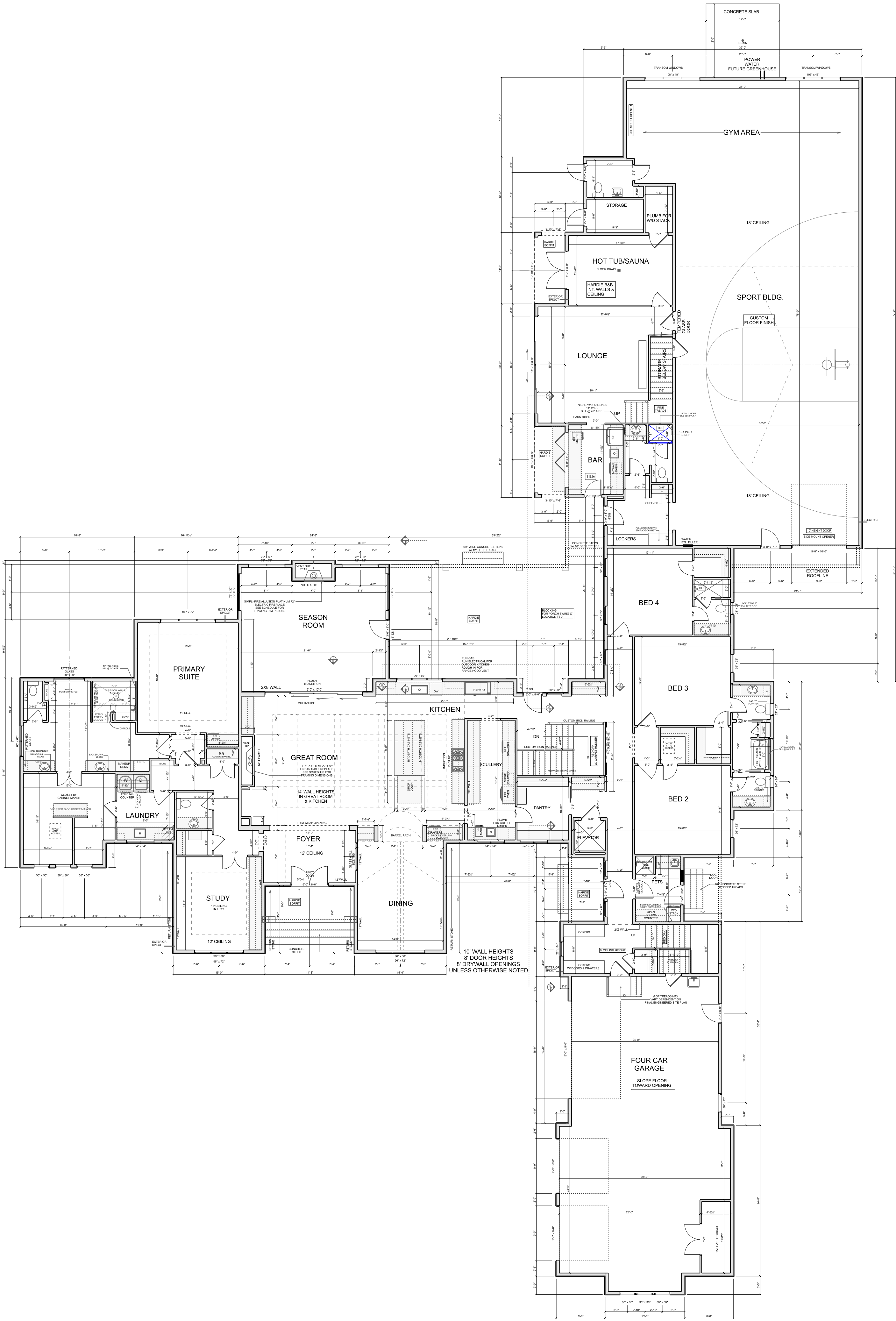


FINISHED BASEMENT

SCALE: 1" = 10'-0"



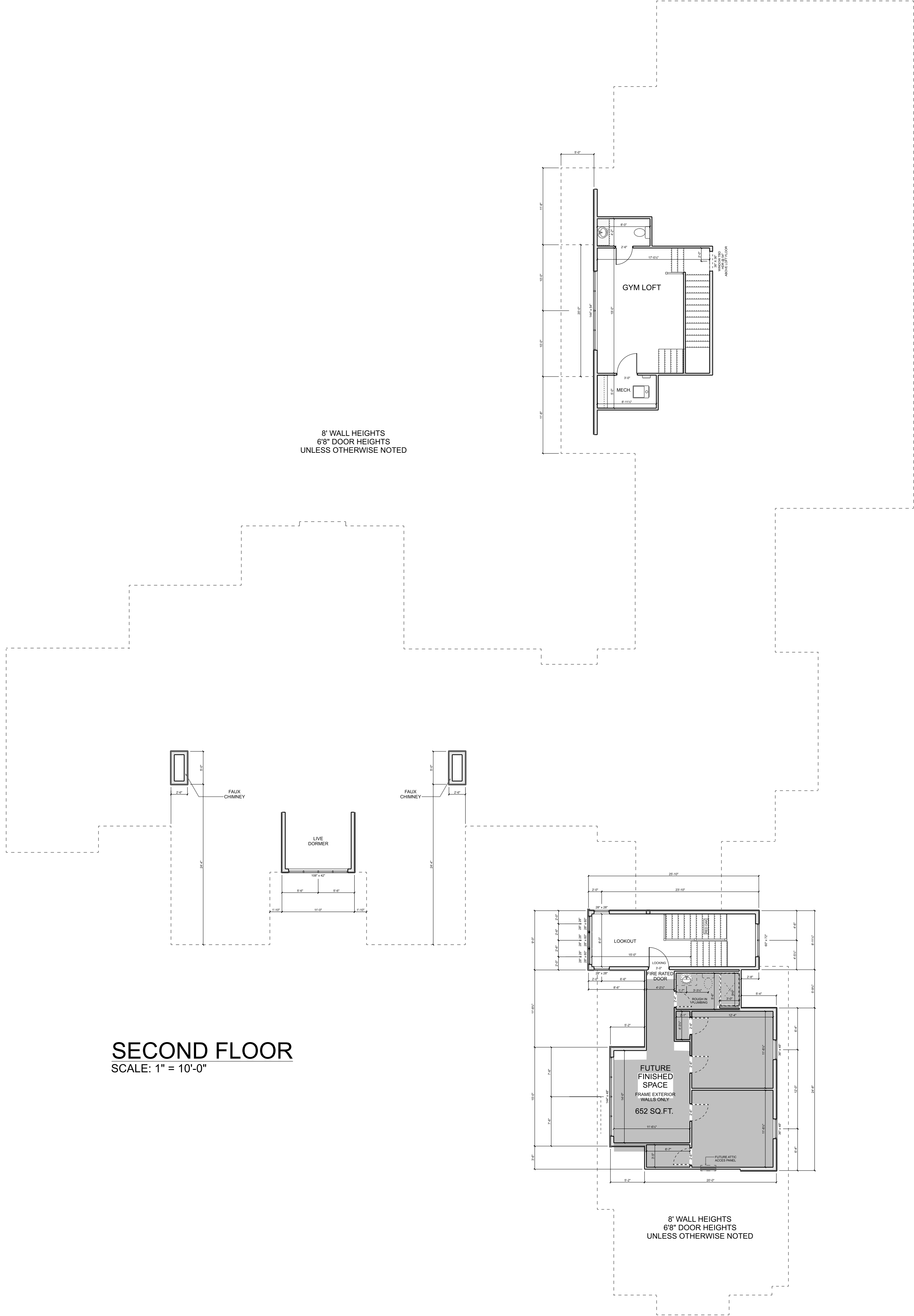
FINISHED BASEMENT - 2,828 SQ. FT.



MAIN FLOOR
SCALE: 1" = 10'-0"

SPORT BLDG. - 2,508 SQ. FT.
POOL HOUSE - 1,548 SQ. FT.

MAIN FLOOR - 5,018 SQ. FT.
LOOK OUT - 238 SQ. FT.
TOTAL = 5,256 SQ. FT.



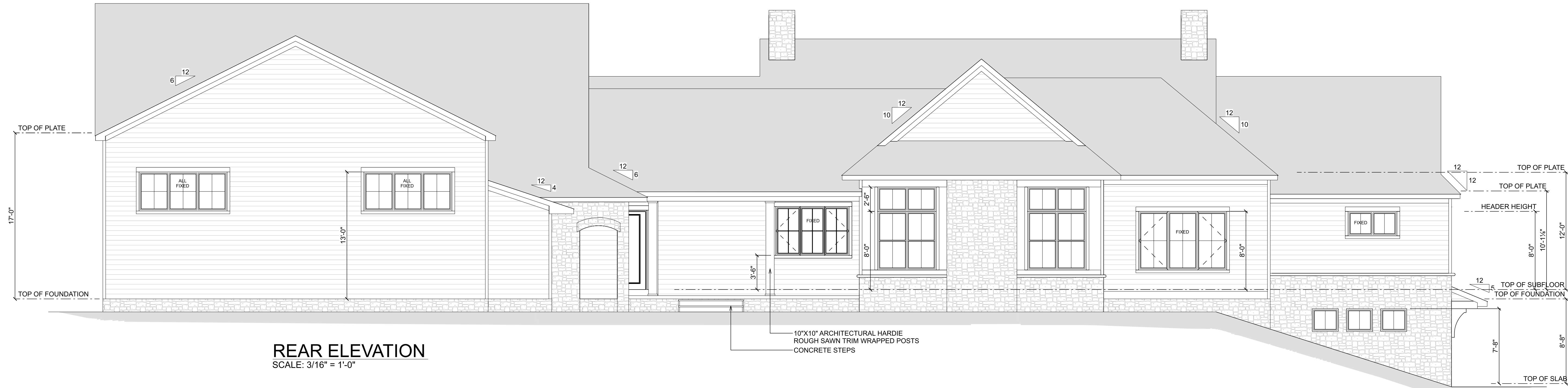
SECOND FLOOR
SCALE: 1" = 10'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PLANS NOT UPDATED TO REFLECT
CHANGES FOR 8/10/2026 MEETING
PLEASE SEE RENDERINGS

HARDIE SELECT CEDARMILL PLANK LAP SIDING	HARDIE SELECT CEDARMILL BOARD & BATTEN
HARDIE SELECT CEDARMILL PANELING & TRIM	CASA DI SASSI CAST STONE
STONE FOUNDATION BAND ON ALL SIDES EXCLUDING RIGHT ELEVATION	ALUMINIM SOFFIT & FASCIA
6" HARDIE CEDARMILL FRIEZE BOARDS	6" HARDIE TRANSITION BOARDS
4" HARDIE RUSTIC GRAIN WINDOW TRIM	LIMESTONE HEADERS IN STONE AREAS
10"X10" ARCHITECTURAL HARDIE ROUGHSAWN TRIM WRAPPED POSTS ON FRONT & REAR PORCHES	WAYNE-DALTON 8600-SERIES GARAGE DOORS



REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

PLANS NOT UPDATED TO REFLECT
CHANGES FOR 8/10/2026 MEETING
PLEASE SEE RENDERINGS

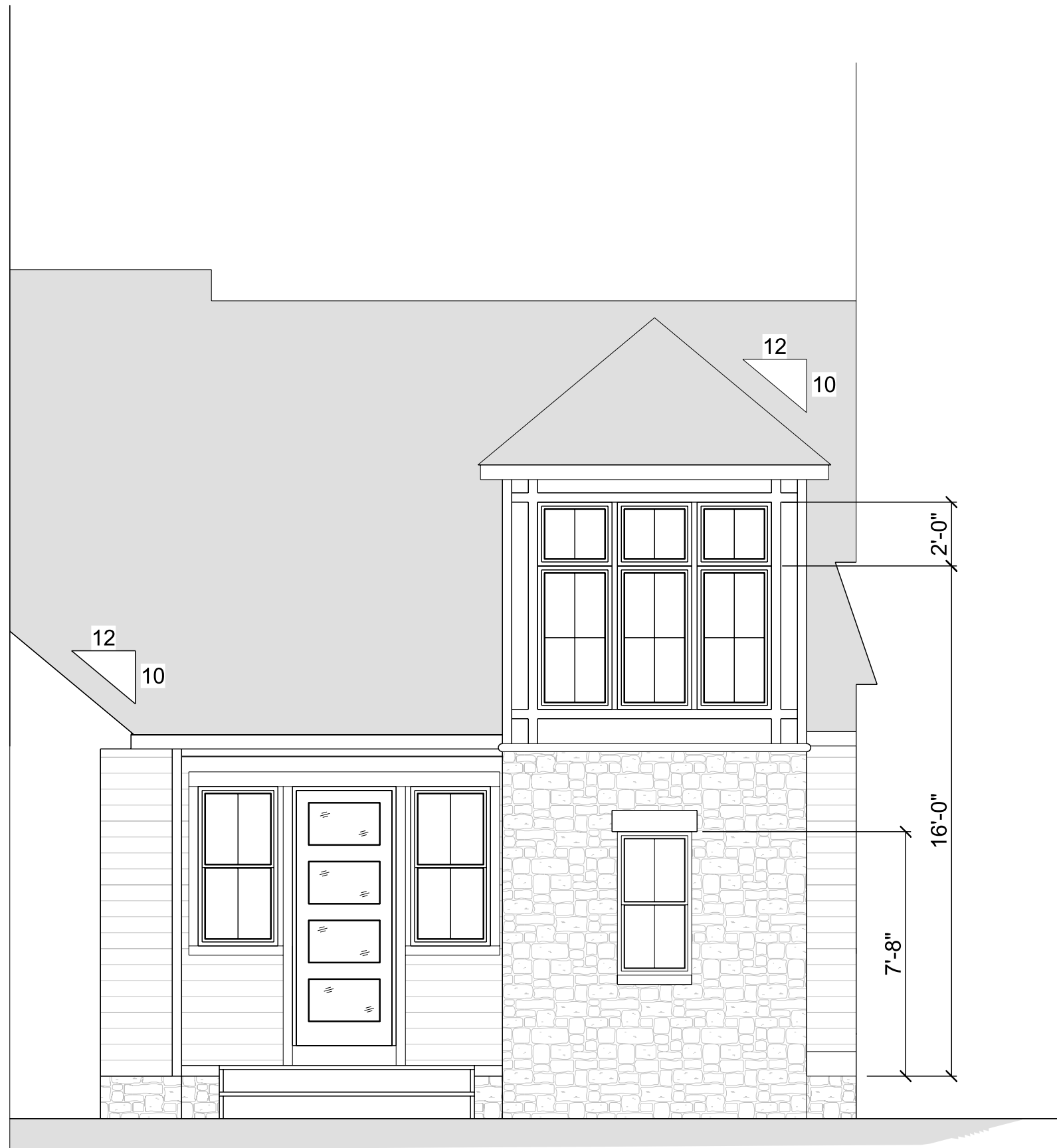
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HARDIE SELECT CEDARMILL PANELING & TRIM	CASA DI SASSI CAST STONE
STONE FOUNDATION BAND ON ALL SIDES EXCLUDING RIGHT ELEVATION	ALUMINIM SOFFIT & FASCIA
6" HARDIE CEDARMILL FRIEZE BOARDS	6" HARDIE TRANSITION BOARDS
4" HARDIE RUSTIC GRAIN WINDOW TRIM	LIMESTONE HEADERS IN STONE AREAS
10"X10" ARCHITECTURAL HARDIE ROUGHSAWN TRIM WRAPPED POSTS ON FRONT & REAR PORCHES	WAYNE-DALTON 8600-SERIES GARAGE DOORS



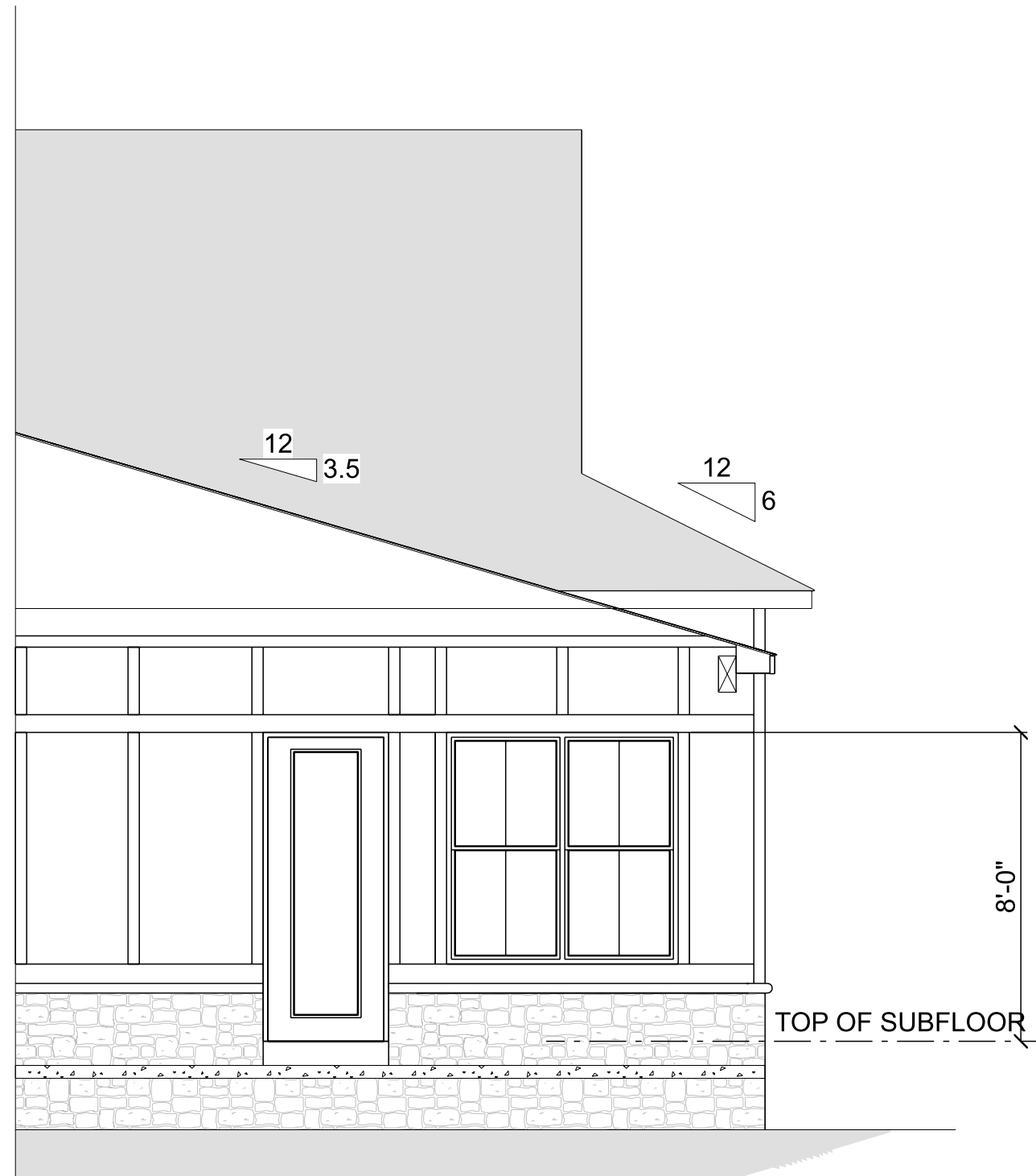
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



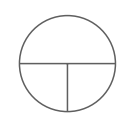
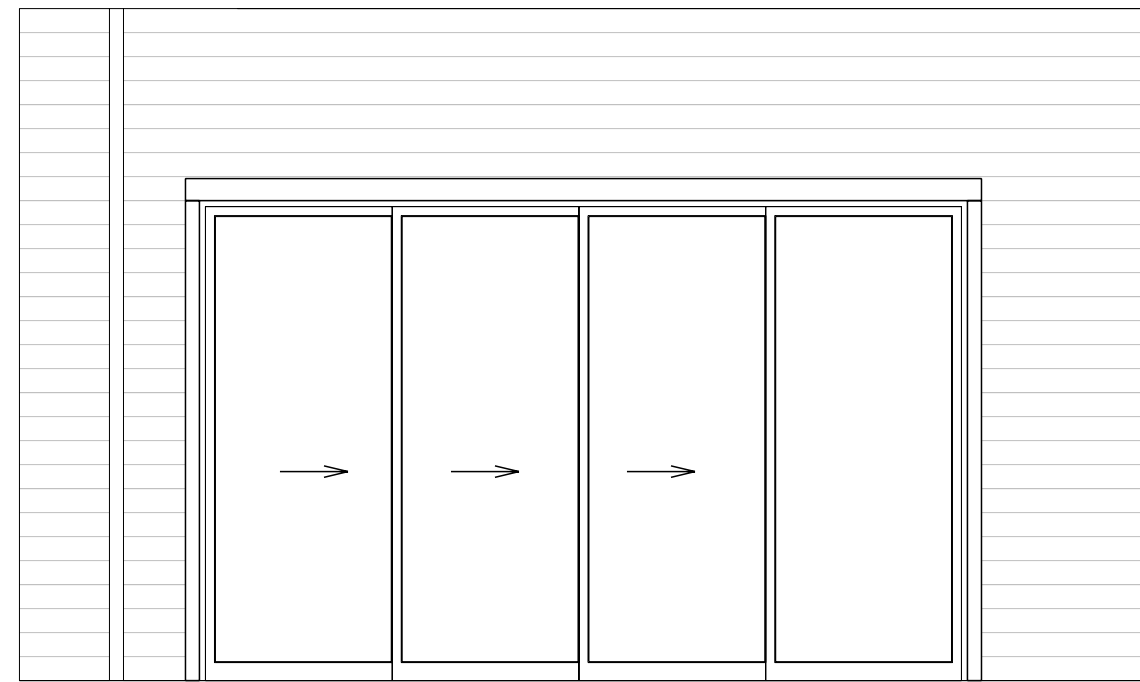
CROSS SECTION A
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CROSS SECTION B
SCALE: 1/4" = 1'-0"



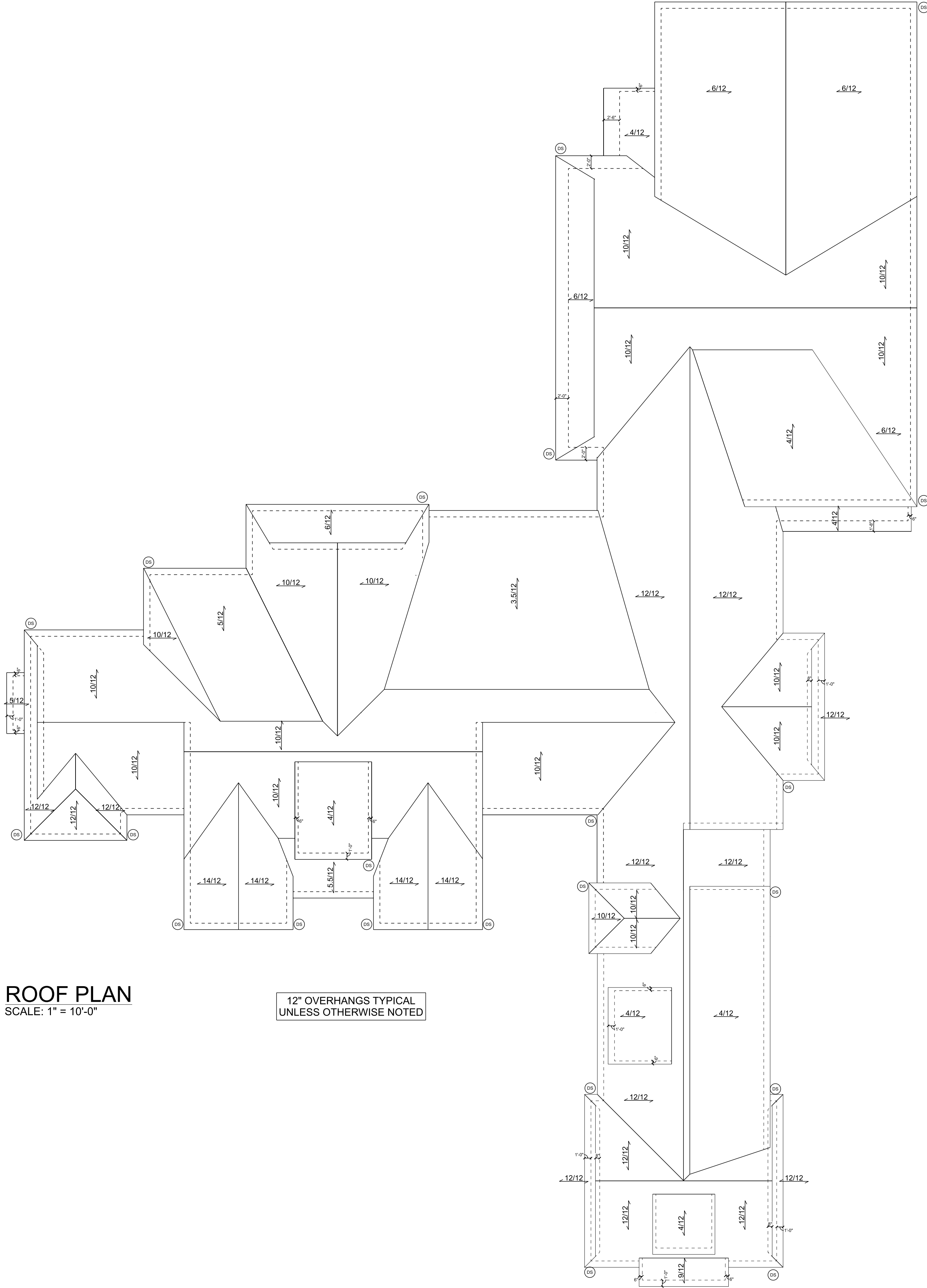
CROSS SECTION C
SCALE: 1/4" = 1'-0"



GREAT ROOM SLIDER ELEVATION
SCALE: 1/4" = 1'-0"



CROSS SECTION D
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1" = 10'-0"

12" OVERHANGS TYPICAL
UNLESS OTHERWISE NOTED



6905 Central College

Old World Custom Homes

Entry Approach -



Right View -



Right 2D View -



Rear Side View-



Additional Context Views-



Additional Context Views-



Additional Context Views-





**Architectural Review Board Staff Report
August 10, 2026 Meeting**

**CERTIFICATE OF APPROPRIATENESS
BUILDING DEMOLITION**

LOCATION: 4675 Reynoldsburg New Albany Road (PID: 222-000172)
APPLICANT: The New Albany Company c/o Brian Hasson
REQUEST: Certificate of Appropriateness for Building Demolition
ZONING: Urban Center District within the Village Core sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-51-2026

Review based on: Application materials received on July 08, 2026

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of a vacant single-family residential structure and garage located at 4675 Reynoldsburg New Albany Road. The structure was previously used as a residence and, according to the Franklin County Auditor, it was built in 1953. The demolition of this building is being requested due to the state of the building.

Per C.O. 1157.07, alterations that change, modify, reconstruct, remove, or demolish any exterior features of an existing structure that are not considered to be minor modifications are categorized as major environmental changes. Per C.O. 1157.08(b)(1), any major environmental change to a property located within the Village Center area requires a certificate of appropriateness from the Architectural Review Board.

I. SITE DESCRIPTION & USE

The property is located on the north side of the new Market Street roundabout and south of Village Hall Road. There is vacant land to the east of the property, and to the north is the Farmers Insurance building and the New Albany Police Station.

II. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a certificate of appropriateness has been properly applied for and issued by staff or the Board. Per **C.O. 1157.09 Demolition**, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*
 - According to the Franklin County Auditor, the building was constructed in 1953, and the city has no records of any remodels done on the residence.

- It is approximately 1,777 square feet and does not appear to contribute to any historical architectural significance for the Village Center.
 - The home is constructed with vinyl siding and stone accents. The building requires many repairs both inside and outside.
 - The building does not meet the architectural standards found in the New Albany Guidelines and Requirements for a residential building within the Village Center
2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*
- There does not appear to be any economic use for the structure as it stands today.
 - Reuse potential for the structure is minimal based on the number of repairs that would need to be done to the structure.
3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
- There are a lot of internal and external repairs that would need to be made for the home to be livable. The applicant has stated that due to the significant repairs required on the house, it would not be economically feasible to restore the house.
 - The structure appears to be in poor to fair condition as evidenced by staff's visual inspection of the site and the images provided by the applicant.

III. SUMMARY

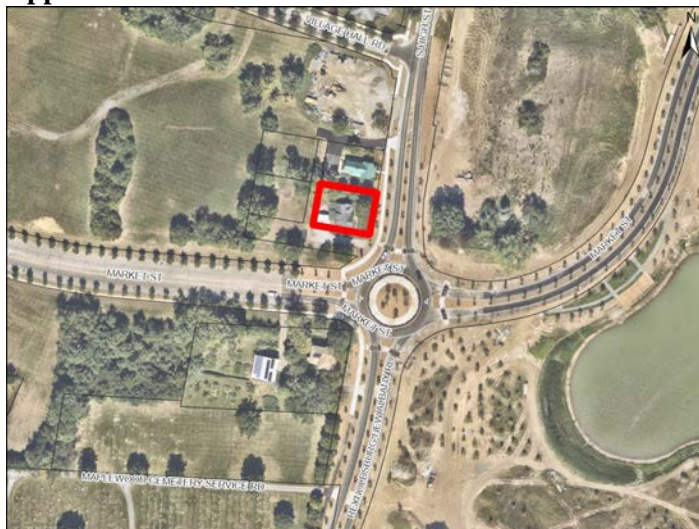
The demolition of the single-family home does not seem to result in the loss of any architectural or historical significance in the area. The structure exhibits visible signs of deterioration, with the interior in even poorer condition. Given its current condition, restoring the home appears economically unviable.

IV. ACTION

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

Move to approve application ARB-51-2026.

Approximate Site Location:



Source: NearMap

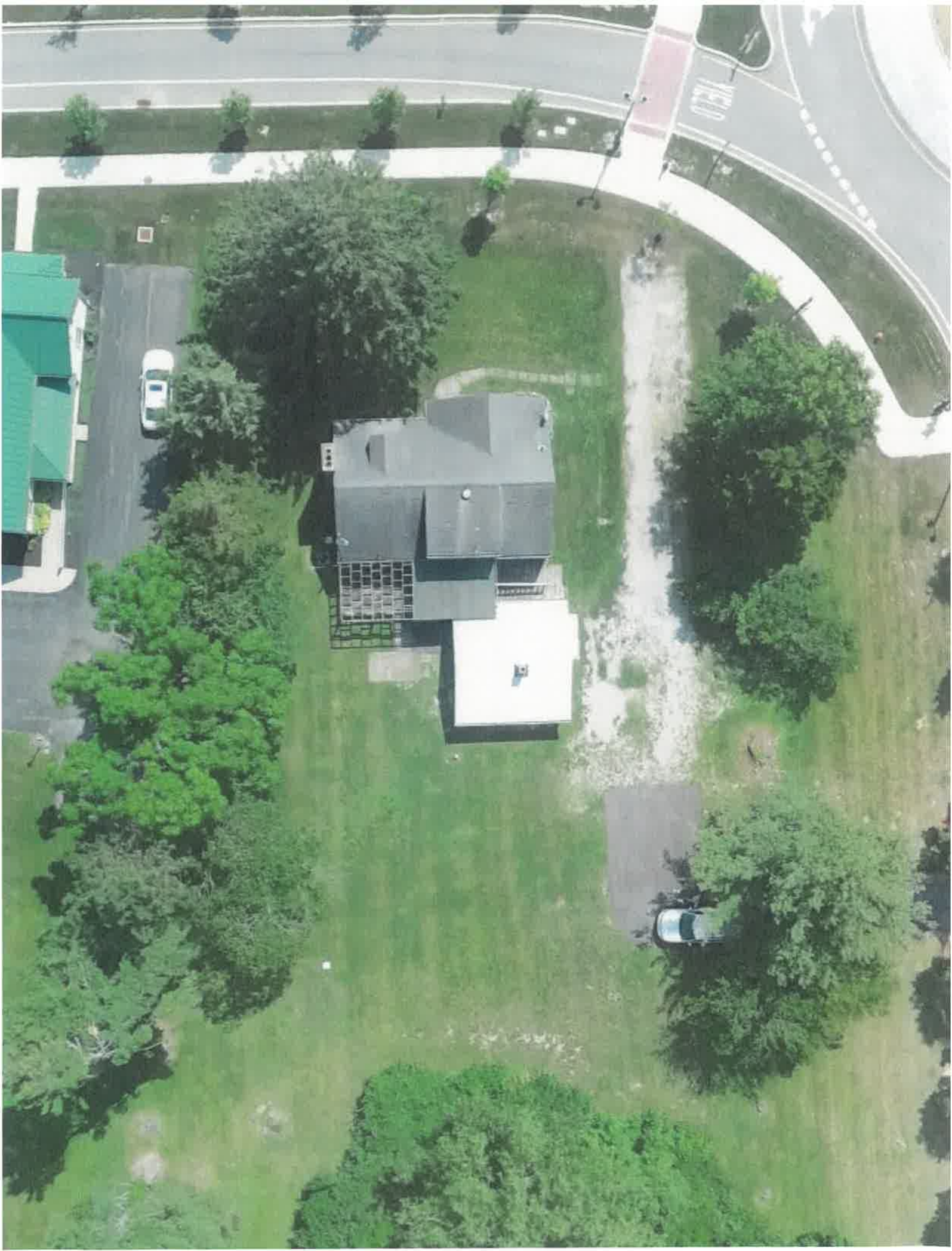


Community Development Planning Application

Submission	Submit planning applications and all required materials via email to planning@newalbanyohio.org	
	Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.	
Project Information	Site Address <u>4675 REYNOLDSBURG NEW ALBANY ROAD</u>	
	Parcel Numbers <u>222-000172-00</u>	
	Acres <u>.25</u> # of lots created <u>N/A</u>	
Project Information	Choose Application Type	Description of Request:
	☐ Appeal ☒ Certificate of Appropriateness ☐ Conditional Use ☐ Development Plan ☐ Plat ☐ Lot Changes ☐ Minor Commercial Subdivision ☐ Zoning Amendment (Rezoning) ☐ Zoning Text Modification	☐ Extension Request ☐ Variance ☐ Vacation <u>DEMOLITION OF HOUSE AND GARAGE</u> <u>The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located.</u>
Contacts	Applicant Information	Property Owner Information
	Name <u>BRIAN HANSON</u> Address [Redacted] City, State, Zip [Redacted] Phone Number [Redacted] Email [Redacted]	Name <u>The New Albany Company</u> Address [Redacted] City, State, Zip [Redacted] Phone Number [Redacted] Email [Redacted]
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.	
	Signature of Owner <u>[Signature]</u> Signature of Applicant <u>Brian J. Hanson</u>	Date: <u>7/1/26</u> Date: <u>7/6/26</u>

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





NEW ALBANY
Founded 1837

Subject 4675 Reynoldsburg New

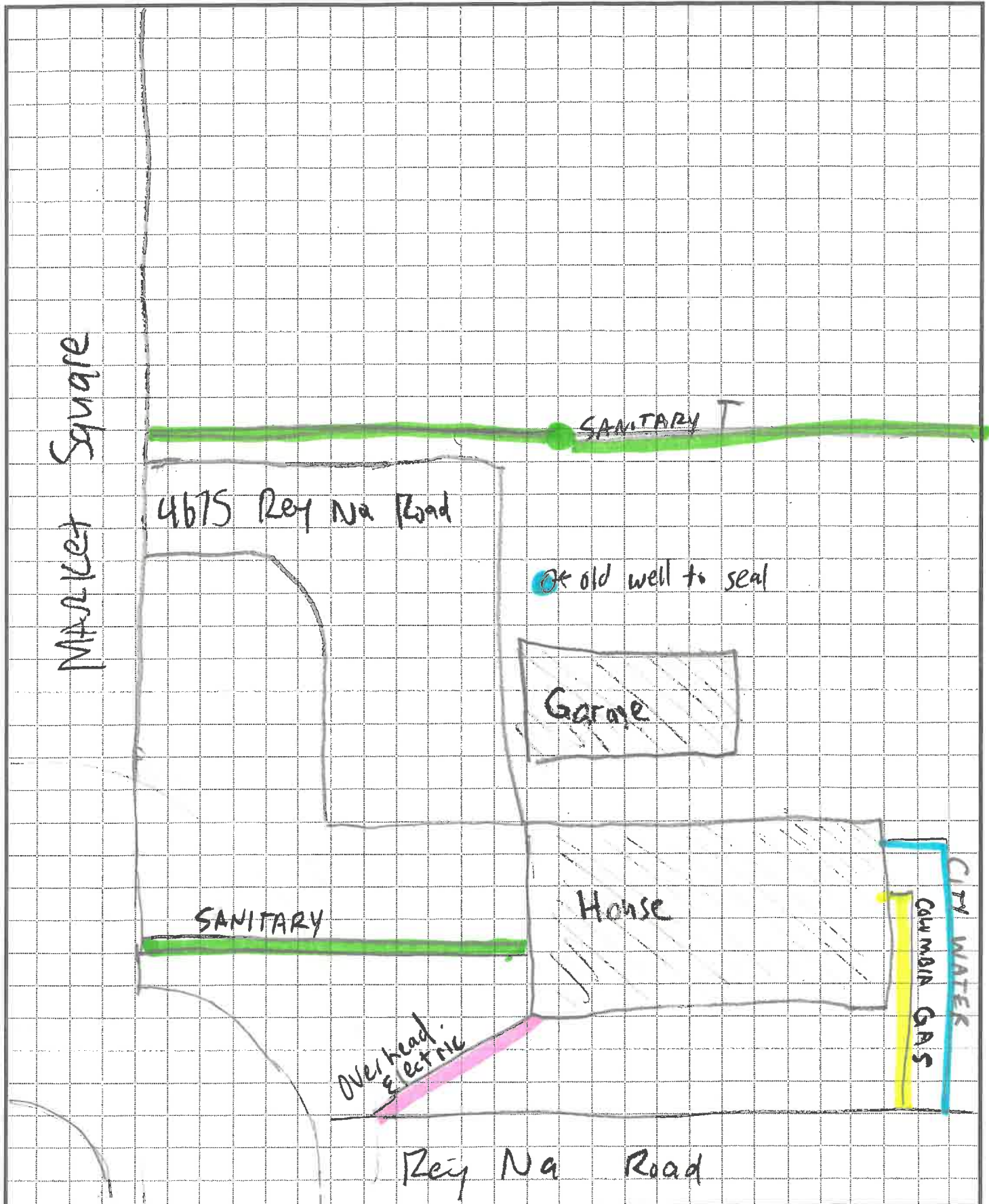
Albany Road

Date 7/6/26

Job File No. _____

Computed by B HASSON

Checked by _____



REQUEST FOR DEMOLITION

July 20, 2026

Re: Request for Demolition

Parcel Number: 222-000-172-00

Property Address: 4675 Reynoldsburg New Albany Road

New Albany, Ohio 43054

I am requesting approval to demolish all structures located at this address. The existing house is in poor condition and would require significant repairs, including a new roof and replacement windows. In addition, the rear portion of the house was constructed without a soffit, and years of water damage have caused moderate deterioration to the interior plaster walls. Many of the current windows are rotted, further contributing to the overall condition of the structure. Due to the extent of the necessary repairs, it would not be economically feasible to restore the house. Please consider this request for demolition.

Brian Hasson









