



New Albany Planning Commission Meeting Agenda
Monday, August 17, 2026, 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 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 20, 2026

IV. Additions or corrections to the agenda

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "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:

CU-53-2026 Woodhaven Conditional Use

Request for conditional use of a single model home to be located on Lot 1 of the Woodhaven subdivision (PID: 222-005292).

Applicant: Bob Webb c/o Kirk Denyes

Motion of Acceptance of staff reports and related documents into the record for CU-53-2026.

Motion of approval for application CU-53-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment



New Albany Planning Commission
Monday, July 20, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, July 20, 2026 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:09 and asked to hear the roll.

II. Roll call

Those answering the roll:

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

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

Staff members present: Law Director Ben Albrecht, Engineer II Josh Albright, Planning Manager Chris Christian, Planner I Kylie Blackburn, Planner I Jay Henderson, Planner II Sierra Saumenig, Planner I Lauren Sauter, Engineer I Sonja Summer, Deputy Clerk Christina Madriguera.

III. Action on minutes: June 15, 2026

Chair Kirby asked if there were any corrections to the minutes from the June 15, 2026 meeting.

Hearing none, Commission Member Briggs moved for approval of the June 15, 2026 meeting minutes. Commission Member Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Ms. Briggs yes, Mr. Larsen yes, Mr. Kirby yes, Mr. Wallace yes. Having four yes votes, the motion passed and the June 15, 2026 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

Chair Kirby stated that out of courtesy to the applicants in FDP-32-2026, VAR-49-2026, and FDM-50-2026, he would like to move consideration of FDP-04-2026 to the end of the agenda. Without objection, the agenda was changed.

Chair Kirby administered the oath to all present who wished to address the commission.

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

Chair Kirby asked whether there were any visitors present who would like to be heard for items not on the agenda. Hearing none, he introduced the first case to be heard and asked to hear the staff report.

VI. Cases:

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

Request for approval of the final development plan for the approximately 1.13-acre 605 Neighborhood Office District at 6600 New Albany-Condit Road (PID: 222-000640).

Applicant: Rob Riddle

Planner I Sauter delivered the staff report.

Development Engineer Albright delivered the Engineering Comments.

Chair Kirby asked to hear from the applicant.

Applicant Rob Riddle, 220 Market Street, Suite 201, New Albany, stated he was available to answer any questions and that he agreed with all of the conditions.

Commission Member Larsen confirmed that the changes were architectural and the site plan remained the same.

Commission Member Briggs asked whether the solid screen fencing would go all the way back as it appeared on page 21 of the paper packet.

Planner I Sauter responded that the fence would not go all the way back; it would end at the rear of the accessory structure.

Commission Member Wallace asked what the Architectural Review Board decided.

Planner Sauter explained that they had reviewed and approved the application with conditions last week, but no new conditions were added.

Chair Kirby opened the public hearing.

Danielle Jeffers approached the lectern. She stated that she lives in the house next door and she has two questions regarding the fence. First, it was her understanding that the fence would go all the way back to the Windsor fence line. Second, she was unsure about where the fence was going to go because of the utilities, and it was unclear whether a fire truck would fit without going into the utility easement.

Chair Kirby explained that a condition on the engineering side was Fire Department approval. He asked legal to comment on the easement and whether a fence could be put there.

Law Director Albrecht remarked that he was unsure whether an easement is there.

Engineer II Albright explained that permission from the easement owner would have to be provided. There is a utility easement there and in the right-of-way. He referenced the existing conditions sheet showing the location of the easement and the utility poles.

Chair Kirby said it was page four.

Law Director Albrecht added that if there is an easement, the property owner must work with the holder of the easement to put a fence within the easement.

Commission Member Wallace confirmed that the fence is a condition of approval.

Chair Kirby stated that this is the applicant's problem because it is a condition of approval. He further confirmed with legal that if the applicant is unable to install a fence they would be blocked from proceeding.

Law Director Albrecht stated that was correct, under those circumstances they would need to return to the Planning Commission.

Hearing no further questions, Chair Kirby moved to accept the staff reports and related documents into the record. Commission Member Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

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

Commission Member Larsen moved to approve application FDP-32-2026 based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Commission Member Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Larsen no, Mr. Wallace no, Mr. Kirby yes, Ms. Briggs yes. Having two yes votes and two no votes, the motion failed and application FDP-32-2026 was denied.

Commission Member Larsen explained that he voted no for the same reasons that he voted no on the rezoning application. He did not find this use to be appropriate for this location, he was concerned about circulation on the property, and safety.

Commission Member Wallace concurred with Commission Member Larsen. He voted no on the zoning application and the same rationale applied with this application. This use proposes a square peg for a round hole, and he could not find that this was an appropriate use for this location.

The applicants approached the lectern to discuss the possibility and requirements for reconsideration, asserting that they can provide more information.

Planning Manager Christian and Law Director Albrecht discussed these options briefly and then continued discussions in the hallway.

VAR-49-2026 8535 Wood Grove Drive Trim Color Variance

Request for a variance from the Woodhaven zoning text to allow dark-colored trim at 8535 Wood Grove Drive (PID: 222-005329).

Applicant: Kirk Denyes

Planner I Blackburn delivered the staff report.

Chair Kirby confirmed that there were no engineering comments and then asked whether the applicant had anything to add.

Applicant Kirk Denyes with Bob Webb spoke in support of the application. He showed color samples that are lighter in color. He noted that the door on the left rendering was in error because

it was actually lighter in color. The dark color looked almost black, but it was not as dark as on the rendering.

Council Member Wilttrout confirmed which colors had been approved and their corresponding doors as compared with the proposed color.

Planner I Blackburn added that the lighter trim would have lighter doors, the dark doors on the proposal would have darker trim.

There was further discussion on this topic.

Commission Member Larsen remarked that this is subjective because lighter meant different things to different people, and asked whether there are were other colors that the customers are interested in.

Mr. Denyes responded that it is a color family.

Chair Kirby asked whether the applicants have spoken to the neighbors.

Planner I Blackburn responded that the neighbors were notified.

Mr. Denyes said he had not been in contact with the neighbors.

Chair Kirby opened the public hearing.

Applicants Bertha and Justin Lun rose in support of the variance. They explained that their intent is to add dimension to the windows.

Council Member Wilttrout confirmed that despite the color of the doors, a variance was needed for the darker trim around the windows.

Chair Kirby moved to accept the staff reports and related documents including the colors shown at the meeting into the record for VAR-49-2026. Commission Member Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

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

Chair Kirby confirmed that the color samples would be admitted to the record.

Commission Member Briggs moved for approval of application VAR-49-2026 based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Commission Member Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Ms. Briggs yes, Mr. Larsen yes, Mr. Kirby no, Mr. Wallace no. Having two yes votes and two no votes, the motion failed and the variance was denied.

Chair Kirby explained that he voted no because he did not find that the criteria in *Duncan v. Village of Mayfield* had been met in this case. He further found this request did not meet the criteria established in C.O. 1113.06. In particular, he found that granting this variance will confer a special privilege on this applicant that is denied by the zoning ordinance to other property owners in the same district. The property owners had sufficient notice of the design regulations.

Commission Member Wallace concurred with Chair Kirby's rationale and further found it significant that the staff finds this to be substantial, that it is inconsistent with the guidelines, and the owners had notice of the colors.

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

Request for approval 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 Kirby asked about the Architectural Review Board proceedings.

Planner II Saumenig stated that the Architectural Review Board approved the application without conditions and found that it was a better design.

There were no comments from engineering.

The applicant was not present.

Chair Kirby asked for questions from the commission.

Commission Member Wallace stated that the pictures in the packet show that it is a better design.

The commission members agreed.

Chair Kirby moved to accept the staff reports and related documents into the record for FDM-50-2026. Commission Member Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

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

Chair Kirby moved for approval of application FDM-50-2026 based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Commission Member Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Ms. Briggs yes, Mr. Larsen yes. Having four yes votes, the motion passed and the modification to the final development plan was granted.

FDP-04-2026 Edgehill Final Development Plan

Request for approval 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 for the final development plan.

Waiver A - from UCC Section 2.51 to reduce the minimum percentage of lot width that a townhome building must occupy from 90% to 76%.

Waiver B – from UCC Section 2.51 to reduce the minimum required lot size for townhome lots from 25 to 22 feet.

Planner I Henderson delivered the staff report for waivers A and B.

Chair Kirby suggested the waivers be evaluated individually and asked to hear from the applicants.

Applicant Tom Rubey, Director of Development for the New Albany Company (NACO), spoke in support of the application. He explained that in 1998 this was called a Ganton parcel and was zoned for single-family residences. Last year, NACO and the schools developed the Cooperative Strategies Report with the objective of managing the student population impact that would result from residential development of this property. NACO tapped their design partnership with M/I Homes for this application, which will consist of attached townhomes and single-family residences, similar to Grandview Yard. It is directed at empty nesters and young professionals, and based on the school yield from the project in Grandview Yard, this is projected to increase the student population by 35 students. There are roughly 54 acres of developable land and NACO has committed to a dedication of 21 acres of parkland. The waivers are the result of a months-long negotiation with the fire department and the city architect. He explained the need for the garage door waiver and the window typology waiver. The windows requested were the same as those used at Market and Main. The team is happy to answer any questions about the various waivers.

Council Member Wiltout asked about the data loaded into the Cooperative Strategies Report with the school.

Mr. Rubey answered that it was 294 single family units and they calculate 0.7 children for each unit for a yield of 200 students. This application proposes 243 units, which is 51 fewer units than what the zoning would permit today, and the units are scaled to appeal to empty nesters and young professionals. This property has been rezoned several times. Also, the parkland dedication will be far above the requirement. It includes creek headwaters and a conservation easement. The applicants will return to the commission for plat approvals.

Chair Kirby restated his suggestion that the waivers be walked through one at a time and asked why the applicant is specifically requesting 22 feet for the lot size.

Planner II Saumenig explained that taken together, Waiver A and Waiver B provide a more appropriate development pattern for the Village Center. Strict application of the lot coverage rule would result in 6-foot spacing between the side facades of the townhomes, which, due to the curvature of the road, will look like an endless row. The requested 22-foot interior width is consistent with the compact form of urban townhomes and would create a 15-foot side yard. The reduction in interior width coupled with the added end-unit spacing will enhance the streetscape.

Chair Kirby noted that the side yard on the ends necessitate waiver A and he confirmed that the end units own the grass.

Commission Member Larsen remarked that if 22 ½ is the building width desired, that is what should be requested.

Applicant Josh Barkan with M/I Homes, 4131 Worth Avenue, explained that this request is the result of two years of planning and wanting to create something unique that built off the UCC. We saw this as two communities in one that would work well with the hospital to the north and the park to the west. M/I is using their city collection, which is the 94 single-family homes. This has been very successful at Grandview Yard. The units are 22 feet wide on 28-foot lots. The townhomes have not been built in Columbus; they have been built in Naperville, Indianapolis, and Cincinnati. The waiver requests are distinctly different from a variance, as a waiver offers some fluidity in design from the Urban Center Code, a form-based code. He added that 22-foot interior units in a setting like this are actually fairly large, and getting larger than that could push close to 2,700 to 3,000 square feet.

Chair Kirby confirmed that the square footage did not include the garage space.

Commission Member Wallace confirmed that the end unit square footage is greater than the interior units by about 300 to 350 feet.

Mr. Rubey explained that the larger size for the end units was at the recommendation of the city architect. It is intended to improve the roofline and other visual aspects of the design and the impact of the neighborhood.

Chair Kirby asked staff why the UCC set the standard at 25 feet, because the intent tells us whether a waiver is trivial or substantial. The rationale supports the factual determination for the waiver.

Planning Manager Christian answered that he is not sure; the form-based code establishes the baseline but does not provide for all building iterations, which is why the waiver process exists. Further, he suspects that there are dozens of examples of deviation from that standard.

Mr. Rubey agreed and added that legislating good design is an impossible task as a practical matter. Legislation provides the baseline, professionals design specific real-life examples.

Chair Kirby summarized that perhaps the implication is 25 feet works, but it does not mean that other numbers do not work.

Planning Manager Christian agreed and stated that for an application of this size to only have 8 waivers is significant.

Commission Member Wallace stated that some of the other waiver requests result from this request, and this appears to be a situation of cascading waivers, and he has not heard a strong case for granting the waiver from 25 feet to 22 feet.

Law Director Albrecht remarked that the waiver process is different than the variance process. The waiver process allows for deviations, provided they are part of the design.

Mr. Rubey added that the team knew that they would need a few waivers. They have met with and continue to meet with the schools. The objective is to diversify the housing stock and not negatively impact the schools. A significant amount of design time has been invested in this application. This is more about roof form and the appearance from the public road than the interior.

Chair Kirby acknowledged the effort in the design plan and suggested that the commission put a pin in 22 feet.

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

Planner I Henderson continued the staff report for Waiver C.

Commission Member Larsen confirmed that the applicant agreed to maintain no visibility of the parking areas from Ganton Parkway or Miller Avenue as a condition of approval.

Council Member Wilttrout confirmed that the visitor parking lots have a total of 52 spots.

Mr. Barkan added that each unit has an 8-foot driveway in addition to the 2-bay garage, so there are four spots per unit.

Planner II Saumenig added that the applicant is above and beyond the minimum parking requirements.

Council Member Wilttrout asked whether there is parking in the alleys or just the main streets and driveways.

Mr. Rubey answered that there is parking in the driveway and the alleys are 20 feet to accommodate fire trucks. He continued that one could argue that there is insufficient parking in Richmond Square and Keswick.

Commission Member Wallace asked what consideration drove the decision about where to locate the extra parking lots.

Applicant Joel West with M/I Homes explained they wanted convenient parking in front of as many of the detached homes without on-street parking as possible. There are more parking areas in the attached townhome portion due to there being less on-street parking. Some of the parking areas also serve as parking for the cluster mailbox units.

Commission Member Larsen commented that it is nice to have the extra spots for visitors when holding a function.

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

Planner I Henderson continued the staff report for Waiver D.

Council Member Wilttrout confirmed that the proposal is not intended to appear like two single-bay garage doors.

Chair Kirby confirmed there have been prior city approvals of double-bay garage doors that appear like two single-bay garage doors, either as part of a zoning text or as individual variances.

Commission Member Wallace asked if the appearance of single-bay garage doors could be placed as a condition of approval.

Mr. Barkan confirmed that hardware could be used to accomplish the appearance of two individual garage doors on one double-bay door. He agreed that it was okay as long as it is just hardware.

Commission Member Larsen noted that this waiver is being driven by the earlier waiver for a 22-foot-wide house. If the house were wider, this would not be a discussion item. He asked why this could not be done with two nine-foot-wide doors.

Mr. Rubey stated that because of the limited size of the alleys, the larger garage opening is most functionally appropriate for entering and exiting cars. The single-bay garage doors are usually used for single-family detached homes on much wider lots.

At 8:43 p.m., Chair Kirby called a five-minute recess.

At 8:52 p.m., Chair Kirby called the meeting to order.

Applicant Aaron Underhill discussed the intent of the Urban Center Code and the waiver provisions. While the city zoning code is a Euclidian code, which has objective and measurable standards, the UCC is a form-based code that provides flexible options for development. The design condition of this area and the intersecting Ganton Parkway are much different than that of the Village Center. The area is also unique due to its C-PUD zoning, which was intended to accommodate the Nationwide Children's Hospital, and the best option at the time was to defer to the UCC for these standards. The ARB, who usually reviews waiver requests, unanimously recommended approval of this plan, even though they did not vote on the waivers.

Chair Kirby commented that the waivers would not be necessary if this development had been figured out earlier in the zoning process and codified in the zoning text.

Commission Member Wallace asked staff about the four consideration factors for waivers.

Law Director Albrecht verified all four factors should be considered.

Commission Member Wallace noted the requirement that a waiver must be necessary for reasons of fairness due to unusual building, structure, or site constraints. The other waiver criteria have been focused on, but not so much this one.

Mr. Underhill stated the roadway configuration and the typology of Ganton Parkway are different than the conditions of the rest of the Village Center.

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

Planner I Henderson continued the staff report for Waiver E.

Chair Kirby confirmed that the intent of the waiver is what is shown in the picture, not necessarily all windows. Shutters would not be required on a door's window.

Commission Member Wallace stated no shutters on the windows is better than no windows at all.

Commission Member Larsen asked why there are shutters on all of the brick townhome windows except for the center section of the first level.

Planner I Henderson responded that the shutter requirement does not apply to townhomes.

Commission Member Larsen stated he believed the shutter condition should be consistent across the entire façade.

Mr. Rubey stated there is not enough room in those locations for shutters that appear proportional to the window. It is important that the shutters be proportioned to look like they could cover the width of the window. He discussed how different architectural elements make each building of the townhome unique from one another.

Commission Member Larsen noted the banded brick around the subject windows and stated it makes him comfortable with Waiver E.

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

Planner I Henderson continued the staff report for Waiver F.

Mr. Barkan spoke in support of the waiver. There was lots of discussion with staff about this. Particularly for the units on the far west side, there is a path that splits the middle of the homes and a path that wraps around on all sides in addition to parking to the south. This is the most important part of the site to allow this, as it is a particularly beautiful and desirable setting.

Chair Kirby noted the waiver exhibit page in the notebook and the waiver map in the presentation show where this waiver would apply in red crosshatching. He asked whether wayfinding signs could assist with navigation toward front doors.

Mr. Barkan responded that there have been conversations about putting unit numbers on the parking areas and garages. He continued that the reason for the orientation of the homes on the far west side is also to minimize wetland impacts. They may end up installing a fence there.

Chair Kirby confirmed that the discussion also pertains to the homes facing Dublin-Granville Road and the roundabout.

Council Member Wiltout asked about access by visitors or delivery drivers.

Mr. Barkan explained that they were intentional in connecting all of the walks around the units, especially the townhomes. A delivery driver could park in the satellite parking and take the path to the front of the home.

Commission Member Larsen stated he is having trouble with this waiver. It breaks the connectivity of the Strategic Plan. He explained that he thinks this is safety issue, and lack of connectivity is not as safe as if there is a street in front of the homes.

Mr. Barkan stated every house will have a light on the front.

Mr. Rubey added that this condition also exists on the south side of the Landsdowne subdivision.

Council Member Larsen discussed the conditions at Grandview Yard.

Council Member Wiltout noted that there are other ways to enter the homes, such as through the garages.

Planning Manager Christian stated he visited their sites in Grandview, looking at Founders Park and Harrison West from this perspective, and believes it is well-executed. He had no concerns from a safety perspective.

Mr. Rubey stated there will be a perimeter sidewalk as well as a leisure trail; additionally, all roads will be public roads. This is a heavily treed area.

Chair Kirby asked whether the perimeter sidewalks will be illuminated independently of the house lighting.

Mr. Rubey stated there is no lighting on the leisure trail and there are detached front yard lampposts with each of the houses, but they had not considered independent sidewalk lighting.

Chair Kirby suggested the applicant explore sidewalk illumination.

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

Planner I Henderson continued the staff report for Waiver G.

Commission Member Wallace asked why there are nine waiver requests in the application but only eight in the staff report.

Planner I Henderson clarified that upon staff review of the application, it was determined that one waiver pertaining to the alley width was not needed.

Mr. Rubey explained that the DGRs recommend alleys be 18 feet, but the Plain Township Fire Department was insistent on 20-foot alleys. The 20-foot width is a good layout and mitigates some of the turning radius problems that exist in places like Windsor.

Waiver H – from UCC Section 5.19 to allow a minimum 10-foot-wide center median within the internal streets of the development that are designed as boulevards when a 12-foot-wide minimum is standard.

Planner I Henderson continued the staff report for Waiver H.

Chair Kirby confirmed the medians will be made up of trees.

Planner II Saumenig concluded the staff report.

Mr. Rubey asked the commission members to agree to the modification to condition 3 that would allow staff approval of the stormwater basin design rather than PC approval. The design of the park, playground, and basin will require another level of iteration and evaluation with the city landscape architects and the planners.

Commission Member Wallace asked why the condition originally stated that the stormwater basin design must come back to PC for review.

Planner II Saumenig responded that re-review of an unfinished portion of a plan by PC is consistent with the process for other subdivisions. The ARB saw the same condition and voted to revise it per the applicant's request.

Mr. Rubey stated that he was the one who requested the modification to the condition, because he believes the city engineer and the city landscape architect are the ones most qualified to evaluate the design of the regional stormwater basin.

Commission Member Larsen stated that his understanding is the final development plan requires the stormwater basin to be part of the submission.

Chair Kirby confirmed that the park area is not part of this application and PC will review it in another application.

Mr. Rubey stated that he is not opposed to the commission reviewing the park or the stormwater basin, but he anticipates that it will be more involved.

Council Member Wiltout stated that she believes the reasoning for the request is that the basin is one piece of a larger, separate project that will have different areas of review.

Planning Manager Christian summarized the discussion and condition that once the final basin design has been determined for the area between Miller Road and Ganton Parkway, the applicant will return to the PC for review and approval of that basin design. There might be a temporary solution between now and the final design that would not require PC approval.

Commission Member Briggs asked who is paying for the construction of Miller Road.

Mr. Rubey discussed some of the history of the extension of Miller Road and stated that, where negotiations are today, they are paying for the extension from the development up to the creek, and the city will pay across the creek. This will ultimately be a City Council decision.

Hearing no further questions from the commission, Chair Kirby opened the public hearing.

Hearing no comment from the public, Chair Kirby confirmed that the waivers could be voted on all together or individually.

Law Director Albrecht confirmed that the commission can vote waiver by waiver or all at the same time.

Chair Kirby stated that the commission will vote on the final development plan first, and then they will vote on the waivers individually.

Commission Member Wallace requested a five-minute break to review the waivers.

Chair Kirby moved to accept the staff reports and related documents, including the presentation slides, into the record for FDP-04-2026. Commission Member Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

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

Chair Kirby moved for approval of FDP-04-2026 based on the findings in the staff report, with the conditions in the staff report, with condition 3 as modified below, and the following additional conditions 7 through 10:

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. Once the final basin design has been determined between future Miller and Ganton, it will come before the commission.

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.
7. The parking in Waiver C shall be hidden from Ganton and Miller.
8. The double-bay garage doors shall appear as a pair of single-bay garage doors.
9. Waiver E only applies to the windows highlighted on the Baldwin as presented.
10. The applicant shall work with staff on low-level, downcast lighting in areas affected by Waiver F.

Commission Member Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion and whether the conditions were clear. Hearing no comment he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Larsen no. Having three yes votes and one no vote, the motion passed and the final development plan was approved.

Commission Member Larsen explained that he voted no because the layout was not in conformity with the Strategic Plan and he has safety concerns.

At 10:00 p.m. Chair Kirby called a five-minute recess.

At 10:10 p.m. Chair Kirby called the meeting to order.

Mr. Underhill approached the lectern. He noted Commission Member Saigal's absence. He also noted the discussions surrounding Waivers F and G and said that if passage of any of the waivers is in jeopardy, they would like to wait for consideration by the full five-member commission.

Mr. Underhill discussed this with the commission. The commission noted the substantial amount of time that had been devoted to the application at this meeting, and the availability of a motion for reconsideration if any of the waivers failed. Mr. Underhill requested that the application be tabled until the regular meeting in August so that the application could be considered by the full commission.

Motion to table – denied 2-2

Chair Kirby moved to table consideration of the waivers until the regular August meeting. Commission Member Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Wallace no, Mr. Larsen no, Ms. Briggs yes. Having two yes votes and two no votes, the motion failed and the Waivers were not laid upon the table.

Commission Member Wallace explained that he voted no because of the amount of time spent by the applicant and the staff and the availability of reconsideration.

Commission Member Larsen concurred in the rationale.

Mr. Underhill stated that the applicants wanted consideration by the full commission and he was unsure whether or not the presence of the fifth member was sufficient to support a motion for reconsideration.

Mr. Harkin added that the design team wanted time to consider and apply the comments made at this meeting.

Waiver A – granted 4-0

Commission Member Larsen moved for approval of Waiver A. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Mr. Larsen yes, Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes. Having four yes votes, the motion passed and Waiver A was granted.

Waiver B – granted 4-0

Chair Kirby moved to approve Waiver B. Commission Member Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes. Having four yes votes, the motion passed and Waiver B was granted.

Waiver C – granted 4-0

Commission Member Briggs moved for approval of Waiver C. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Ms. Briggs yes, Mr. Kirby yes, Mr. Larsen yes, Mr. Wallace yes. Having four yes votes, the motion passed and Waiver C was granted.

Waiver D – granted 4-0

Commission Member Larsen moved for approval of Waiver D. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Mr. Larsen yes, Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes. Having four yes votes, the motion passed and Waiver D was granted.

Waiver E – granted 4-0

Commission Member Briggs moved for approval of Waiver E. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Ms. Briggs yes, Mr. Kirby yes, Mr. Larsen yes, Mr. Wallace yes. Having four yes votes, the motion passed and Waiver E was granted.

Waiver F – granted 3-1

Commission Member Larsen moved for approval of Waiver F. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Mr. Larsen no, Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes. Having three yes votes and one no vote, the motion passed and Waiver F was granted.

Commission Member Larsen explained that he voted no for the same reasons he voted no on the final development plan.

Waiver G – granted 3-1

Chair Kirby moved for approval of Waiver G. Commission Member Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace no. Having three yes votes and one no vote, the motion passed and Waiver G was granted.

Commission Member Wallace explained that he voted no because he did not find that the request meets the four waiver requirements.

Waiver H – granted 4-0

Commission Member Briggs moved for approval of Waiver H. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll. Upon roll call: Ms. Briggs yes, Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes. Having four yes votes, the motion passed and Waiver H was granted.

The commission thanked the applicants and wished them good luck.

The applicants thanked the board.

VII. Other business

1. Informal Review: Walton Parkway Mershad

Kareem Amr with Mershad Development, 7775 Walton Parkway, and Brandon Diamond with Torti Gallas + Partners, 1923 Vermont Avenue NW, Washington, D.C., delivered the informal presentation.

Chair Kirby asked about the school impact of the development.

Mr. Amr explained the basis of the study was performed as part of the US-62 focus area plan and they are hoping to stick to that level of density.

Chair Kirby and Commission Member Wallace asked how this will relate to or impact the Hamlet development.

Mr. Diamond stated there will need to be focus on getting the scale right and making the two developments different. Traditionally, large developments will go after national restaurants and national retailers. The Hamlet is doing something different in terms of its scale and likely its merchandizing strategy. We will search for the right operators for this to feel very local and very New Albany.

Mr. Amr added that the reality of planning and real estate is that uses often mix nowadays. While the development may feel like more of the same, numerous good-quality users are needed to succeed. The size and amount of each use are different, as is the aggregate component. This acts more as a refuge from the busyness of US-62 and from the intensity of the Business Park.

Chair Kirby expressed concern about prices and margins for small operators. Small businesses might have trouble getting a foothold. Market Square had struggled early on.

Mr. Diamond responded that the neighborhood and commercial development are very related; if you try to start with just retail, this would struggle. They need to come up together.

Mr. Amr continued that they are proposing a slightly wider retail user than Market Street that has not really been seen yet in the city.

Commission Member Larsen stated that there is a lot of parking area and few gathering areas or public spaces. The community is looking for somewhere to spend time and make connections. This seems to pull people in from a much broader area, and there are no connection points that really invite people to get together.

Mr. Diamond pointed out the pedestrian connectivity throughout the proposal as well as the commercial cluster and central conservatory. This is a fairly conservative amount of parking; it is ultimately integrating parking and hiding it.

Commission Member Larsen asked why the office building is at the front of the site instead of keeping the residential closer to the civic and retail uses.

Mr. Diamond stated deed restrictions impacted how they configured the site.

Chair Kirby hoped to see electric car charging in the parking lots or even solar panels above them to minimize the heat island effect.

Commission Member Larsen reiterated that the residential and retail uses feel disconnected, and he wonders if there is a way to make it flow together better.

Mr. Amr discussed their concept for the conservatory acting as a gathering place and a driver for all uses.

Hearing no further comments, Chair Kirby thanked the applicants.

VIII. Poll members for comment

Hearing no other business, Chair Kirby polled the members for comment.

IX. Adjournment

Having completed the agenda and hearing no further comment, Chair Kirby adjourned the July 20, 2026 New Albany Planning Commission meeting without objection at 11:28 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix – To be added

FDP-32-2026

Staff Report

Record of Action

VAR-49-2026

Staff Report

Colors shown at hearing added to the record

Record of Action

FDM-50-2026

Staff Report

Record of Action

FDP-04-2026

Staff Report including slides from presentation

Record of Action



**Planning Commission Staff Report
July 20, 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 approval of 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 final development plan follows the intent and regulations of the recently approved zoning amendment and preliminary development plan (ZC-78-2026/O-48-2026), which was recommended for approval with the conditions by the Planning Commission to City Council on December 1, 2025. The site is zoned for Infill Planned Unit Development (I-PUD) with the “605 Neighborhood Office District” zoning text. The I-PUD allows office and administrative uses. The relevant standards outlined in the I-PUD zoning text, the New Albany Design Guidelines and Requirements (“DGRs”), and other city code provisions apply.

The Architectural Review Board reviewed the application at its meeting on June 8, 2026. The Planning Commission shall consider its recommendation in addition to the evaluation contained herein.

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. EVALUATION

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.

Planning Commission Review Criteria

The Planning Commission's review authority is found in C.O. Chapter 1159. The Commission 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 Planning Commission 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.*

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

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

4. The distance of the pavement from the southern lot line is unclear. Staff recommends a condition of approval that the parking lot pavement be at least five feet away from the southern property line (condition #1).

5. The zoning text permits a maximum lot coverage of 80 percent, which includes both buildings and pavement. The applicant is proposing lot coverage of approximately 42 percent. The requirement is being met.

Access, Loading, and Parking

1. 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.
2. 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.

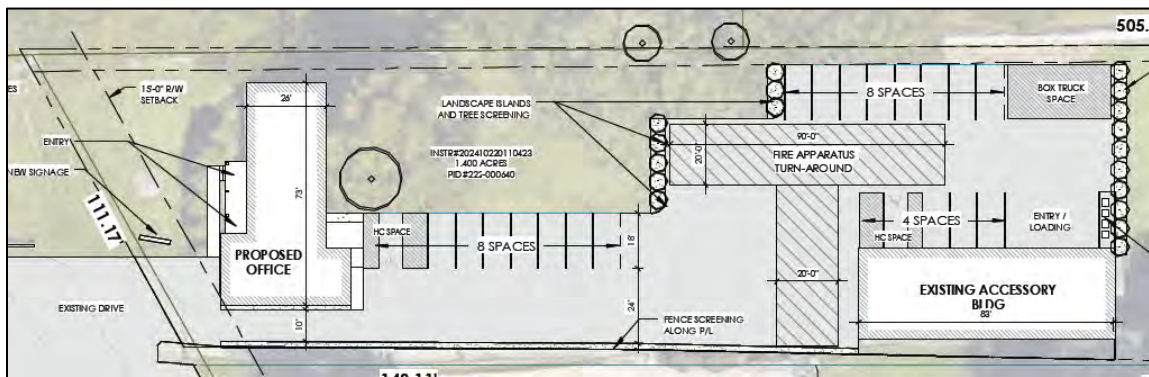


Image: Proposed site layout, showing the buildings, pavement and parking, and general landscaping.

3. 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.
4. 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	✓

5. 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.
6. 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.
7. As required by the Urban Center Code, staff recommends a condition of approval that a bike rack be installed on the site, subject to staff approval (condition #2).

Architectural Standards

1. 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.

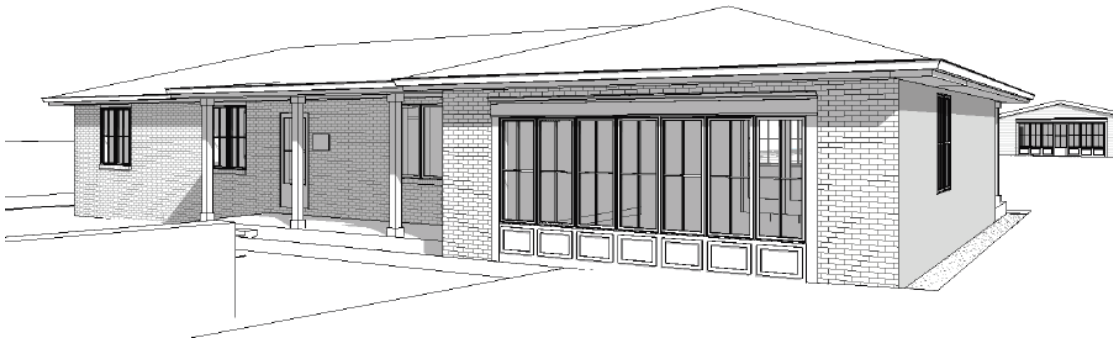


Image: Proposed exterior of main building.

2. 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	See condition #3	-
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 #4	-
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 #3	-

3. Specifications of the maintenance of shrubbery and hedges and the clear trunk of parking lot trees are not clear. Staff recommends a condition of approval that all landscaping requirements be met, subject to staff approval (condition #3).
4. The applicant has proposed three blue spruce evergreen trees around the parking lot area; however, two deciduous canopy trees are required. Staff recommends a condition of approval that at least two of the three proposed evergreen trees be deciduous canopy trees, subject to staff approval (condition #4).
5. 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.

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.

IV. 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.

V. SUMMARY

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

The existing house and detached structure will retain their essential character while being updated to meet the commercial nature of the zoning district. New pavement and a parking lot will be installed, including 20 parking spaces to the rear of the main structure.

Included in the final development plan is a six-foot-tall full-opacity fence between the site and the adjacent property to the south. This helps screen and visually separate the commercial use from adjacent residential properties. Additionally, the applicant has proposed extending the grass median between the properties farther toward the public street to help delineate the two properties' entry drives.

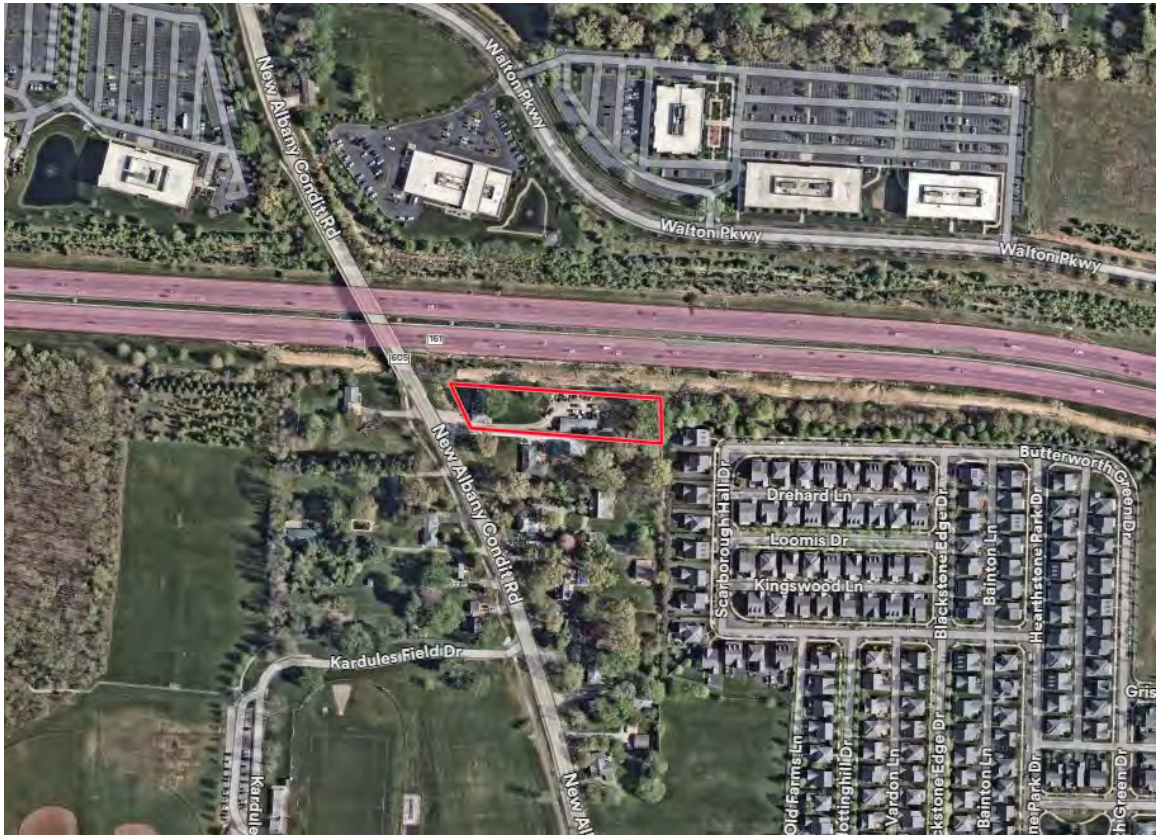
VI. ACTION

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

Move to approve final development plan application FDP-32-2026 with the following conditions, subject to staff approval:

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

Approximate Site Location:



Source: NearMap

404.775-02
May 21, 2026

To: Lauren Sauter
City Planner

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

Re: 6600 NA Condit Rd.
Final Development Plan

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

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

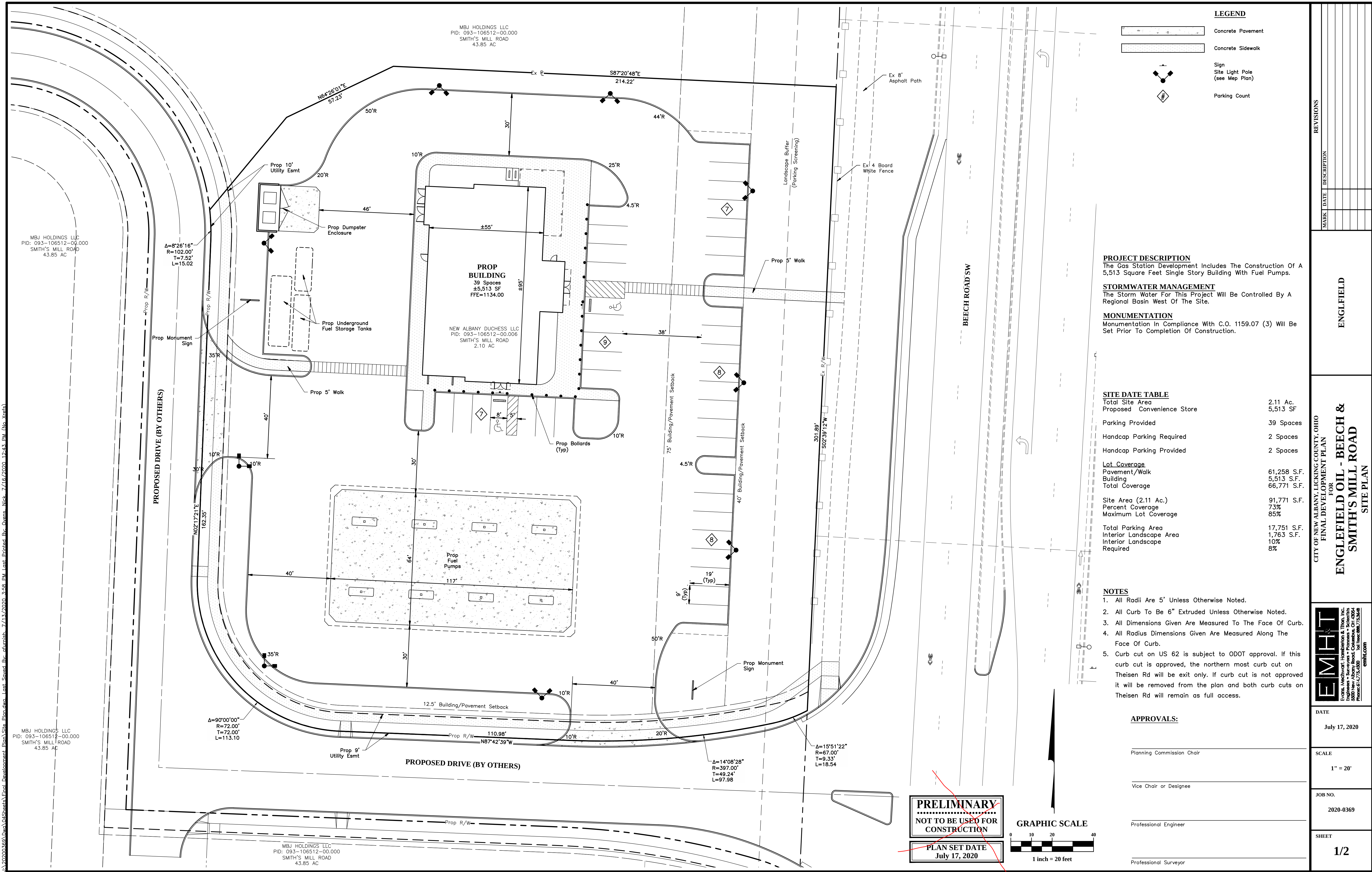
Brief written comment responses appreciated.

MEF/JMH

(attachment)

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

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LEGEND

- Concrete Pavement
- Concrete Sidewalk
- Sign
Site Light Pole
(see Mep Plan)
- Parking Count

PROJECT DESCRIPTION

The Gas Station Development Includes The Construction Of A 5,513 Square Feet Single Story Building With Fuel Pumps.

STORMWATER MANAGEMENT

The Storm Water For This Project Will Be Controlled By A Regional Basin West Of The Site.

MONUMENTATION

Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.

SITE DATE TABLE

Total Site Area	2.11 Ac.
Proposed Convenience Store	5,513 SF
Parking Provided	39 Spaces
Handcap Parking Required	2 Spaces
Handcap Parking Provided	2 Spaces
Lot Coverage	
Pavement/Walk	61,258 S.F.
Building	5,513 S.F.
Total Coverage	66,771 S.F.
Site Area (2.11 Ac.)	91,771 S.F.
Percent Coverage	73%
Maximum Lot Coverage	85%
Total Parking Area	17,751 S.F.
Interior Landscape Area	1,763 S.F.
Interior Landscape Required	8%

NOTES

- All Radii Are 5' Unless Otherwise Noted.
- All Curb To Be 6" Extruded Unless Otherwise Noted.
- All Dimensions Given Are Measured To The Face Of Curb.
- All Radius Dimensions Given Are Measured Along The Face Of Curb.
- Curb cut on US 62 is subject to ODOT approval. If this curb cut is approved, the northern most curb cut on Theisen Rd will be exit only. If curb cut is not approved it will be removed from the plan and both curb cuts on Theisen Rd will remain as full access.

APPROVALS:

Planning Commission Chair

Vice Chair or Designee

Professional Engineer

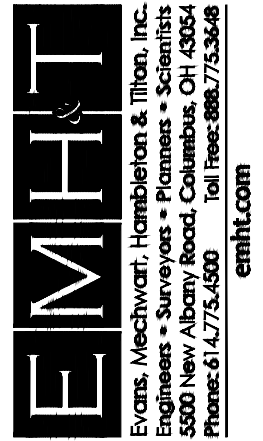
Professional Surveyor

REVISIONS

MARK	DATE	DESCRIPTION
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ENGLEFIELD

CITY OF NEW ALBANY, LICKING COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
ENGLEFIELD OIL - BEECH &
SMITH'S MILL ROAD
SITE PLAN



DATE

July 17, 2020

SCALE

1" = 20'

JOB NO.

2020-0369

SHEET

1/2

401.001

July 1, 2026

To: Joshua Albright, PE
Engineer II

From: Matt Ferris, P.E., P.S., Consulting City Engineer

Re: 6600 N.A. -Condit Rd
Traffic Access Study
Review Memo

By: Douglas A. Bender, PE, PTOE

EP Ferris received *SR 605-New Albany Small Office Traffic Access Study* (TAS) prepared by Carpenter-Marty for the planned redevelopment of a single-family residence into a new small-office site on the east side of New Albany-Condit Road (SR 605) in New Albany. This TAS is dated June 24, 2026, and was received via email the next day. After completing our review of the submitted TAS, our comments are as follows:

- We agree with the methodology, analyses and volumes/growth rate used by C-M in the preparation of the TAS report
- We concur with results on the turn lane warrants — no turn lanes are needed on NA-Condit Road because of the redevelopment of this site as a small office.
- Capacity analysis results at the office driveway intersection are acceptable for the redeveloped site.
- The horizontal sight distance review shows a slight overlap/conflict with the existing guardrail on the north leg of the intersection. We would like C-M to verify in their driveway design that the driveway's vertical profile does not preclude westbound office patrons from seeing northbound over the existing guardrail when exiting. Top of rail height is typically a 31" and standard driver eye height is 42". Due to the noted elevation drop of the existing SFR driveway on Streetview, please verify that the clearance is enough for motorists to see over the guardrail as they wait to pull out. If not, the city may want to request a slight buildup on the first portion of the driveway to ensure vertical clearance is available to address this.
- EPF would still like to review the site driveway design on behalf of the city for this site when submitted plans are available

Please let us know if you have any questions regarding the comments provided above.



Community Development Department

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

Dear 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

Tuesday, July 21, 2026

The New Albany Planning Commission took the following action on **07/20/2026**.

Final Development Plan

Location: 6600 NEW ALBANY CONDIT RD

Applicant: Adam Davie, Rob Riddle

Application: PLFDP20260032 (FDP-32-2026)

Request: Request for approval of the final development plan for the approximately 1.13-acre 605 Neighborhood Office District at 6600 New Albany-Condit Road.

Motion: To approve

Commission Vote: Motion Denied, 2-2

Result: Final Development Plan PLFDP20260032 was Denied by a vote of 2-2.

Recorded in the Official Journal this July 21, 2026.

Per Codified Ordinance 159.06(c) (Reconsideration of Commission/Board Action), the Planning Commission may reconsider any action it has taken upon its own motion for good cause shown. Any action denying or disapproving an application, other than one involving an incomplete application, may be reconsidered no later than the second regular meeting after the original action from which reconsideration is being requested was taken, only if the applicant or its designee clearly demonstrates one of the following:

1. Circumstances affecting the subject property or item under consideration have substantially changed;
or
2. New information is available that could not with reasonable diligence have been presented at a previous hearing.

If the motion to reconsider the application passes, staff recommends that the board immediately table the application until the next regularly scheduled meeting date so that the surrounding neighbors can be properly notified.

Staff Certification:

Lauren Sauter
Planner

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

**8535 WOOD GROVE DRIVE
TRIM COLOR VARIANCE**

LOCATION: 8535 Wood Grove Drive (PID: 222-005329)
APPLICANT: Bob Webb c/o Kirk Denyes
REQUEST: Variance to the Woodhaven I-PUD Zoning Text to use dark-colored trim.
ZONING: Woodhaven I-PUD Zoning Text
STRATEGIC PLAN: Residential
APPLICATION: VAR-49-2026

Review based on: Application materials received on June 19, 2026

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant is requesting a variance to the Woodhaven I-PUD Zoning Text to use dark-colored trim on the home where the zoning text calls for light-colored trim.

The new home is proposed to be built with an off-white color with dark windows, garage doors, and a front door.

II. SITE DESCRIPTION & USE

The 0.304-acre property is located in the Woodhaven subdivision and contains a single-family residential home that is currently under construction. This corner lot is bordered by lots designated for future single-family homes to the north, south, and west, and a reserve to the east.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03 and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*

4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (Section 1113.06):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

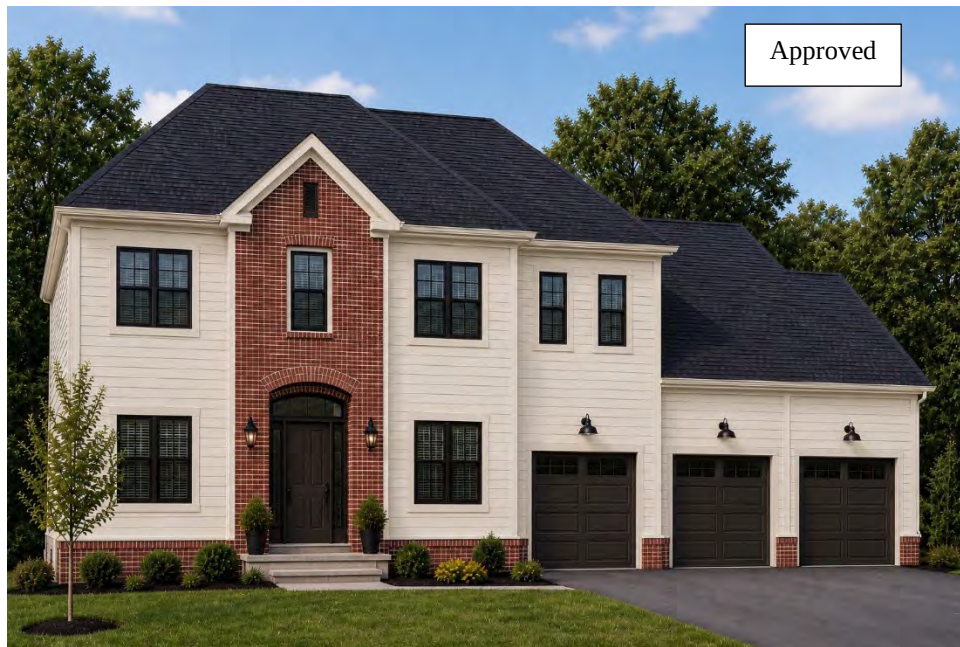
IV. ASSESSMENT

Consideration and Basis for Decision

Variance to Woodhaven I-PUD Zoning Text, section B(5), to use a dark trim detail along the windows.

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

1. This variance request is to allow the new home to use dark-colored trim instead of the required light-colored trim. This regulation is not specified within other areas of New Albany, but light-colored trim is most consistent with the intent of the Design Guidelines and Regulations that reference more Georgian-style homes. The use of dark trim on a more Georgian-style house would be mixing two different styles of architecture. The City Architect stated that darker trim is typical for certain types of architecture such as Tudor, but not with the architectural styles found throughout New Albany, such as Georgian.
2. The variance request does appear to be substantial. Both the Woodhaven I-PUD Zoning Text and the Design Guidelines and Regulations have stipulations of not mixing different architectural styles on a single home. The City Architect feels that the use of dark trim on this style of home would be mixing two architectural styles. Approving the variance could cause a precedent.
3. The homeowner was informed when designing the house with the Woodhaven team that dark trim was not allowed by right according to the zoning text. After discussing other options with the Woodhaven team and staff, the homeowner requested the variance.
4. This variance could be solved in some manner other than the granting of the variance. The home can be built with light-colored trim to not require a variance. The home is currently under construction with approval to use lighter trim. The applicant has stated that if the variance is approved, they will revise the building permit to show the dark colored trim as the dark trim is at the request of the homeowner. The images below show an AI-generated elevation to show the general look of the home with the approved light-colored trim and the proposed dark trim.



5. The variance does not preserve the spirit and intent of the zoning requirement. The zoning text states that trim details along all windows shall be light in color. By using the proposed dark brown color, the intent of the zoning text would not be met.
6. There are no special conditions or circumstances that exist which are particular to this lot, and which do not apply to other lots in the same subdivision/zoning district.
7. The granting of the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or be injurious to private property or public improvements in the vicinity.
8. This variance does not negatively impact the delivery of government services.

IV. SUMMARY

The applicant requests a variance to allow dark-colored trim within the Woodhaven subdivision when the Woodhaven I-PUD Zoning Text requires light-colored trim. Approval of this variance could establish a precedent for other properties in the subdivision, potentially resulting in an increase in similar variance requests. There are no special conditions associated with the subject property, and staff is not aware of any previously approved variances of a similar nature within the same zoning text.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate.

Move to approve application VAR-49-2026 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



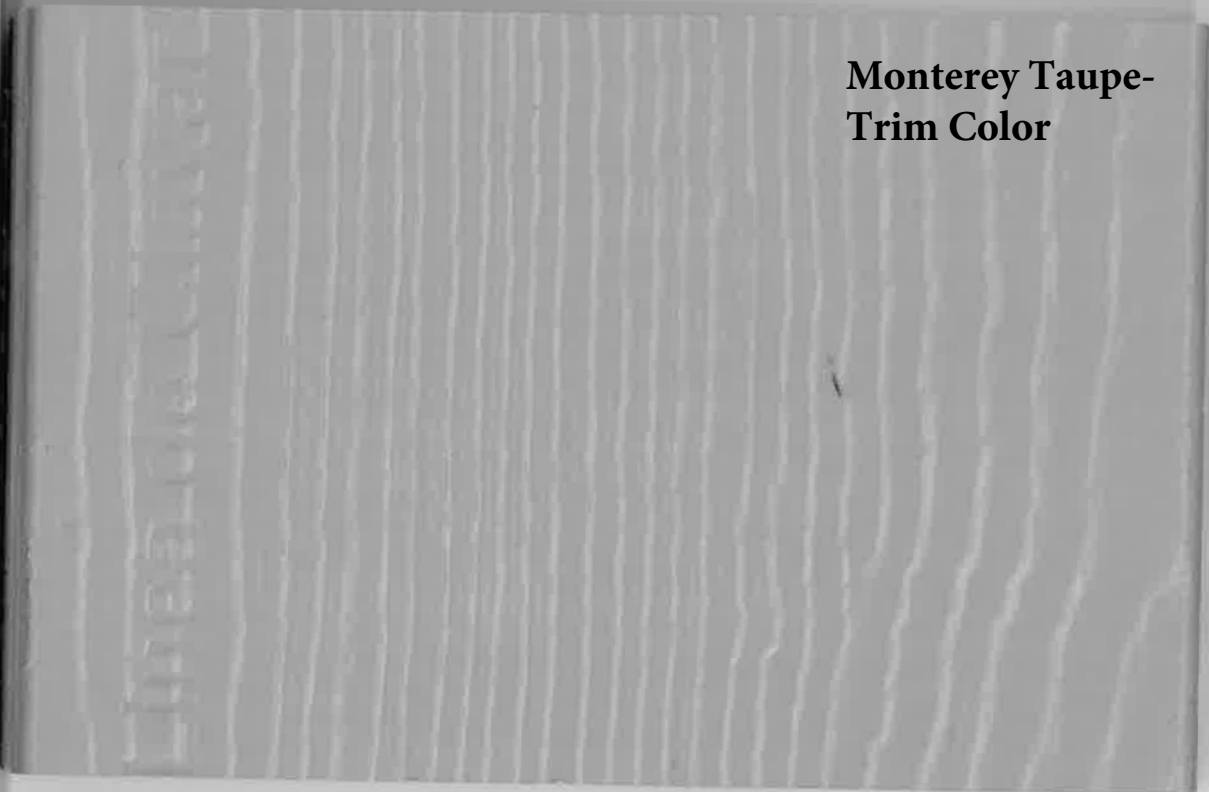
Source: NearMap

Proposed Colors

**Timber Bark-
Trim Color**

**Cobble Stone -
Siding Color**

Approved Colors

A rectangular sample of a light gray material with a vertical ribbed texture.

**Monterey Taupe-
Trim Color**

A rectangular sample of a light gray material with a vertical ribbed texture, similar to the one above but with slightly different lighting and texture details.

**Cobble Stone -
Siding Color**



Community Development Department

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

Dear Kirk Denyes, Bob Webb Woodhaven 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

Tuesday, July 21, 2026

The New Albany Planning Commission took the following action on 07/20/2026 .

Variance

Location: 8535 Wood Grove Dr, Unit:38

Applicant: Kirk Denyes, Bob Webb Woodhaven LLC,

Application: PLVARI20260049

Request: Request for a variance from the Woodhaven zoning text to allow dark-colored trim at 8535 Wood Grove Drive (PID: 222-005329).

Motion: To Approve

Commission Vote: Motion Denied, 2-2

Result: Variance, PLVARI20260049 was Denied, by a vote of 2-2.

Recorded in the Official Journal this July 21, 2026

Condition(s) of Approval: N/A

Per Codified Ordinance 159.06(c) (Reconsideration of Commission/Board Action) the Planning Commission may reconsider any action it has taken upon its own motion for good cause shown. Any action denying or disapproving an application, other than one involving an incomplete application, may be reconsidered no later than the second regular meeting after the original action from which reconsideration is being requested was taken, only if the applicant or its designee clearly demonstrates one of the following:

- 1. Circumstances affecting the subject property or item under consideration have substantially changed; or*
- 2. New information is available that could not with reasonable diligence have been presented at a previous hearing.*

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

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

EDGEHILL
PRELIMINARY AND FINAL DEVELOPMENT PLAN

LOCATION: Generally located south of State Route 161, north of East Dublin-Granville Road, west of Kitzmiller Road, and east of Johnstown Road/U.S. Route 62. (PID: 222-000238).
APPLICANT: M/I Homes c/o Joe Looby, EMH&T
REQUEST: Final Development Plan with Waivers
ZONING: Ganton Comprehensive-Planned Unit Development (C-PUD)
STRATEGIC PLAN: Village Center
APPLICATION: FDP-04-2026

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

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

I. OVERVIEW

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

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

Waivers:

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

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

The staff report has been organized into the following sections:

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

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

Exhibit I: Supporting Documents

Exhibit II: Architectural Plans and Elevations

Exhibit III: Preliminary & Final Development Plans

II. REQUEST AND BACKGROUND

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

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

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

III. SITE DESCRIPTION & USE

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

IV. PLAN REVIEW CRITERIA AND ENGAGE NEW ALBANY STRATEGIC PLAN

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

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

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

V. FINAL DEVELOPMENT PLAN REVIEW

Use and Density Standards

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

Unit Count Summary Table

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



Illustrative Site Plan

Site Layout, Access and Parking

Site Layout and Access

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

Leisure Trail and Sidewalk

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

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

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

Parking

Overall Parking

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

Parking Summary Table

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

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

Detached Rear Parking – Row House

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

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

Tuck-Under Parking – Townhome

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

Parkland and Open Space Requirements

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

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

Parkland and Open Space Table

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

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

Architecture

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



Example elevation of single-family homes (Full Elevations shown in Exhibit II)

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

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

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



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

FRONT ELEVATION - 5 UNIT

COBU Architecture Studio
3001 Village Center, Suite 200
Indianapolis, Indiana 46204
317.414.0800
coba@cobuarch.com

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

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

Landscaping

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

Street Tree Table

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

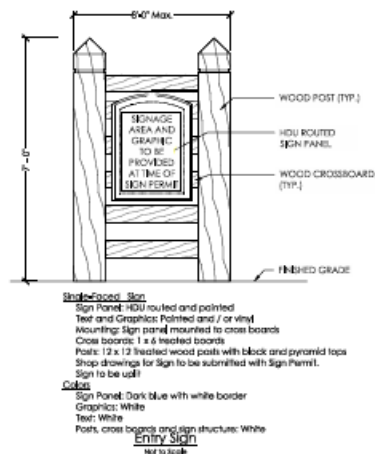
- The zoning text states parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity of plant material and size of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

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

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

Lighting and Signage

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



V. WAIVER REQUESTS

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

of these waivers are identified in **Exhibit I**. The PC shall only approve a waiver (with or without supplementary conditions) if they find that the waiver, if granted, would:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI. ENGINEERING COMMENTS

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

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

VII. SUMMARY

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

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

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

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

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

VIII. ACTION

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

Suggested Motion for FDP-04-2026:

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

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

Approximate Site Location:

Source: NearMap

FDP-04-2026 EDGEHILL FINAL DEVELOPMENT PLAN

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

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



nsi Pass

old Dr

old Dr

old Dr

old Dr

old Dr

old Dr

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Johnstown Rd

Therese Dr

El Main St

161

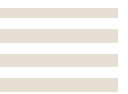


El Dublin Granville Rd

El Dublin Granville Rd

El Dublin Granville Rd

El Dublin Granville Rd



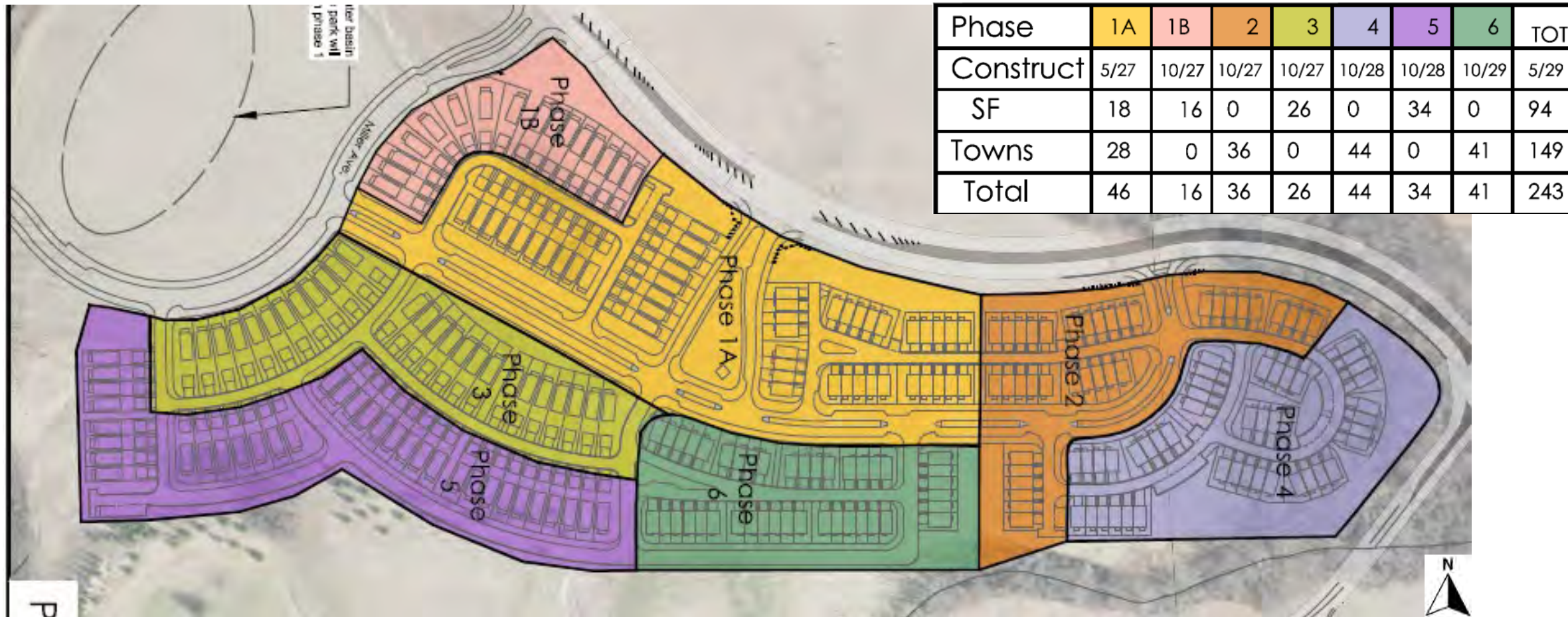
GANTON C-PUD

- **Process**

- Architectural Review Board and Planning Commission Review
 - ARB – Approved with conditions on July 13th
 - PC – July 20th
- Application is for a combined preliminary and final development plan.
- **Waivers:**
 - Waivers were identified throughout the review process for the proposed development. Per the zoning text, 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 the zoning text associated with a final development plan.



EDGEHILL PHASE PLAN



SITE LAYOUT & ACCESS

Information

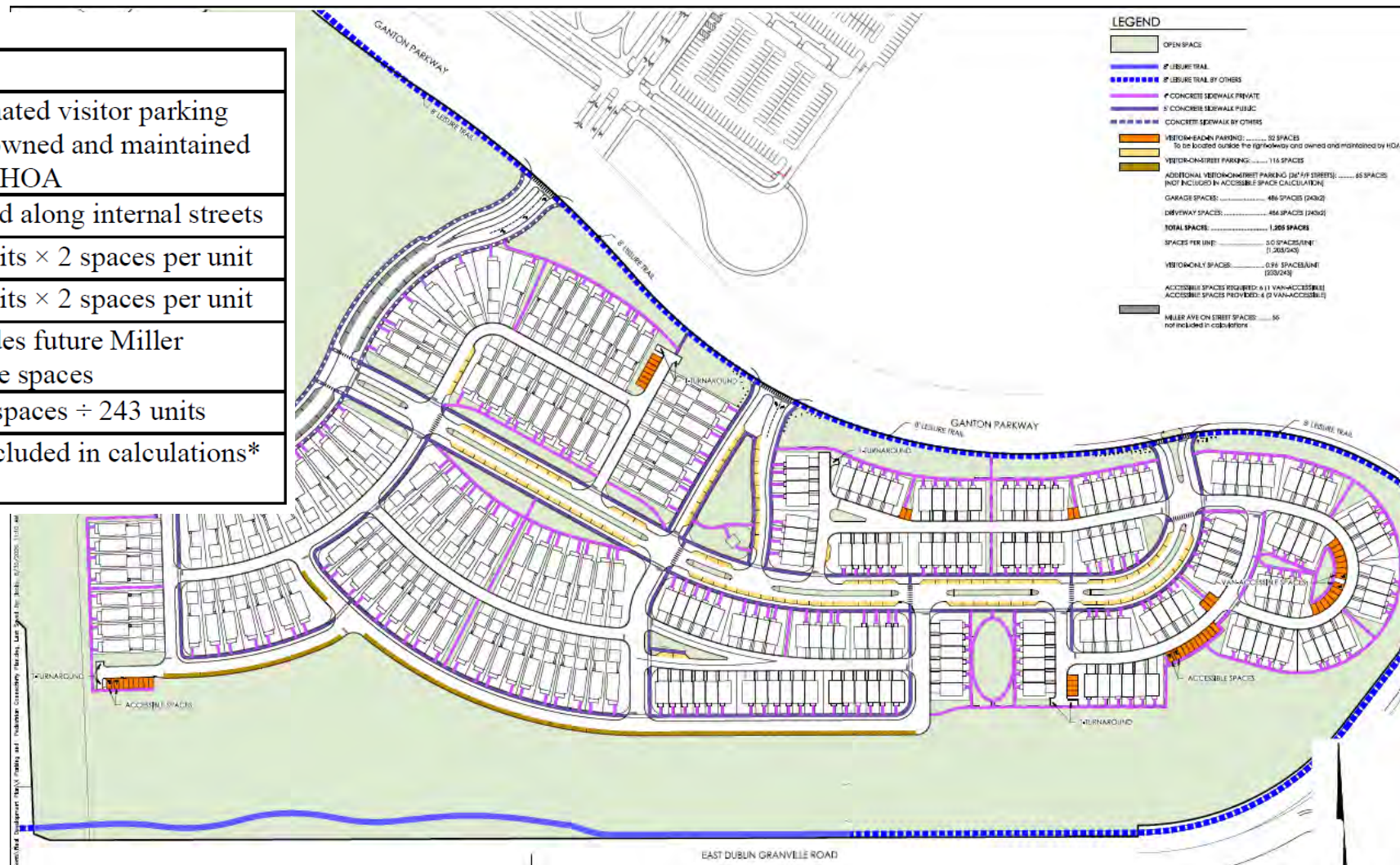
- Accessed via five curb cuts (three along future Ganton Parkway and two along future Miller Avenue)
- 5' sidewalks throughout as well as additional alley sidewalks (est. 3.4 miles of new sidewalk).
- Leisure trail proposed along E Dublin-Granville Road (city to install Ganton Parkway leisure trail).
- Applicant to building future Miller Avenue from Ganton Parkway southwest to their property line (conditioned).



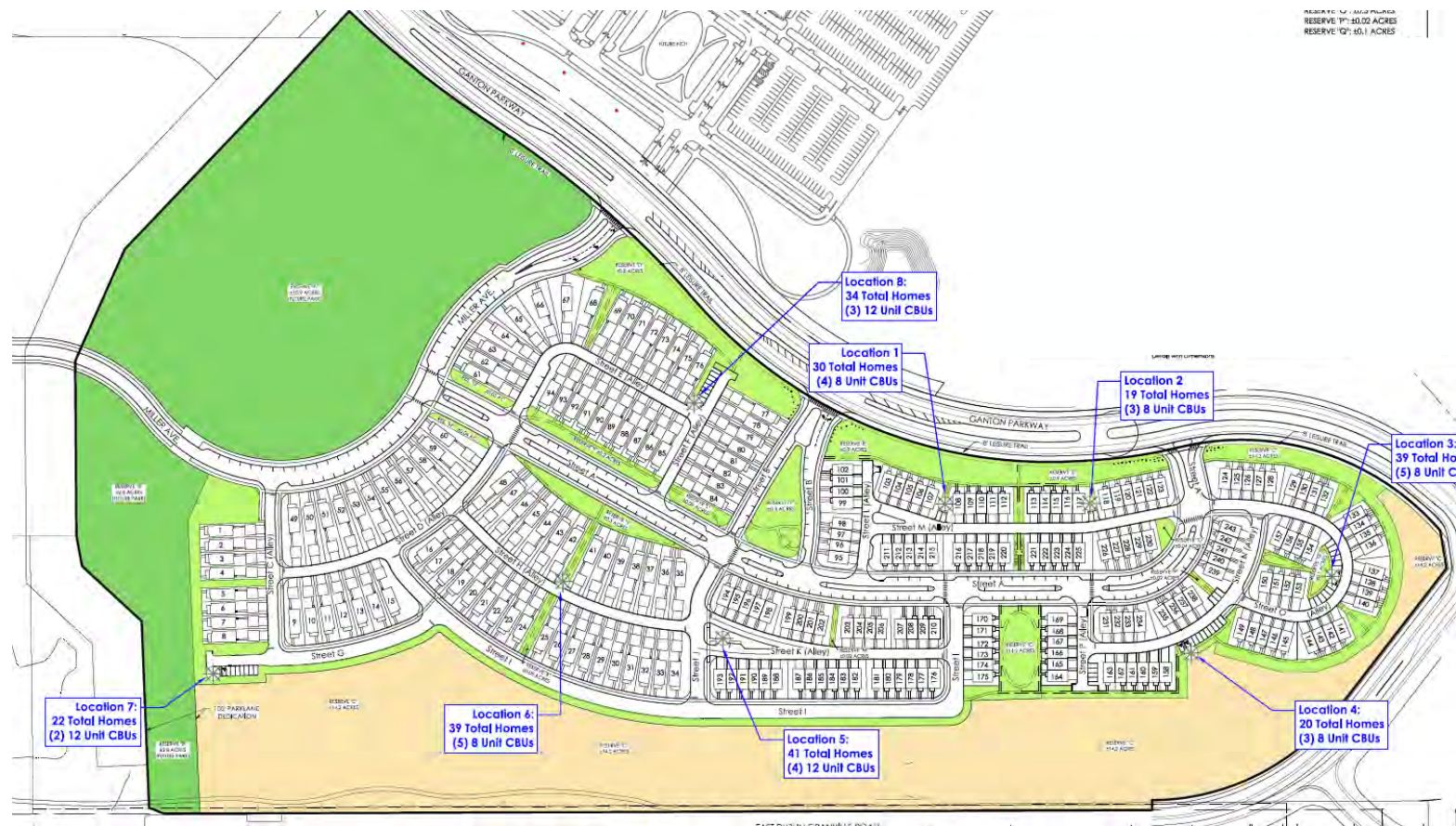
OVERALL PARKING

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*



- Per the zoning text, a minimum of 38 acres of open green space shall be required for the entire zoning district.
- NCH (subarea 1) has dedicated 8.94 acres of open space
- Applicant proposes a total of 17.29 acres in reserve areas and 13.7 acres of parkland dedication.
- Reserve A stormwater basin – design and details conditioned to go back to Planning Commission
- Condition that applicant work with staff on playground location(s).





STREET TREE REQUIREMENTS			
STREET	FRONTAGE	REQD. TREES	PROP. TREES
Miller Ave.	900	25 (South side only)	26
STREET A	1,641	45 required per side	121, see note 2
STREET B	615	17 required per side	38, see note 3
STREET C	296	8 required per side	14, see note 1
STREET D	478	13 required per side	19, see note 1
STREET E (ALLEY)	464	13	15 see note 4
STREET F (ALLEY)	258	7	11 see note 4
STREET G	352	10 required per side	30
STREET H (ALLEY)	527	15	14 see note 4
STREET I	1,397	40 required per side	99
STREET J	248	7 required per side	17
STREET K (ALLEY)	467	13	5 see note 4
STREET L (ALLEY)	202	6	8
STREET M (ALLEY)	626	17	14 see note 4
STREET N (ALLEY)	416	12	13 see note 4
STREET O (ALLEY)	556	15	13 see note 4
STREET P (ALLEY)	161	5	7 see note 4
STREET Q (ALLEY)	161	5	7 see note 4
OTHER SITE TREES			215
TOTAL		414	688

NOTES:

- Proposed tree quantities on the chart are based on 25' spacing.
- See Sheet F-2 for sizes at time of installation.
- Tree spacing in front of the attached homes increased to allow for utilities.
- Total does not include trees in the medians.
- Total does not include trees in the open space areas.
- STREET tree spacing in the public ALLEYS does not conform to the spacing requirements due to conflicts with driveways.
- Species substitutions may be necessary based on availability and shall be approved administratively, and not require a public hearing.
- Per Section 1171.04, street tree shall be located so that a twenty-five (25) foot sight triangle is maintained at street intersections.
- See additional Notes Sheet F-2.

Matchline, See Exhibit F-2

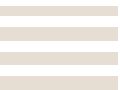


LANDSCAPE CODE REVIEW

- Urban Center Code states STREET tree spacing shall be 25'.
- A riparian area to be preserved shall be established as follows: A riparian corridor with minimum width of one hundred (100) feet, with at least twenty-five (25) feet on each side of the centerline of the stream. See list of activities permitted in corridor.
- 1171.04 STREET Trees:
 - The planting of trees along roadways for all new development shall be according to the following STREET Tree Requirements:
 - (See urban Center Code for tree spacing)
 - STREET trees must be planted in the tree lawn, between the sidewalk or leisure trail and the road pavement. Tree lawns shall be a minimum width of six (6) feet.
 - STREET trees shall be a minimum of three (3) inches caliper dbh (trunk diameter at four and one-half (4.5) feet above the ground).
 - Any tree on the list undesirable species in Section 1171.09 shall not be planted as STREET trees.
 - STREET trees shall be located so that a twenty-five (25) foot sight triangle is maintained at STREET intersections.
 - STREET trees shall be located not less than fifteen (15) feet from fire hydrants and/or utility poles.
 - The developer shall be required to maintain all STREET trees for a period of one year after the tree is planted and to replace any tree which dies within such one year period.
 - STREET trees should be of the same genus and species planted continuously along the length of the STREET.
- Note STREET trees in the public ALLEYS do not conform to the spacing requirements due to conflicts with driveways.
- 1171.06 Parking Lot Screening: (b) Buffering. Parking lots shall be screened from primary STREETS, residential areas, and open space by a three and one-half (3 1/2) foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONDITION
TREES				
	AD	Acer rubrum 'October Glory' / October Glory Red Maple	3" Cal.	M&S
	MG	Metasequoia glyptostroboides / Dawn Redwood	2.5" Cal.	M&S
	PC	Picea pungens / Colorado Spruce	6" Ht.	M&S
	TA	Tilia americana / American Linden	2.5" Cal.	M&S
	UJ	Ulmus americana 'Jefferson' / Jefferson American Elm	2.5" Cal.	M&S
	UP	Ulmus americana 'Winston' / Winston American Elm	3" Cal.	M&S
	UV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	2.5" Cal.	M&S
	ZS	Zelkova serrata / Japanese Zelkova	2.5" Cal.	M&S
ORNAMENTAL TREES				
	AG	Aristonochloa x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	10' Ht.	M&S B&S
	MA	Magnolia virginiana australis / Sweetbay Magnolia	10' Ht.	M&S
	MP	Morus x 'Prize Rose' / Prize Rose Crabapple	2.5" Cal.	M&S
	MS	Morus x 'Spring Snow' / Spring Snow Crabapple	2.5" Cal.	M&S
	SI	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	M&S
STREET TREES				
	AR2	Acer rubrum / Red Maple	3" Cal.	M&S
	AS	Acer saccharum / Sugar Maple	3" Cal.	M&S
	AX	Acer x freemanii / Freeman Maple	3" Cal.	M&S
	CO	Celtis occidentalis 'Prize Pride' / Prize Pride Hackberry	3" Cal.	M&S
	GS	Gleditsia inaequalis 'Skyline' / Skyline Honey Locust	3" Cal.	M&S
	PA	Platanus x occidentalis / London Plane Tree	3" Cal.	M&S



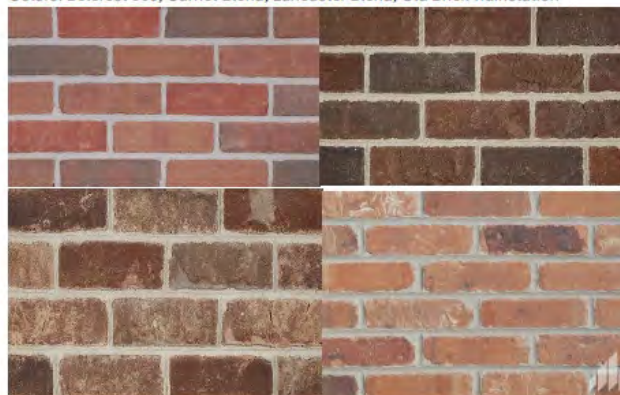
ARCHITECTURE

Information

- Varied exterior material palette including brick and Hardie plank in four different colors.
- Consistent trim throughout
- Four shutter colors
- Proposed windows to be vinyl (waiver requested)
- Single-bay garages (waiver requested)
- Some primary entrances to face open space/parkland (waiver requested)

BRICK

Manufacturer: Belden, General Shale
Type/Size: Face/Queen (non-modular)
Mortar Style/Color: Grapevine Joint/Med. Gray
Colors: Belcrest 560, Garnet Blend, Lancaster Blend, Old Brick Trainstation



SHUTTERS

Manufacturer: Mid-America, SolidThru color
Material: Vinyl
Shutter Style: 2-panel raised/equal, simulated operable, no hardware
Colors: Black, Musket Brown, Storm Cloud, Tuxedo Gray



SIDING/VERTICAL PANEL/BOARD & BATTEN

Manufacturer: James Hardie
Style: HardiePlank Select Cedar Mill Lap Siding, Color Plus
Exposure: 7"
Colors: Arctic White, Cobblestone, Pearl Gray, Monterey Taupe (colors appear darker than actual)



GARAGE DOORS

Manufacturer: Wayne Dalton insulated Fiberglass 9100 –
windows
Color: White



FRONT ELEVATIONS

- Baldwin



- Dennison



- Palmer



SIDE ELEVATIONS

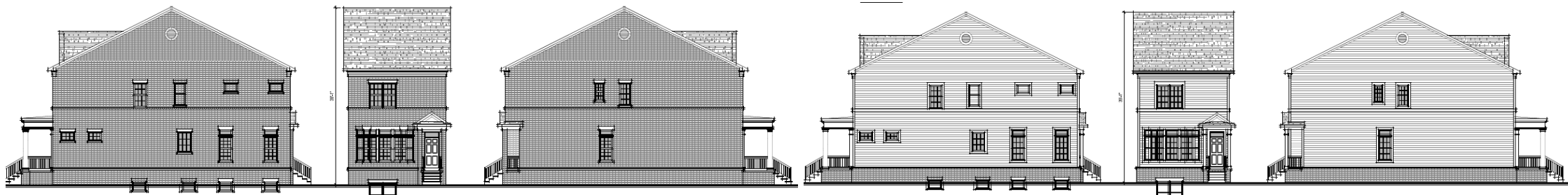
- Baldwin



- Dennison



- Palmer



4 UNIT TOWNHOMES



Left Elevation



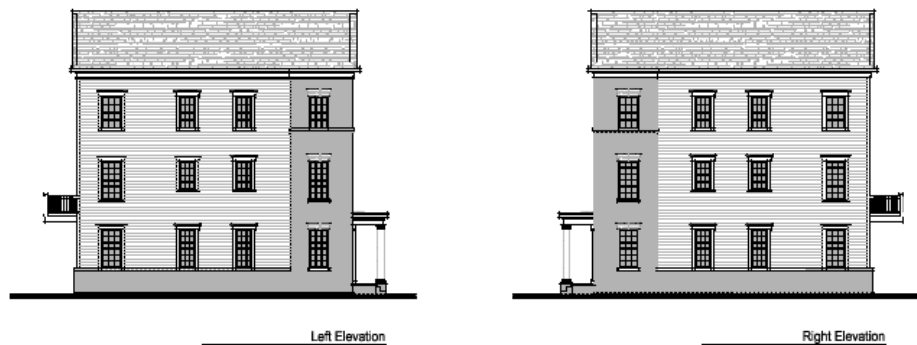
Right Elevation



Rear Elevation



5 UNIT TOWNHOMES



6 UNIT TOWNHOMES



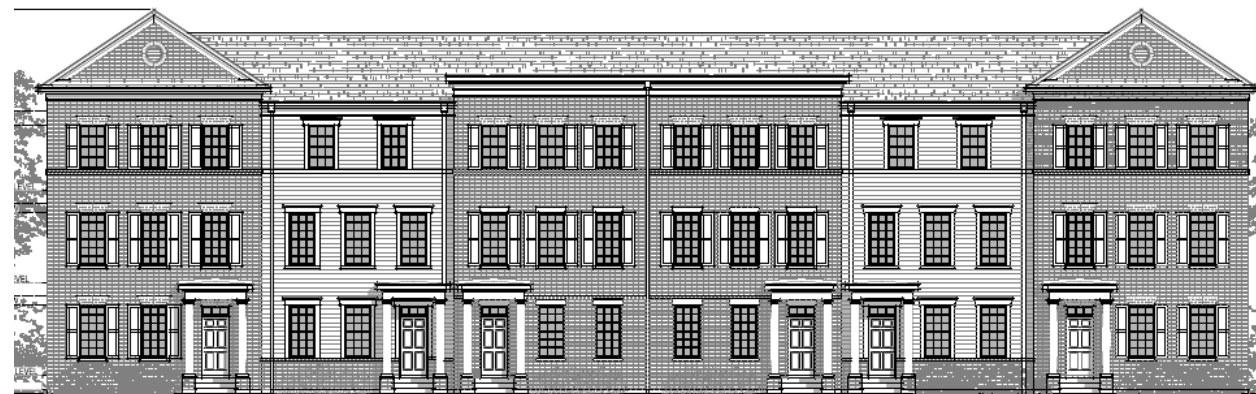
Left Elevation



Right Elevation



Rear Elevation



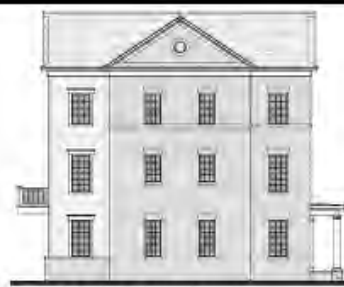
— Within this area at least 60% of the homes shall be all brick.

— Within this area at least 40% of the homes shall be all brick.

Brick option

High Visibility homes

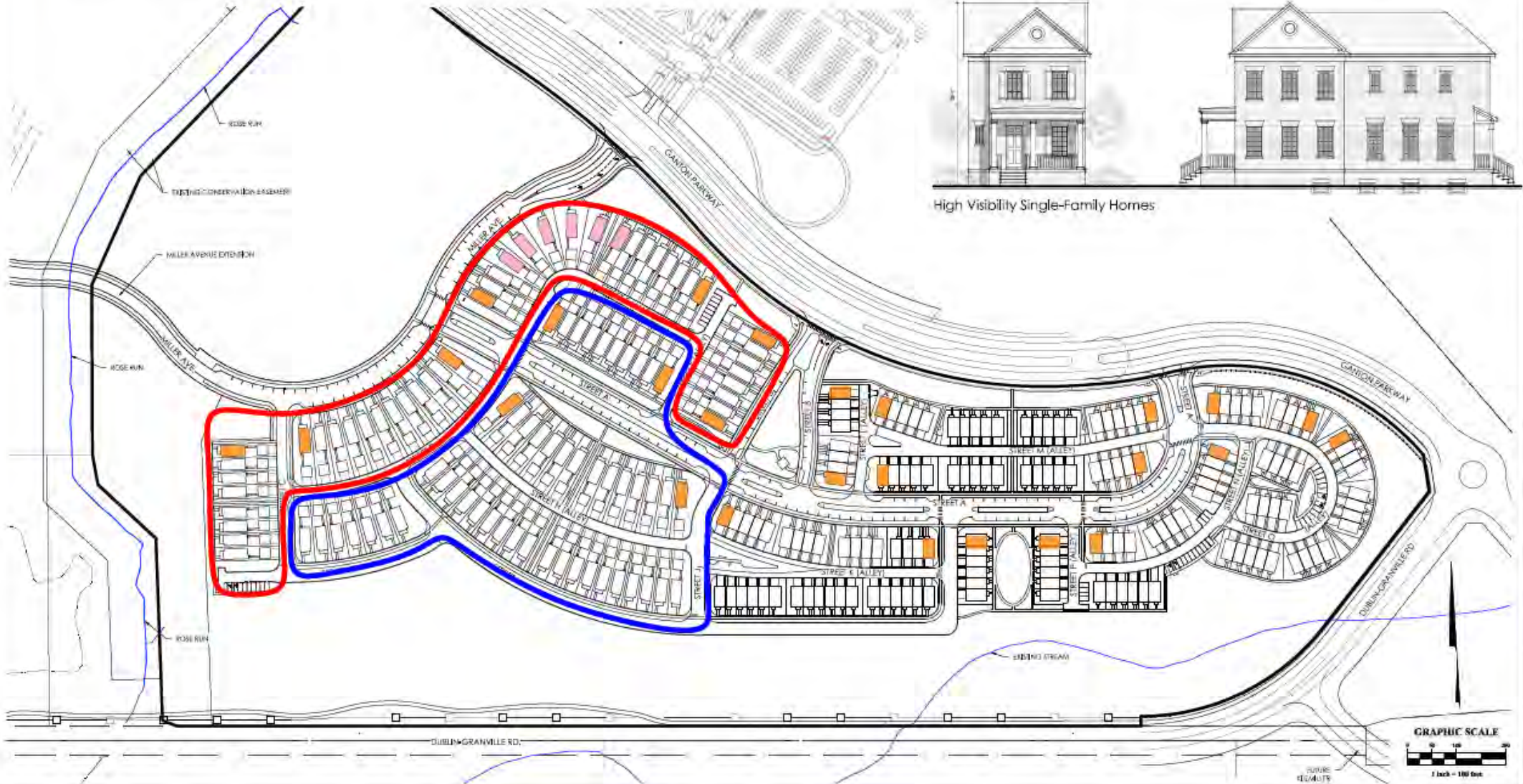
- See elevations for additional architectural features
- Additional landscaping
- Shall count toward the all-brick percent requirement



High Visibility Town Home



High Visibility Single-Family Homes



NO.	DATE	DESCRIPTION
1	7/1/2016	PRELIMINARY
2	7/1/2016	FINAL

M.I. HOMES
ARCHITECTS
1000 N. 10TH ST.
COLUMBUS, OH 43260

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
EDGEHILL
HIGH VISIBILITY LOTS

EMHT

DATE	July 1, 2016
SCALE	1" = 100'
FORM NO.	2025640
DESIGN	M-1

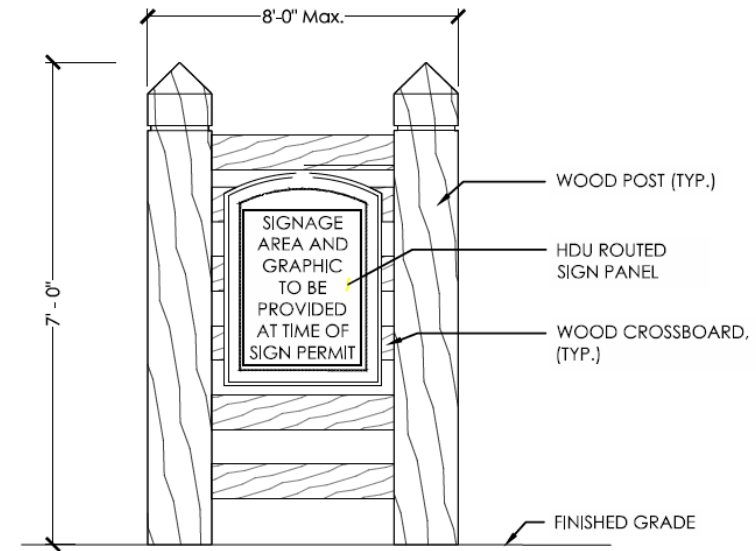
LIGHTING AND SIGNAGE

- **Lighting**

- Light mounted near front entry door (conditioned).
- Proposing downcast light fixtures throughout the development.

- **Signage**

- Dual post signs located at three of the entrances. The sign panel is proposed to be dark blue with white text, 20 sq. ft. in size, and a height of 7 feet. (meets requirements).



Single-Faced Sign

Sign Panel: HDU routed and painted

Text and Graphics: Painted and / or vinyl

Mounting: Sign panel mounted to cross boards

Cross boards: 1 x 6 treated boards

Posts: 12 x 12 Treated wood posts with block and pyramid tops

Shop drawings for Sign to be submitted with Sign Permit.

Sign to be uplit

Colors

Sign Panel: Dark blue with white border

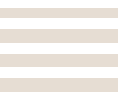
Graphics: White

Text: White

Posts, cross boards and sign structure: White

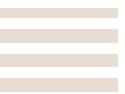
Entry Sign

Not to Scale



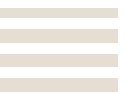
WAIVER STANDARDS

- a) Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the reviewing body may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, and a broader vicinity to determine if the waiver is warranted;
- b) Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the City's Strategic Plan;
- c) Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and
- d) Not detrimentally affect the public health, safety or general welfare.



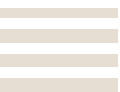
W A I V E R S

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



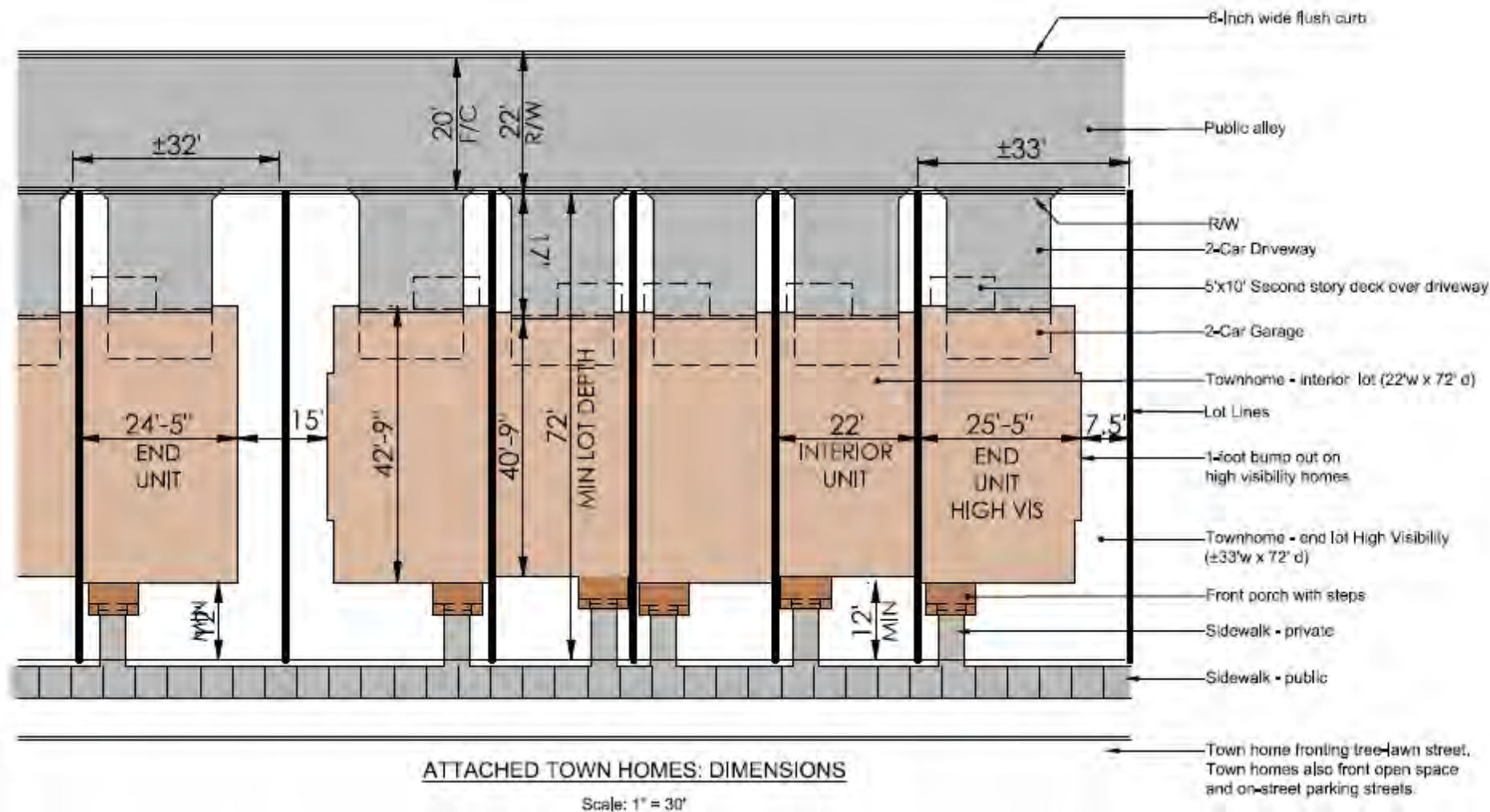
W A I V E R S

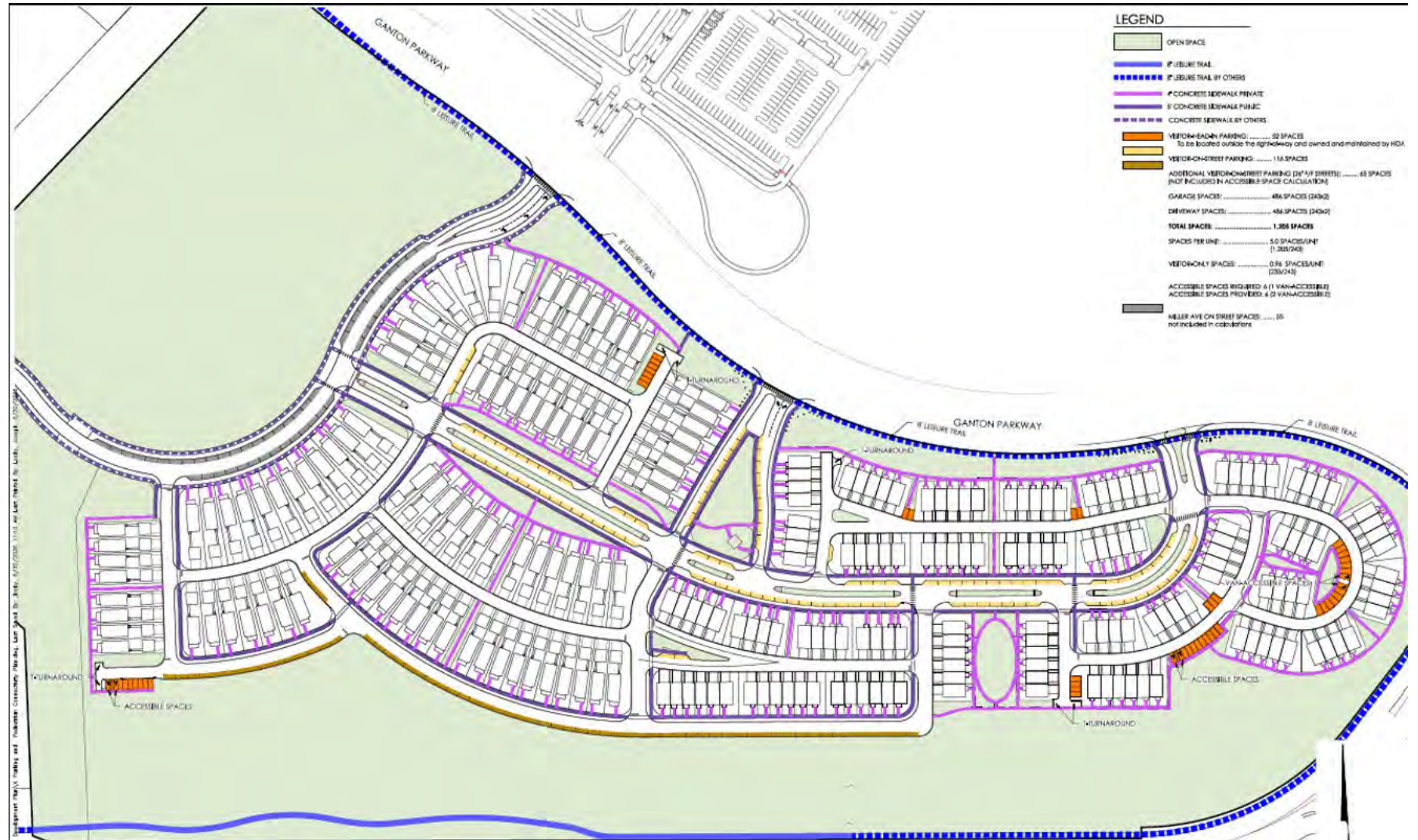
- E. Waiver from Section 2 of the Village Residential DGRs, subsection II.B.5, to eliminate the requirement that shutters, when used on a building elevation of a home, must be used on all windows of that elevation.
- F. Waiver from Section 2 of the Village Residential DGRs, subsection II.B.6, to allow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



WAIVER EXHIBITS

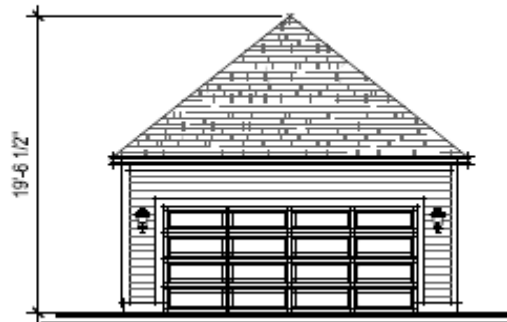
Waivers A & B. Waivers to reduce the minimum percentage of lot width that a townhome building must occupy (90% to 76%); and to reduce the minimum required lot size for townhome lots (25' to 22').





WAIVER EXHIBITS

Waiver D. Waiver to allow double-bay garage doors.

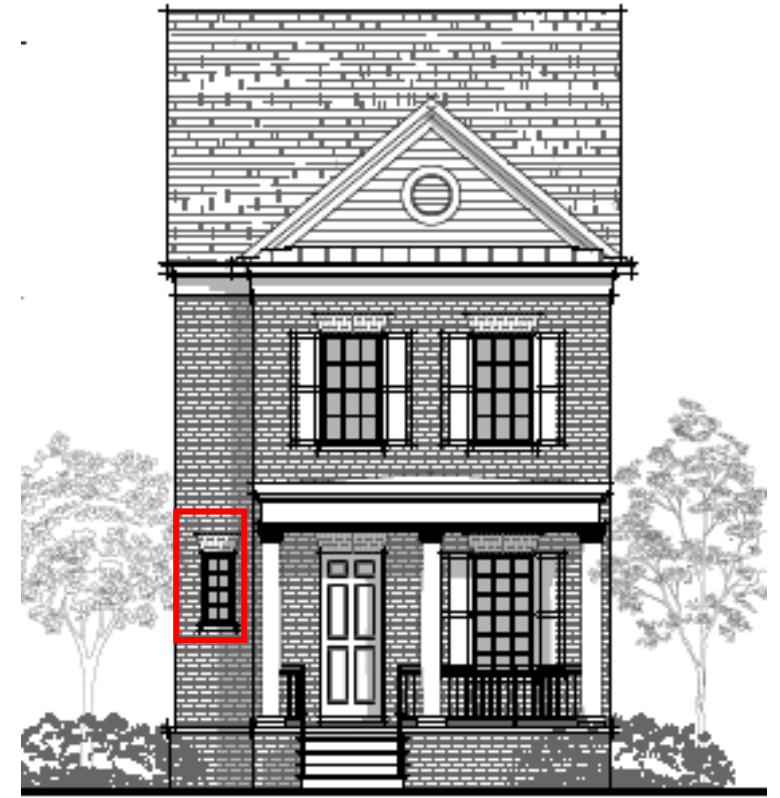


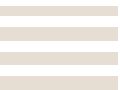
Front Elevation



Front Elevation

Waiver E. Waiver to eliminate the requirement for shutters, when used on a building elevation of a home, must be used on all windows of that elevation.





WAIVER EXHIBITS

Waiver F. Waiver to allow primary home entrances to face open space or parkland rather than a street.



WAIVER MAP

Waivers:

See Waiver request for justifications.



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



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



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



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



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



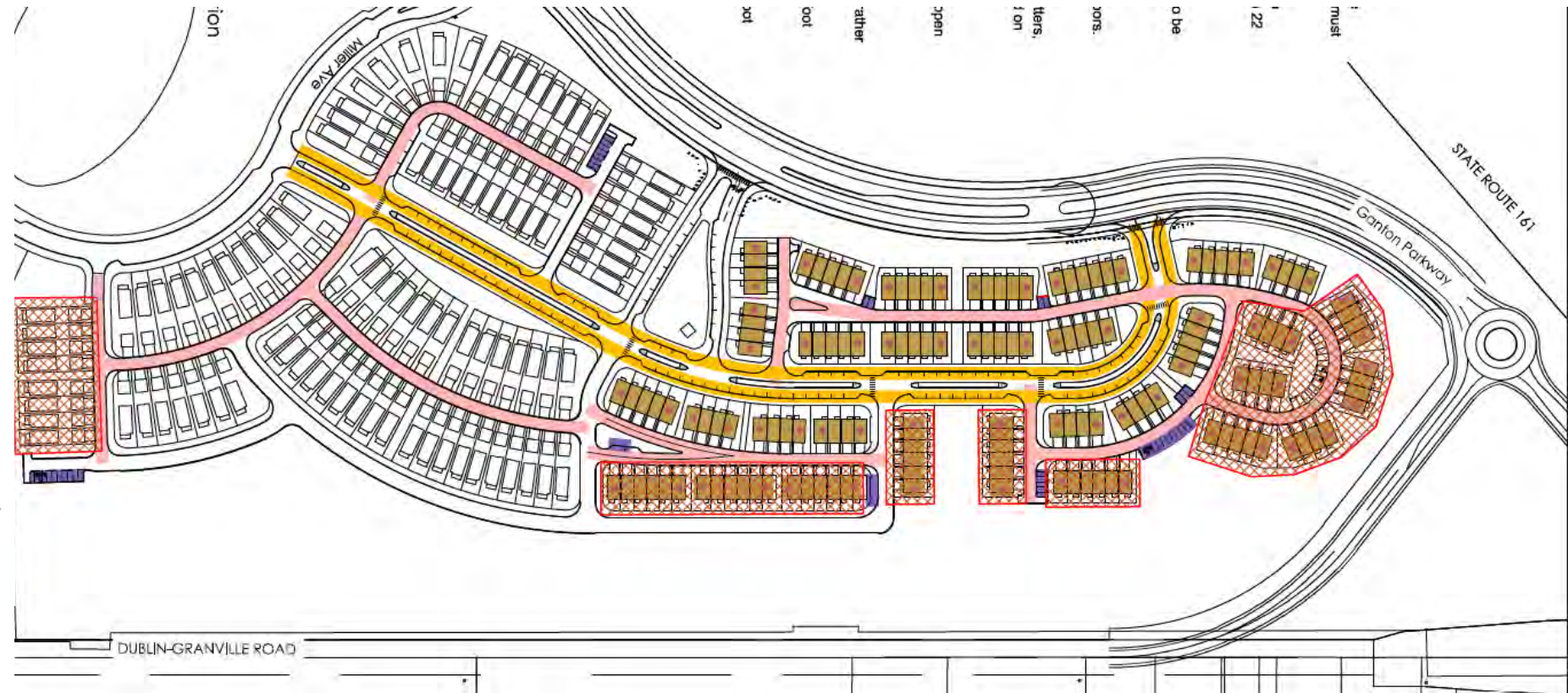
6. Waiver from Section 2 of the Village Residential DGRs, subsection II.B.6, to allow primary home entrances to face open space or parkland rather than a street.

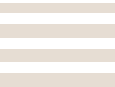


7. Waiver from Section 2 of the Village Residential DGRs, subsection A.7, to allow new windows to be made of vinyl, rather than just being clad with vinyl



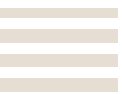
9. Waiver from Urban Center Code Section 5.19 to allow 10-foot wide center median when 12-foot is the standard.





S U M M A R Y

- Meets the intent of applicable zoning and development standards while reinforcing the Village Center's urban character.
- Thoughtful layout that meets the character of the Village Center and provides a diverse mix of housing.
- Extensive collaboration between the applicant and city staff over several months to strengthen architecture, site design, and landscaping, and compatibility with the Village Center vision.
- Aligns with the city's strategic plan including promoting diverse housing types, increased density, and continuing a walkable urban form in the Village Center.
- Staff finds that the requested waivers do not diminish the overall quality of the development or undermine the intent of requirements. Rather, the waivers provide reasonable flexibility while maintaining the project's high level of design and is consistent with the overall vision and objectives of the Village Center.



CONDITIONS

- The applicant works with the city on Miller Avenue road construction.
- The applicant works with city staff to identify and install appropriate fence end caps at the opening along Dublin-Granville Road.
- 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.
 - **ARB revised condition: The applicant shall work with the city and landscape architect for approval once basin design and details have been reworked to service the entire development at full buildout.**
- 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.
- The applicant shall provide the fixture design for the front doors of the homes, subject to staff approval.
- The city engineer's comments shall be addressed during the permit review process.

A:\20250643\Dev\045643a\045643a\development\045643a-3 Illustrative Site Plan.dwg, Last Saved By: sabbas, 6/19/2026 2:48 PM, Last Printed By: Chao, Shaun, 6/20/2026 10:45 AM (No Yr4d)



REVISIONS	
MARK	DATE DESCRIPTION
	3/17/24 FIRST SUBMITTAL

**M.J. HOMES**
403 WOODLAND AVENUE
SUITE 100
COLUMBUS, OHIO 43219

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY & FINAL DEVELOPMENT PLAN
FOR
EDGEHILL
PARK DEDICATION PLAN

**EM&T**
Engineering, Mapping, Technology, Inc.
10000 W. STATE ROUTE 161, SUITE 100
NEW ALBANY, OHIO 43106

DATE	July 20, 2026
SCALE	1" = 100'
JOB NO.	20250643
EXHIBIT	C-1



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 Planning Commission took the following action on 07/20/2026 .

Final Development Plan

Location: 9582 JOHNSTOWN RD

Applicant: M/I Homes,

Application: PLFDP20260004

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

Motion: To approve

Commission Vote: Motion Approved with Conditions, 3-1

Result: Final Development Plan, PLFDP20260004 was Approved with Conditions, by a vote of 3-1.

Waiver A: Approved by a vote of 4-0

Waiver B: Approved by a vote of 4-0

Waiver C: Approved by a vote of 4-0

Waiver D: Approved by a vote of 4-0

Waiver E: Approved by a vote of 4-0

Waiver F: Approved by a vote of 3-1

Waiver G: Approved by a vote of 3-1

Waiver H: Approved by a vote of 4-0

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. Once the final design of the basin has been determined for Reserve A, the applicant shall return to the Planning Commission for approval of that basin design.
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.
7. Hide the Waiver C parking view from Ganton Parkway and Miller Avenue.

8. Double-bay garage doors to look like single-bay garage doors as done in other areas of the city.
9. Waiver E only applies to the small windows on the Baldwin elevation.
10. The applicant work with staff to consider low-level lighting on the sidewalks in areas associated by Waiver F.

Staff Certification:

Sierra L Saumenig

Javon Henderson

Sierra Saumenig and Javon Henderson
Planner

NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
August 17, 2026 Meeting

WOODHAVEN SUBDIVISION
LOT 1 MODEL HOME CONDITIONAL USE

LOCATION:	8610 Steeple Wood Drive Lot 1 (PID: 222-005292)
APPLICANT:	Bobb Webb Group c/o Kirk Denyes
REQUEST:	Conditional Use
ZONING:	Woodhaven I-PUD Zoning District
STRATEGIC PLAN:	Residential District
APPLICATION:	CU-53-2026

Review based on: Application materials received July 20, 2026.

Staff report completed by Kylie Blackburn, Planner.

I. REQUEST

The applicant requests a conditional use approval for a residential model home to be located on Lot 1 within the Woodhaven subdivision. The model is for the single-family residence home type, which is permitted to be developed in the subdivision. The applicant requests the conditional use to be approved until the last lot within the community has been sold or for at least two years.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on June 7, 2021 (ZC-15-2021), and the zoning change was adopted by City Council on July 7, 2021 (O-22-2021). The Planning Commission approved the final development plan for the subdivision on September 20, 2021 (FDP-83-201).

II. LOCATION

The Woodhaven subdivision is located at the southwest corner of Bevelhymer Road and Walnut Street. The site is located immediately east of the Upper Clarenton subdivision, generally south the Rocky Fork Metro Park and Bevelhymer Park. All of the public streets have been installed in the subdivision and there are several homes actively under construction.

III. EVALUATION

General Standards for Conditional Uses (C.O. 1115.03)

The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location shall meet all of the following requirements:

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*
- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- (c) *The use will not be hazardous to existing or future neighboring uses.*

- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

Residential model homes. Per Code, these are newly constructed homes or temporary structures placed in a newly constructed subdivision and used by a homebuilder or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The model home may be staffed and furnished. (C.O. 1165.11)

The criteria and the applicability of this application are detailed below (Section 1165.11(a)):

1. *Appropriate location within the community.*
The proposed model home is located on lot 1 in the subdivision, addressed off of Steeple Wood Drive. The model home is located at the subdivision entrance when entering from Walnut Street. The proposed location appears to be appropriate as it is easily accessible and identifiable when entering the subdivision. Additionally, the home is accessible by sidewalks and leisure trail adjacent to the site.
2. *It is integrated in the existing community with customary exterior residential lighting.*
The home will continue to utilize coach lighting fixtures consistent with the style and architectural features present on the other homes planned within the subdivision.
3. *The use is approved with limited duration.*
The applicant states that they would like to utilize the model home for at least 2 years or until the last lot in the subdivision has been sold. Historically, the Planning Commission has approved conditional uses for other model homes within the community for 1-3 years, depending on the size of the subdivision. Staff recommends the model home approval be permitted for two (2) years or until the last lot is sold, and that any extension in time is subject to review and approval by the Planning Commission (condition #1).
4. *One sign is permitted.*
The applicant proposes to install one ground sign which is evaluated in the staff report below.
5. *Shall not be used as a general real estate brokerage office.*
The applicant states that the model home will not be used as a general real estate brokerage office.

The Planning Commission is also to consider the following (1165.11 (b)):

1. *Hours of operation*
The model home will operate Friday through Tuesday from noon to 5 pm generally consistent with other model homes that have been approved by the Planning Commission.
2. *Number of employees and maximum number of employees at the site at one time.*
The applicant states that there will be one employee for the proposed model homes in the subdivision.

3. *Provisions for parking for employees and customers*

The applicant states that staff and customers will park on the street, which is permitted in the subdivision.

4. *Size, lighting, content and location of signage*

C.O. 1169.10(e) of the city sign code permits one (1) sign not to exceed 6 square feet in size and no taller than 4 feet. Model home signs are not permitted to be illuminated and must be setback 10 feet from the adjacent street right-of-way. The applicant proposes to install a model home sign with the following dimensions.

- a) Size: 6 sq. ft. [meets code].
- b) Height: 4 feet [meets code].
- c) Location: 10 feet from the street right-of-way [meets code].
- d) Lighting: none proposed [meets code].

5. *Landscaping and screening*

The applicant has/will install landscaping in landscape beds in front and side of the home. In addition, as seen on the landscaping plan, evergreen and deciduous trees will be planted on three sides of the home, with the Walnut Street frontage having existing trees. All the landscaping is complementary and generally consistent with other residential homes in New Albany and the Woodhaven subdivision. According to the approved building permit plan and submitted landscaping plan, street trees are to be installed within the street yard in front of and on the side of the home.

IV. SUMMARY

The proposed model home will function like previous model homes within the subdivision, and there have been no complaints about the previous model homes. The operational aspects of the model home are consistent with successfully operating model homes in other New Albany neighborhoods.

V. ACTION

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

Move to approve application CU-53-2026 with the following conditions, subject to staff approval:

- 1) The model home is permitted to operate for at least two years or until the last lot in the subdivision is sold.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Project Information	Site Address <u>8610 STEEPLE WOOD PR. - LOT 1 WOODHAVEN</u> Parcel Numbers <u>222-005292</u> Acres <u>1.004</u> # of lots created <u>1 (EXISTING)</u>																																																																							
	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="5">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td>☐ Appeal</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☒ Conditional Use</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☐ Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td>☐ Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>☐ Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td colspan="2"></td> </tr> <tr> <td>☐ Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>☐ Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td colspan="2"></td> </tr> <tr> <td>☐ Variance</td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>☐ Extension Request</td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>☐ Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td colspan="2"></td> </tr> </tbody> </table> Description of Request: <u>CONDITIONAL USE FOR A MODEL HOME LOCATED ON LOT 1 WOODHAVEN WITHOUT GARAGE CONVERTED TO SALES OFFICE</u>	Choose Application Type	Circle all Details that Apply					☐ Appeal						☐ Certificate of Appropriateness						☒ Conditional Use						☐ Development Plan	Preliminary	Final	Comprehensive	Amendment		☐ Plat	Preliminary	Final				☐ Lot Changes	Combination	Split	Adjustment			☐ Minor Commercial Subdivision						☐ Vacation	Easement		Street			☐ Variance						☐ Extension Request						☐ Zoning	Amendment (rezoning)		Text Modification	
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☐ Zoning	Amendment (rezoning)		Text Modification																																																																					
Contacts	Property Owner's Name: <u>BOB WEBB WOODHAVEN LLC</u> Address: _____ City, State, Zip: _____ Phone number: _____ Email: _____																																																																							
	Applicant's Name: <u>KIRK DENNIS</u> Address: _____ City, State, Zip: _____ Phone number: _____ Email: _____																																																																							
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>Bob Webb Woodhaven LLC</u> Signature of Applicant <u>Kirk Dennis</u> Date: <u>7/17/20</u> Date: <u>7/16/20</u>																																																																							

City of New Albany
Planning Commission
99 West Main Street
PO Box 188
New Albany, OH 43054

RE: Application for Conditional Use for a Model Home to be located on lot 1 and associated Street parking to be located on Woodhaven Community.

Below is the requested documentation for our conditional use application for the model home to be located at Woodhaven Community

Legal Description: See Attached

Description of existing use: New Single-Family Residence

Present zoning district: 1-PUD

Description of proposed conditional use:

The model home/sales center WITHOUT Garage Converted to Office

A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse, and service areas, utilities, signs, yards, and such other information as the Commission may require determining if the proposed conditional meets the intent and requirements of this Ordinance:

Please see Attached House Plans, Plot Plan & Landscape Plan

A narrative statement evaluating the effects on adjoining property; the effects of such elements as noise, glare, odor, light, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

Construction of this Home is complete. No Noise, Glare, Fumes Vibrations, etc. will be created

- The names and addresses of all property owners within 200 feet, contiguous to, and directly across the street from the property, as appearing on the Franklin County's Auditor's current tax list. The applicant shall also provide the addresses of all property within the above reference boundaries:

Please see attached illustration indicating the 200' buffer to adjoining property and List of Property Owners within that zone.

- Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the deliberations of the Planning Commission.

The model home will be visible and easily accessible as you enter the community from Walnut Street. The model home will integrate within the residential character of the neighborhood. The home will have coach lights.

It is our intention to staff the Home with a Bob Webb sales representative. The hours of operation will be from Noon to 5 PM Monday & Tuesday as well as Friday through Sunday. The sales center shall not be used as a general real estate brokerage office where the sale of properties not owned or previously owned wholly or in part by the applicant occurs.

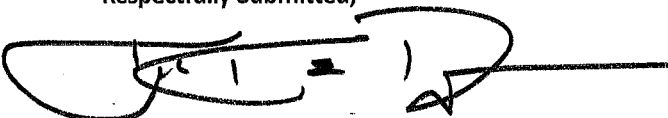
Parking spaces for access to the sales model will be available on Street

Bob Webb has requested and received Approval for conditional use (Model homes) for Lots 52, 28 & 51. Both Lots 52 & 28 are no longer being used as sales models. Both Homes are sold & closed. Lot 51 was approved back in October but was never used as a sales model. It is a completed Spec currently but not operating as a sales model. Should this conditional use be granted Lot 1 would be the only sales model in the Woodhaven community'

This House is fully furnished. Typically, the Sales associate would use the Study for their Office & utilize the Dining Room table for meetings. No modifications to the Home or Garage are proposed.

Bob Webb Homes would like to request that the Planning Commission approve the use of this home as a sales model until which time that all lots within the community have been sold or for a period deemed appropriate by the Planning Commission but not to be less than two years.

Respectfully Submitted,



Kirk E. Denyes
Director of Design &
Development Bob Webb Homes

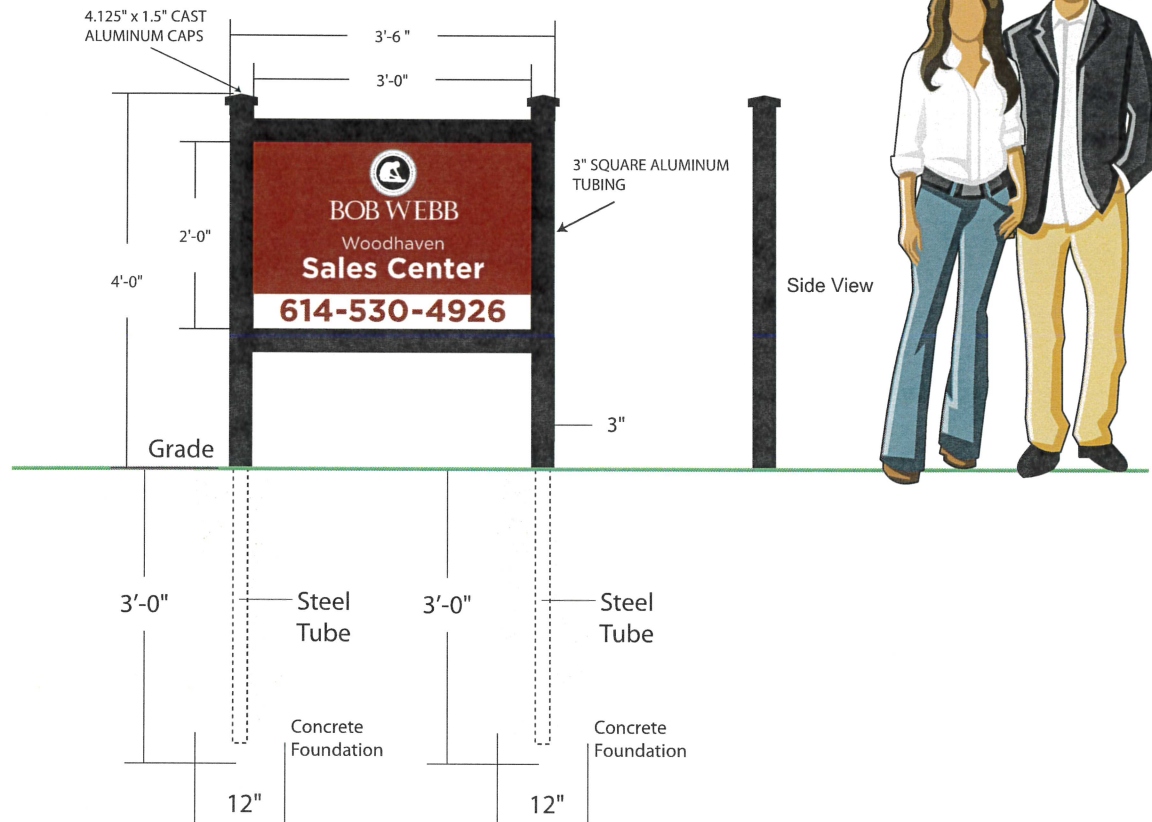
LEGAL DESCRIPTION:

Being Lot 1 of the Woodhaven Subdivision, situated in the State of Ohio, County of Franklin, City of New Albany, Half Section 17, Section 9, Quarter Township 1, Township 2, Range 16. United States Military Lands. As Recorded in Official Record, 04/28/2023 at the Recorder's Office, Franklin County, Instrument # 202304280040996. PB 132/Page 315

DOUBLE FACE

Vinyl graphics on a 2'x3' aluminum panel
Panel is mounted to custom built aluminum frame

 PMS 1815



MORRISONSIGN
2757 Scioto Parkway, Columbus, OH 43221
614.276.1181 • morrison signs.com

Client: Bob Webb | Woodhaven

Drawing Date: 11-21-23

Project Name: Sales Center Sign

Drawing #: 23-603 SP: KR D: BW

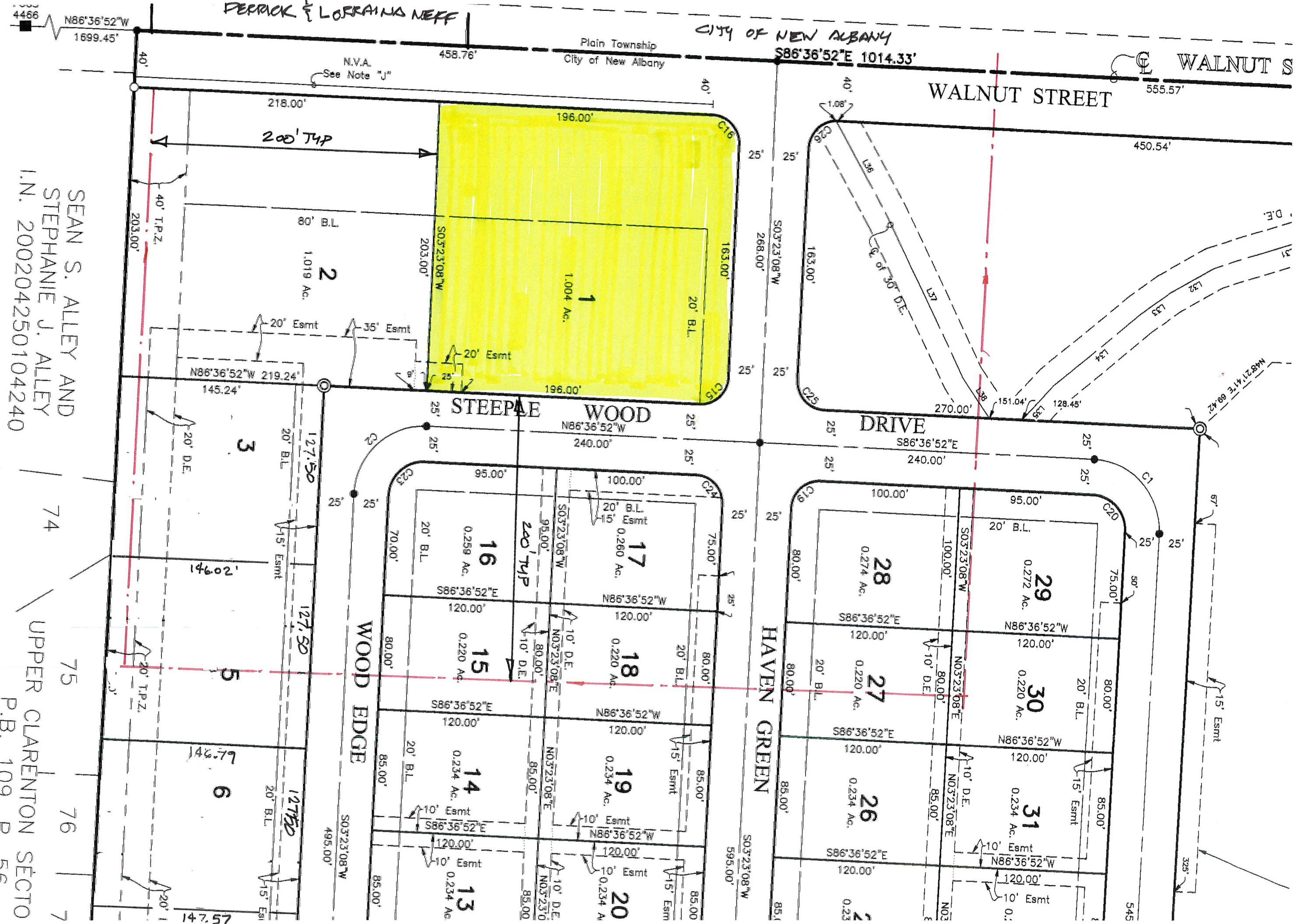


This sign is intended to be installed in accordance of article 600 of the National Electric Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

Copy, colors, size, quantity

APPROVAL:

Client Signature: _____ Date: _____



SEAN S. ALLEY AND
STEPHANIE J. ALLEY
I.N. 200204250104240

UPPER CLARENTON SECTO
P.B. 109, P. 56

1"=60'



680 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

LOT # 01
SUBDIVISION WOODHAVEN (1-60)

SITE ADDRESS
8610 STEEPLE WOOD DRIVE

COUNTY FRANKLIN

CITY/TOWNSHIP
NEW ALBANY

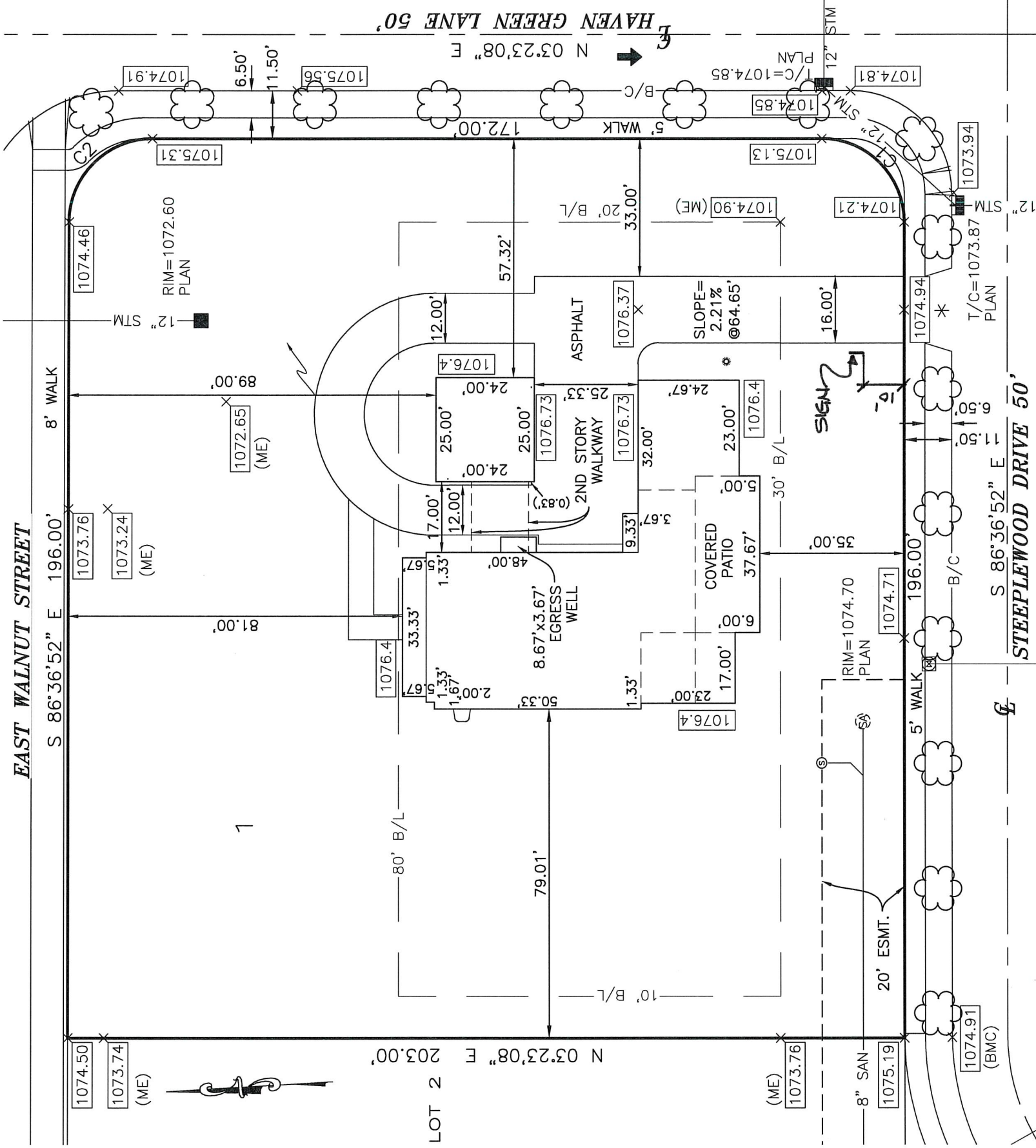
STATE OHIO
JOB NUMBER WHVN1-01-PPR6

BOOK 132
PAGE 315

MINIMUMS: R: 80' S: 10'

PLOT PLAN

SCALE 1" = 30'



LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	43676
HOUSE	3685
DRIVE	3894
APPROACH	197
SER WALK	N/A
WALK	2052
SOD	37479
LOT COV	8.44%

BOB WEBB
POURED WALL = 10'
FINISH FLOOR = 1078.60
TOP OF FOUNDATION= 1077.40
FINISH GRADE= 1076.40
GARAGE PAD= 1076.73
BASEMENT FLOOR= 1067.73
TOP OF FOOTER= 1067.40
DRIVE SLOPE DISTANCE= 64.65

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S 48°23'08" W	90°00'00"
C2	20.00'	31.42'	28.28'	N 41°36'52" W	90°00'00"

REVISIONS DESCRIPTION

REVISIONS	DESCRIPTION
12/18/24	REV AS PER EMAIL (AEL)
02/03/25	CHANGE OF FRONT PORCH (BW)
02/13/25	ROTATED HOUSE 180 DEGREES (BW)
03/03/25	ADDED REAR COVERED PATIO (BW)
03/27/25	FOUNDATION CHANGE (DL)
06/06/26	DRIVEWAY CHANGE (DL)

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR. BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.	
LEGEND IS INTENDED TO BE UNIVERSAL. NOT ALL ITEMS SHOWN IN THE LEGEND, WILL APPLY TO EACH LOT.	
MAJOR FLOOD ROUTE	WINDOW WELL
POWER POLE	EGRESS WELL
STREET LIGHT	A/C
POST LAMP	AIR CONDITIONER
MAILBOX	ELECTRIC BOX
CATCH BASIN	ELECTRIC PEDESTAL
CURB INLET	ELECTRIC MANHOLE
STORM MANHOLE	GAS MARKER
STORM LINE	GAS VALVE
SANITARY MANHOLE	TELEPHONE PEDESTAL
SANITARY LINE	TELEPHONE MANHOLE
SANITARY TAP	CABLE T.V. PEDESTAL
FIRE HYDRANT	WATER MAIN
WATER SERVICE	WATER VALVE
EDGE OF PAVEMENT	PROPOSED GRADE
B/C BACK OF CURB	EXISTING GRADE
(BMC) BENCH MARK	EROSION CONTROL FENCE
STABILIZE CONSTRUCTION ENTRANCE.	CONTOURS

HOUSE STYLE: CUSTOM

SIGN DATE: 06/06/26

PO NUMBER:

DRAFTER: D.L.

CLIENT NAME: BOB WEBB

FEMA FIRM INFORMATION: FLOOD ZONE X 39049C 0206K 06/17/2008.

NOTES:

SURVEYORS CERTIFICATION:
WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.



WESLEY B. HAAS
LANDMARK SURVEY GROUP
AN EXACTA COMPANY

8803

LOT 1 WOODHAVEN

8610 STEEPLE WOOD DRIVE
NEW ALBANY, OHIO 43054

For

BOB WEBB HOMES

ARCHITECT:

THOMAS BEERY ARCHITECTS, INC.
12170 SAGER CT
PLAIN CITY, OHIO 43064
614.327.6891

GENERAL CONSTRUCTION NOTES

- The Contractor and Sub-Contractors shall be solely responsible for complying with all Federal, State, and Local safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the Contractor and Sub-Contractors to initiate, monitor, and supervise all safety requirements, precautions, and programs in connection with the work.
- The General Contractor shall be responsible to coordinate all work and for the means, methods, procedures, techniques, and sequence of construction.
- General Contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.
- General Contractor shall be responsible for all scheduling and the experience of on-site testing and inspection services.
- When Contractor accepts delivery of all items noted on plans either in contract or not in contract he shall be responsible for loss and/or damage to these items.
- The General Contractor is to verify all dimensions and existing field conditions with the drawings. In particular: overall wall dimensions, soil conditions, incoming utilities, etc.
- Do not scale drawings. Written dimensions govern. All partition locations, all door and opening locations shall be shown on floor plan. In case of conflict notify the architect. Floor plan by architect supersedes all other plans.
- All dimensions shown are to face of block or framing unless specifically noted otherwise.
- All dimensions on architectural drawings locating structural elements are to centerline of steel columns and steel beams unless noted otherwise.
- All dimensions shown are nominal dimensions unless specifically noted otherwise.
- All saw cutting and coring locations shall be reviewed in field by the General Contractor prior to cutting/coring.
- Fire Stopping at concealed wall spaces: Firestopping shall be installed in concealed spaces of stud walls and partitions, including turned or staggered-off spaces of masonry or concrete walls, and at the ceiling and floor or roof levels per 2019 RCO.
- Connections between horizontal and vertical spaces: Firestopping shall be installed at all interconnections between vertical and horizontal spaces such as occur at soffits over cabinets, drop ceilings, cove ceilings and similar locations per 2019 RCO.
- All glass units located in hazardous locations as indicated in 2019 RCO shall comply with test requirements of Consumer Product Safety Commission (6. CFR Part 120) for Human Impact Loads.
- All access panels shall be 22"x30" unless otherwise noted.

GENERAL STRUCTURAL NOTES

- The structure, in addition to the proper tributary dead loads, is designed to resist the following live load conditions:
 - Roof - 25 PSF (Ground Snow Load)
 - Ceiling Joists - 20 PSF Live Load
 - Second Floor - 40 PSF Live Load
 - First Floor - 40 PSF Live Load
 - Exterior Balconies - 60 PSF Live Load
 - Decks - 40 PSF
 - Stairs - 40 PSF
 - Wind - 115 MPH Basic Wind Speed
- Deck and balcony handrail/guardrail. Design and construction shall comply with 2019 RCO.
- Unless specifically stated on the drawings, dimensional lumber shall be Spruce Pine Fir #2 with properties as listed below:
 - 2x4: Fb=1310 PSI (Single Member)
Ft=1510 PSI (Repetitive Member)
Fv=1475 PSI (Parallel)
Fc=1522 PSI (Parallel)
 - 2x6: Fb=1140 PSI (Single Member)
Ft=1310 PSI (Repetitive Member)
Fv=1565 PSI (Parallel)
Fc=1265 PSI (Parallel)
 - 2x8: Fb=1050 PSI (Single Member)
Ft=1210 PSI (Repetitive Member)
Fv=1540 PSI (Parallel)
Fc=1206 PSI (Parallel)
 - 2x10: Fb=960 PSI (Single Member)
Ft=1105 PSI (Repetitive Member)
Fv=1445 PSI (Parallel)
Fc=1150 PSI (Parallel)
 - 2x12: Fb=875 PSI (Single Member)
Ft=1015 PSI (Repetitive Member)
Fv=1450 PSI (Parallel)
Fc=1150 PSI (Parallel)
- Where "N.L.V." is noted on the drawings, the products listed below are acceptable:
 - Micro-Lam by True Joist Mactillan Corporation
 - Versa-Lam by Boise Cascade
- It is permissible to use larger members than shown on drawings. Use only completely dried LVL's that have been protected from the weather. The moisture content of LVL's installed shall be the same as recommended by the manufacturer. The top, bottom and ends of LVL's that are unprotected surfaces or are field cut shall be painted to protect against delamination due to job site weathering.
- Standard steel pipe columns to be standard steel pipe ASTM A53 or A501.

Lumber with values greater than those listed above may be used. The Owner & Contractor are cautioned that some wood types may shrink, bow, and warp more than others. Shrink, bowing, and warping should be considered when selecting the wood to use for this structure.

- Columns shall be installed with the screw portion of the column on the bottom and completely encased in concrete. Non adjustable columns shall have their base plates welded to the 1 to the column with 3/8" fillet weld all around. Base plates for columns bearing on concrete or CMU shall be:
 - 3" dia. std. pipe = plate 8 x 8 x 1/2
 - 3" dia. x-strong pipe = plate 8 x 8 x 1/2
 - 4" dia. std. pipe = plate 9 x 9 x 1/2
 - 4" dia. x-strong pipe = plate 9 x 9 x 1/2
 - TS 3 1/2 x 3 1/2 x 1/4 tube = plate 9 x 9 x 1/2
 - TS 4 x 4 x 1/4 tube = plate 9 x 9 x 1/2
 - TS 5 x 5 x 1/4 tube = plate 9 x 9 x 1/2
- Base plates for columns bearing on steel beams shall be 3/8" thick x 8" x width of the beam. Encase base plates of columns bearing on concrete in concrete with 3" cover on all sides. Columns bearing on steel beams shall have their base plate welded to beam with 4" of 3/8" fillet weld or bolted to beam with 2" 1/2" dia. bolts placed in diagonal corners.

- Black lightly ground steel columns at floors and ceilings by wedging wood lightly between the column and the floor/ceiling.
- Unless noted otherwise, all column footings shall be 36" x 36" x 12" deep with 3-#5 x 2'-6" each way bottom. Center footings on column centerlines. Encase all steel columns, bearing plates and anchor bolts below grade with a minimum of 3" concrete cover.
- Columns bearing on masonry walls shall bear on a 100% solid block. Below the 100% solid block, fill cores with 2-#6's vertical and ASTM C476 fine gravel.
- Unless noted otherwise, fireplace footings shall be 6" larger on all sides than the fireplace & shall be 12" thick w/ #5 @ 12" each way.
- Unless noted otherwise, headers over all bearing wall openings shall be as stated below:
 - 4" stud walls - 2-2x8's w/1/2" plywood filler
 - 6" stud walls - 3-2x8's w/1/2" plywood filler
- Bearing wall headers shall bear on 2-2x studs.

- It is the contractor's responsibility to furnish properly designed connections for all members not specifically on the drawings. The Contractor shall use Simpson Strong-Tie products, and shall install all of the fasteners recommended by the manufacturer. Use galvanized connectors and fasteners for all items exposed to weather in the finished structure.
- Wood construction shall conform with the National Design Specification for Wood Construction and Design Values for Wood Construction - 2018 Edition.
- Steel fabrication and design shall comply with AISI 360-16 specifications for structural steel buildings - Glanville stress design and plastic design

- Concrete work shall comply with:
 - ACI 301-14 Specifications for Structural Concrete for Buildings
 - ACI 318-14 Building Code Requirements for Reinforced concrete.
 - ACI 332-14 Residential Code Requirements for Structural concrete
- Anchor bolts shall conform to ASTM A307.
- Reinforcing steel shall be grade 60.
- Concrete shall have a minimum of 28 day compressive strength of 3000 psi except as noted. Concrete exposed to weather and in a horizontal position in the final structure, including garage floor slabs & sidewalks, shall have a minimum 28 day compressive strength of 4000 psi and shall contain entrained air in accordance with Table 4.2.2.4 ACI 301-14.

- All lumber, including engineered lumber, furnished for this project shall be stored to prevent the absorption of moisture. Members that have absorbed moisture, to the extent that it affects the performance of the member, shall not be used.
- Unless specifically stated otherwise, foundations shown on these drawings have been designed for an allowable soil bearing pressure of 1500 psf. It is the responsibility of the Contractor to determine that the soil is adequate to support the house on the foundations shown. The Contractor is responsible for determining that the differential and total settlements of the foundations are within tolerable limits of the structure. The Contractor is encouraged to obtain the services of a soils engineering firm to determine the suitability of the foundations shown to safely support the structure with no detrimental effects to the building.

- It is not the responsibility of the Structural Engineer or the Architect to determine if a radon abatement system is required.
- For elements of construction not specifically noted on these drawings, comply with 2019 RCO.

The house is structurally stable when completed. It is the Contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction.

NOTE: NOTES CONTAINED WITHIN THE GENERAL STRUCTURAL NOTES ON THE COVER SHEET ARE INTENDED TO ADDRESS ISSUES NOT CONTAINED WITHIN THIS SET OF DRAWINGS. ANY INFORMATION CONTAINED WITHIN THESE DRAWINGS IS PROJECT SPECIFIC AND SHALL TAKE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES.

FOUNDATION NOTES

- All footings are 16" x 8" unless otherwise noted, min 8" wider than walls.
- Masonry fireplace footings shall be thickened to 12" with 3-#5 x 2'-6" each way bottom. Center footings on column centerlines. Encase all steel columns, bearing plates and anchor bolts below grade with a minimum of 3" concrete cover.
- To tie concrete block foundations of different levels, hold high footings back from lower excavations and use concrete lifts to bridge and tie.
- All crosshatched poured conc./conc. block walls lay out at course #3 inclusive. All other poured conc./conc. block walls lay out at elevation or course # shown inclusive.

GENERAL NOTES

- Exterior dimensions are from out to out of sheathing.
- Interior dimensions are from face to face of framing.
- All interior partitions are 2x4 (3 1/2") unless otherwise noted.
- Provide 7/16" OSB at all exterior walls. Typical full height of wall.
- Window sizes are based upon ANDERSEN SERIES 200 windows.
- All stairs with 3 or more risers shall have handrails constructed in accordance with 2019 RCO.

FIRESTOPPING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

- IN CONCEALED WALL SPACES & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVEL
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
- AT OPENINGS AROUND MECHANICAL PENETRATIONS AT THE CEILING & FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIAL

- PROVIDE 40CCA TREATED LUMBER OR EQUAL AT ALL SILLS ON CONCRETE OR MASONRY
- EXTERIOR WALLS & LESS THAN 8" FROM EXPOSED GROUND, SILLS & SLEEPERS ON CONCRETE
- OR MASONRY SLABS IN DIRECT CONTACT WITH THE GROUND, WOOD FURNISH STRIPS OR OTHER
- WOOD FRAMING ATTACHED TO THE INTERIOR OR EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE

NOTE: PHOTOELECTRIC SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, SMOKE/CO DETECTORS TO BE INSTALLED OUTSIDE SLEEPING ROOMS (IN THE IMMEDIATE VICINITY) & ON EACH FLOOR UTILIZING PHOTOELECTRIC & IONIZATION TECHNOLOGIES & ALL TO BE HARD WIRED & INTERCONNECTED W/ BATTERY BACKUP PER RCO SECTION 314

GOVERNING CODE:
2019 RESIDENTIAL CODE OF OHIO (2019 RCO)

CLIMATE & GEOGRAPHIC DESIGN CRITERIA											
GROUND LOAD	WIND DESIGN SPEED (MPH)	WIND DESIGN CATEGORY	SEISMIC DESIGN EFFECTS	WEATHERING	SUBJECT TO DAMAGE FROM FROST/ICE DEPTH	TEMP.	WINTER DESIGN TEMP	ICE BARREN WINDS REPORT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	115	NO	A	SEVERE	36"	MODERATE TO HEAVY	56-60 HDD 5 DEGS F	YES	BT ANALYSIS	500	50.1

OHBRA TABLE 1112.2.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT											
	FENESTRATION U-FACTOR	SEGLIGHT U-FACTOR	GLAZED FENESTRATION R-VALUE	CEILING R-VALUE	FRAME R-VALUE	ROOF R-VALUE	BASE WALL R-VALUE	DOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CHIMNEY SPACE WALL R-VALUE
Compliance Path #1	0.32	0.60	NR	49	15 or 13.3	13.1/2	30	10/13 (minimum 5 feet)	10.2/1	10.2 ft	10/13
Compliance Path #2	0.32	0.60	NR	49	13	13.1/2	30	10.2/1 (minimum 4 feet)	10.2 ft	10/13	

1112.2.4.2.1 Testing
Tested Air Leakage is less than 5 ACH when tested with a blower door at a pressure of 50 Pascals (0.007psi). Testing shall occur after rough-in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances.

1112.3.2.2 Sealing
Post-Construction duct tightness shall be verified to meet the values prescribed in Table 1112.3.2.2(a) by testing either the "Leakage to Outdoors" or the "Total Leakage" in accordance with the chosen compliance path. Testing shall be conducted at a pressure differential of 0.1 inch w.g. (2.5 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.

OHBRA TABLE 1112.3.2.2(a) POST CONSTRUCTION DUCT TIGHTNESS TESTING		
	Leakage to Outdoors (per 100 ft ² (9.29 m ²) of conditioned floor area)	Total Leakage (per 100 ft ² (9.29 m ²) of conditioned floor area)
Compliance Path #1	<5 cfm (2.83 L/s)	<9 cfm (4.74 L/s)
Compliance Path #2	<4 cfm (2.83 L/s)	<5 cfm (2.83 L/s)

Rough-In Test: Rough-in duct tightness shall be verified to meet the values prescribed in Table 1112.3.2.2(b) by testing the "Total Leakage" in accordance with the chosen compliance path. Testing shall be conducted at a pressure differential of 0.1 inch w.g. (2.5 Pa) across the roughed-in system, including the manufacturer's air handler enclosure, if installed at the time of the test. All register boots shall be taped or otherwise sealed during the test.

OHBRA TABLE 1112.3.2.2(b) ROUGH-IN DUCT TIGHTNESS TESTING		
	Total Leakage - with air handler, installed (per 100 ft ² (9.29 m ²) of conditioned floor area)	handler installed (per 100 ft ² (9.29 m ²) of conditioned floor area)
Compliance Path #1	<5 cfm (2.83 L/s)	<4 cfm (2.83 L/s)
Compliance Path #2	<4 cfm (2.83 L/s)	<3 cfm (1.83 L/s)

Exception: Duct tightness test is not required if the air handler and all ducts are located within conditioned space

NOTE: COMPLIANCE PATH #1 TO BE USED

ROOM LIGHT & VENTILATION SCHEDULE									
Room	Area (sf)	Req'd Lighting (0% of area)	Req'd Lighting (4% of area)	Window Sizes	Actual Lighting	Actual Lighting (vent & egress)	Egress Opening		
GREAT ROOM / KITCHEN / DINING	416	18.06	94.04	3-3060 SH 2-3484 SH 12"x6" WESTERN OR 2-3050 FX	3 x (282 + 3846) 2 x (128 + 1436) 824 14642	3 x (12 + 236) 2 x (48 + 832) 824 10528	NA		
CLERESTORY	86	4.88	1.44	2-3060 SH 1-3050 FX	2 x (282 + 284) 314	2 x (12 + 1424) 1424	NA		
BEDROOM #2	200	16.0	8.0	2-3060 SH	2 x (282 + 284)	2 x (12 + 1424)	32" x 32 1/8"		
OWNERS SUITE	95	25.2	12.6	2-3050 SH 2-3020 TRANS	2 x (336 + 3076) 2 x 35 + 112 2176	2 x (57 + 136) 136	32" x 26 1/8"		
* BEDROOM #3	204	16.32	8.16	1-3050 SH	1038	574	32" x 26 1/8"		
LOFT	251	20.08	10.04	2-3050 SH	2 x (336 + 3076)	2 x (57 + 136)	NA		
BEDROOM #4	225	18.0	9.0	2-3050 SH	2 x (336 + 3076)	2 x (57 + 136)	32" x 26 1/8"		
BEDROOM #5	201	16.08	8.04	2-3050 SH	2 x (336 + 3076)	2 x (57 + 136)	32" x 26 1/8"		
* WELLNESS CTR	351	28.08	14.04	2-3050 SH	2 x (336 + 3076)	2 x (57 + 136)	NA		
* REC ROOM / BOAT LIFT LATOR	1004	80.32	40.16	--	--	--	NA		

BASED UPON ANDERSEN SERIES 200 WINDOWS

*NOTES:

AT BATHROOMS PROVIDE MECHANICAL VENTILATION WITH A MINIMUM RATE OF 50 CFM (INTERMITTENT VENTILATION OR 20 CFM CONTINUOUS VENTILATION - VENT TO OUTSIDE)

EGRESS REQUIREMENTS ARE MET IN ALL SLEEPING ROOMS PER 2019 RCO WITH AT LEAST ONE WINDOW WITH A NET CLEAR OPENING OF 5.7 SF OR GREATER (5.0 SF AT GRADE)

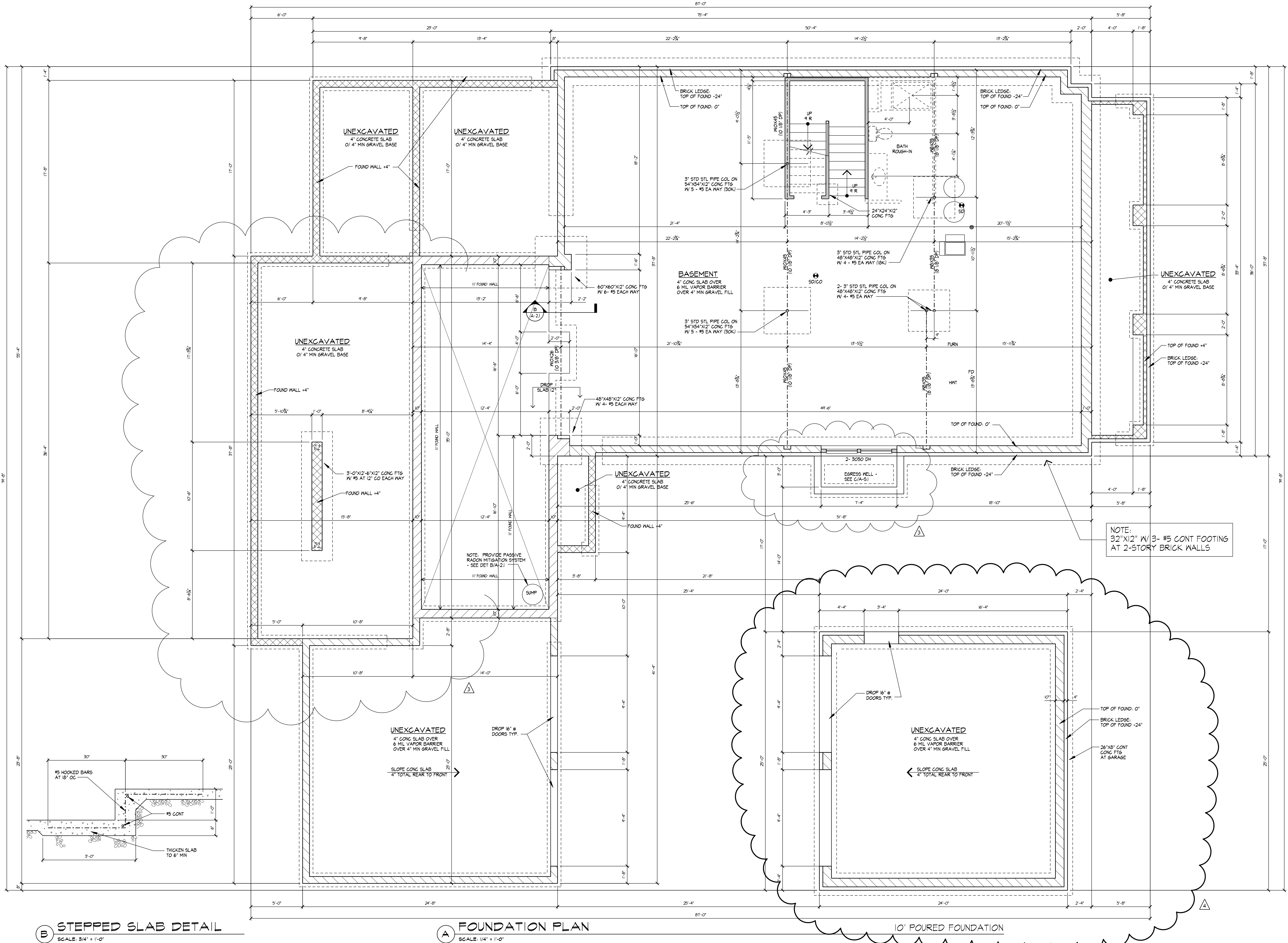
* AT WELLNESS CTR, REC ROOM/SOFT SPA & BEDROOMS #3 & #6, PROVIDE MECHANICAL LIGHTING PER 2019 RCO SPECIFICALLY, PROVIDE A PERMANENT LIGHT FIXTURE CAPABLE OF PRODUCING AN AVERAGE OF 1 FOOT CANDLE @ 30" ABOVE FLOOR LEVEL)

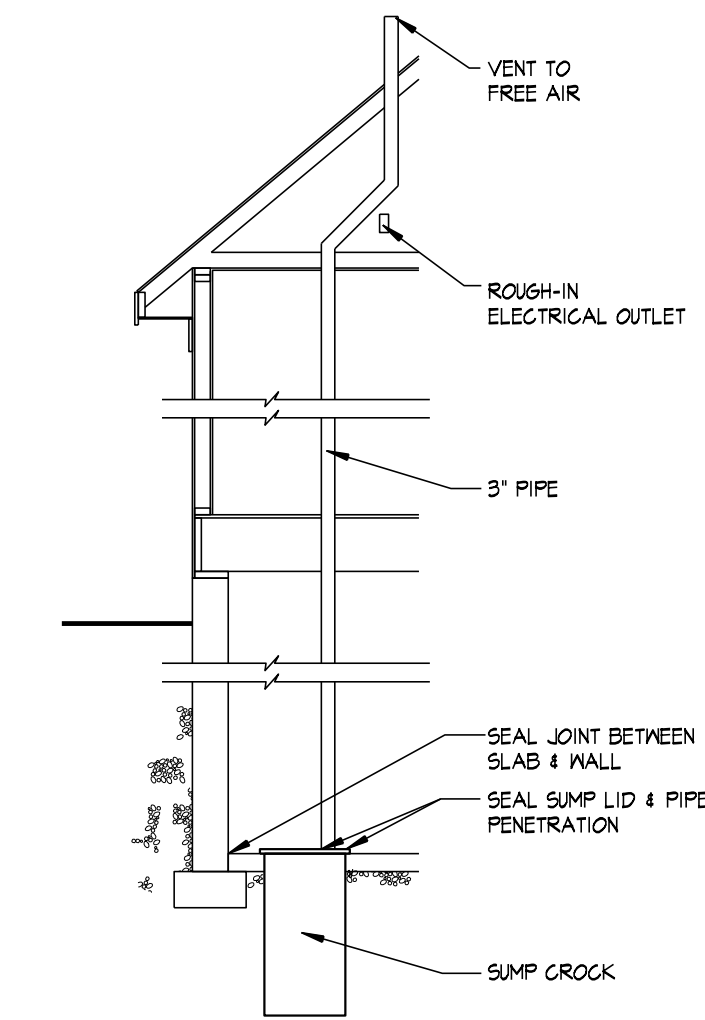
* AT WELLNESS CTR, REC ROOM/SOFT SPA & BEDROOMS #3 & #6, PROVIDE VENTILATION PER 2019 RCO SPECIFICALLY, PROVIDE MECHANICAL VENTILATION CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR OR A 6" OUTDOOR AIR DUCT INTO THE RETURN AIR SYSTEM (25CFM FOR 5 OCCUPANTS)



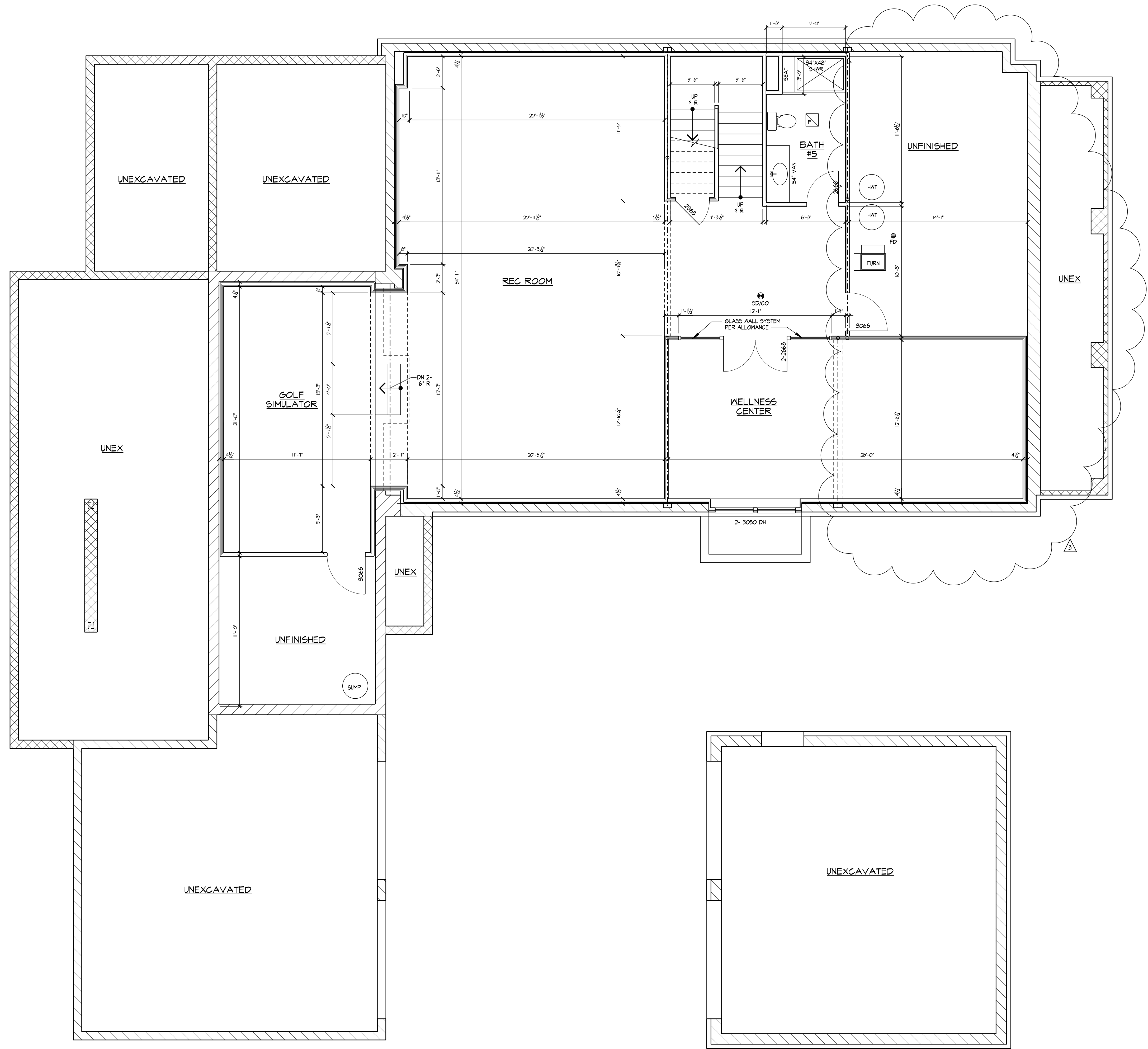
PROJECT #24111.00

LOT 1 WOODHAVEN
8610 STEEPLE WOOD DRIVE
NEW ALBANY, OHIO 43054
BOB WEBB HOMES





PASSIVE RADON MITIGATION SYSTEM
SCALE: NTS

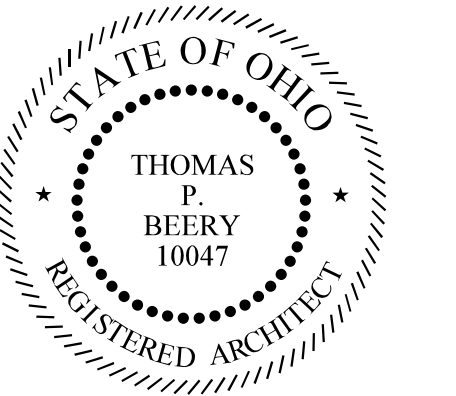


FINISHED BASEMENT PLAN
SCALE: 1/4\"/>

BOB WEBB
7662 NORTH CENTRAL DRIVE
LEWIS CENTER, OHIO 43085
740.548.5577

LOT 1 WOODHAVEN
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NEW ALBANY, OHIO 43054

THOMAS P. BEERY
ARCHITECTS, INC.
12170 SAGER CT., PLAIN CITY, OHIO 43064
614.327.6891



Date:	DECEMBER 11, 2024
	JANUARY 15, 2025
	JANUARY 22, 2025
	FEBRUARY 15, 2025
	FEBRUARY 28, 2025
	MARCH 24, 2025

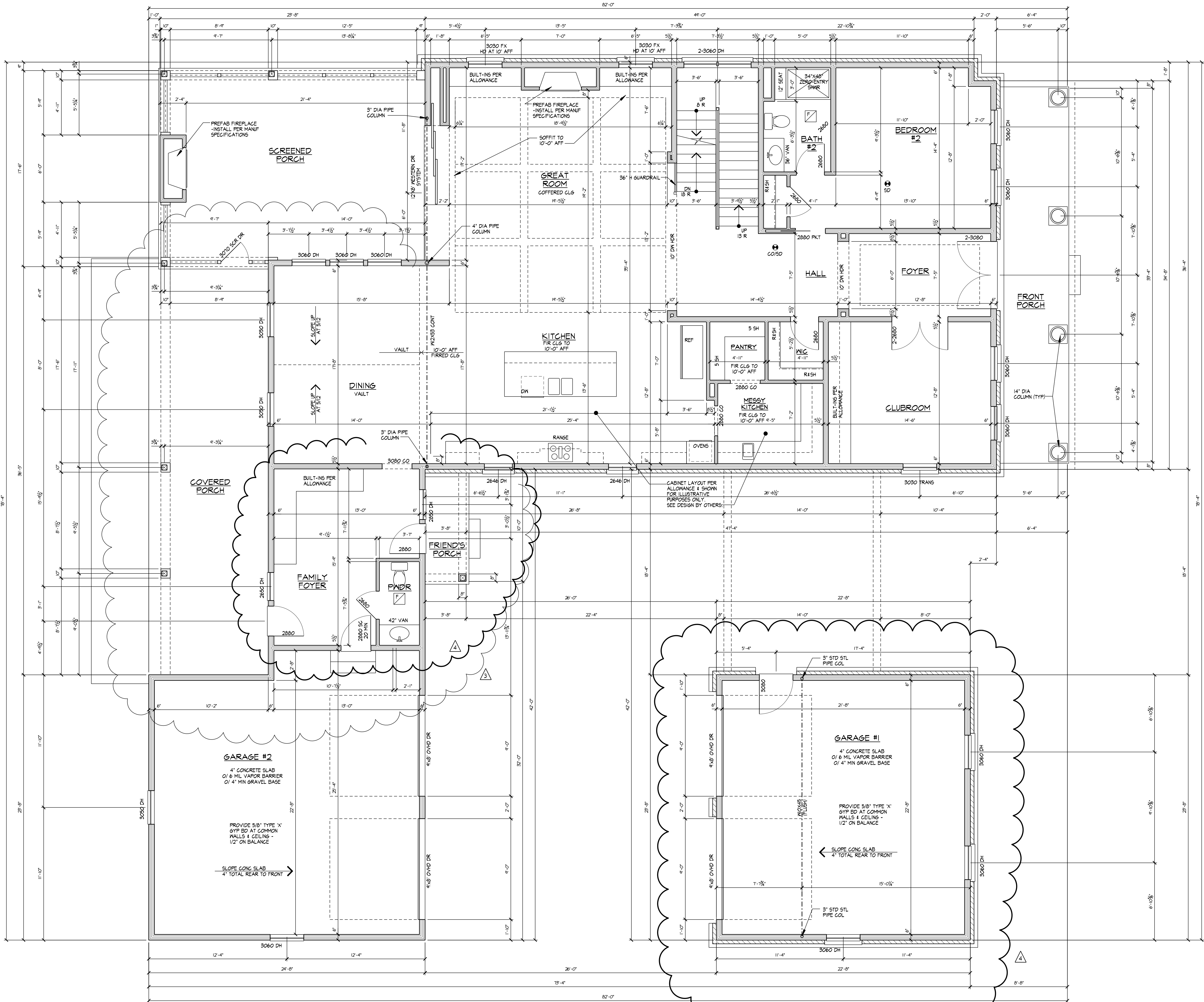
Issue:	PRELIMINARY
	CONSTRUCTION
	REVISION

Drawing Title:
FINISHED BASEMENT PLAN

Drawing Number:

A-2.2
Job Number:
24111.00

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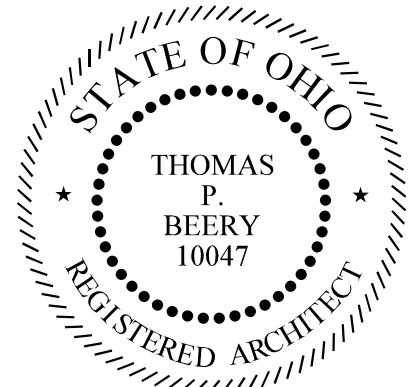


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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740.548.5577

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	FEBRUARY 26, 2025
	MARCH 24, 2025

Drawing Title:
FIRST FLOOR PLAN

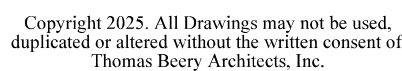
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A-3
Job Number:
24111.00

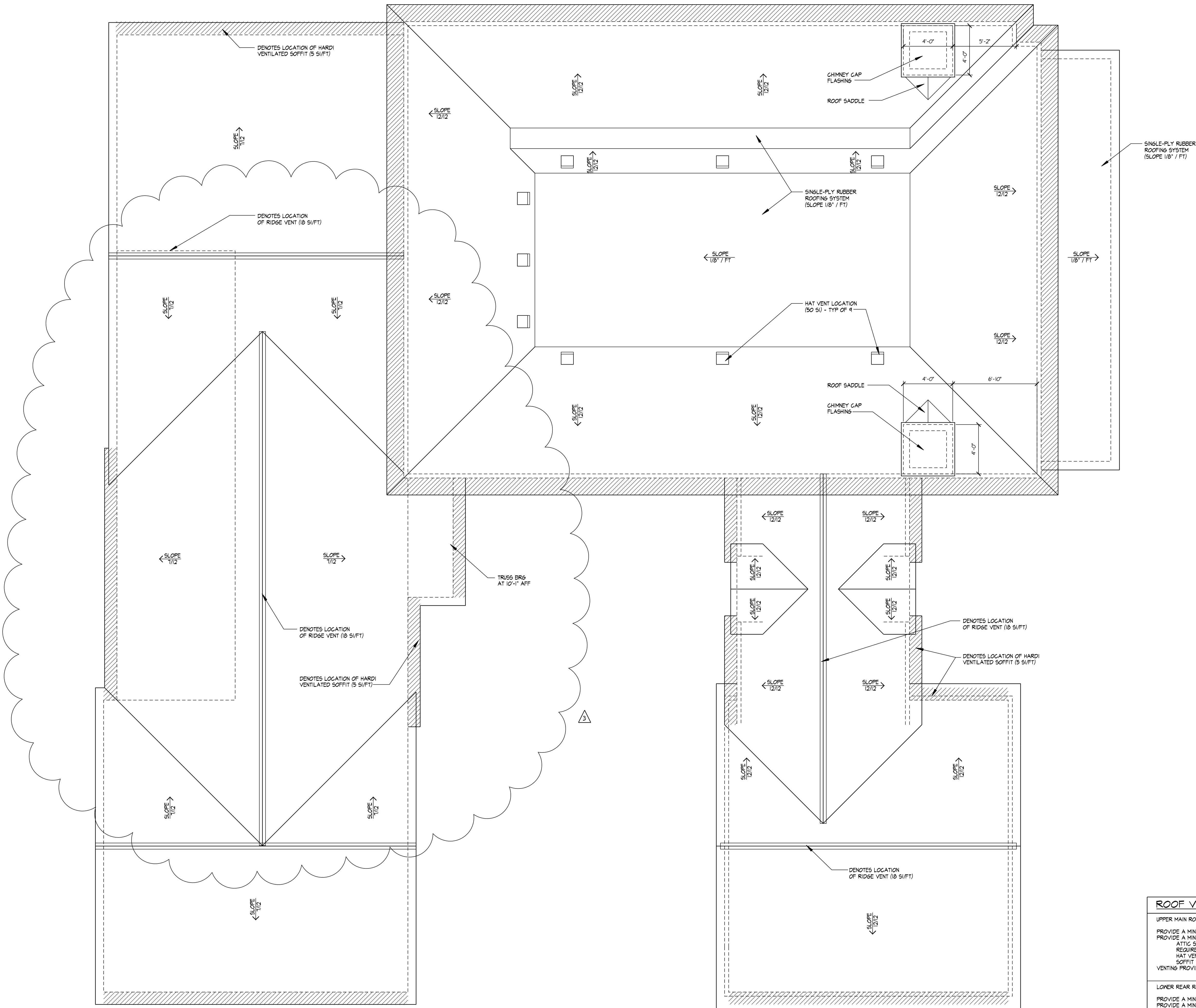
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SCALE: 1/4" = 1'-0"

9'-1 1/8" PLATE HEIGHT (UNO)





NOTES:
-PROVIDE SNOW & ICE GUARD AT ALL EAVES TO 24" INSIDE OF EXTERIOR WALLS
-ALL ROOF DOWNSPOUTS ARE TO BE DRAINED TO THE STREET GUTTER, STORM SEWER, OR DRYWELL OR AS DICTATED BY LOCAL JURISDICTION
-PROVIDE LOW SLOPE RATED SHINGLES
1" 3" LAYERS OF ROOFING FELT AT ROOFS SLOPED LOWER THAN 4/12

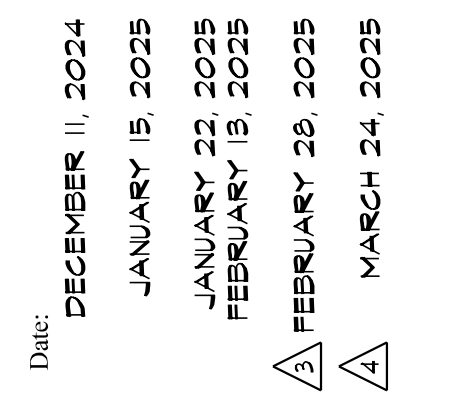
ROOF VENTILATION

UPPER MAIN ROOF:	
PROVIDE A MINIMUM OF:	4 HAT VENTS (50 5/1)
PROVIDE A MINIMUM OF:	84 5" HARDI VENTILATED SOFFIT (5 5/1/FT)
ATTIC SF:	1850 SF X 144 = 266400 SI
REQUIRED FREE AREA:	266400 SI / 300 = 888 SI
HAT VENTS PROVIDED:	4 X 50 SI = 450 SI
SOFFIT VENTING PROVIDED:	25 SI SF X 5 5/1/FT = 1250 SI
VENTING PROVIDED:	1700 SI > 888 SI REQUIRED
LOWER REAR ROOF:	
PROVIDE A MINIMUM OF:	25 FT OF RIDGE VENT (1/8 5/1/FT)
PROVIDE A MINIMUM OF:	40 5" HARDI VENTILATED SOFFIT (5 5/1/FT)
ATTIC SF:	1879 SF X 144 = 270576 SI
REQUIRED FREE AREA:	270576 SI / 300 = 902 SI
RIDGE VENTING PROVIDED:	88 X 1/8 5/1/FT = 1584 SI
SOFFIT VENTING PROVIDED:	81 5" X 5 5/1/FT = 495 SI
VENTING PROVIDED:	2019 SI > 902 SI REQUIRED
LOWER FRONT GARAGE ROOF:	
PROVIDE A MINIMUM OF:	11 FT OF RIDGE VENT (1/8 5/1/FT)
PROVIDE A MINIMUM OF:	38 5" HARDI VENTILATED SOFFIT (5 5/1/FT)
ATTIC SF:	793 SF X 144 = 114192 SI
REQUIRED FREE AREA:	114192 SI / 300 = 380 SI
RIDGE VENTING PROVIDED:	50 X 1/8 5/1/FT = 900 SI
SOFFIT VENTING PROVIDED:	10 5" X 5 5/1/FT = 350 SI
VENTING PROVIDED:	1250 SI > 380 SI REQUIRED

A ROOF PLAN
SCALE: 1/4" = 1'-0"



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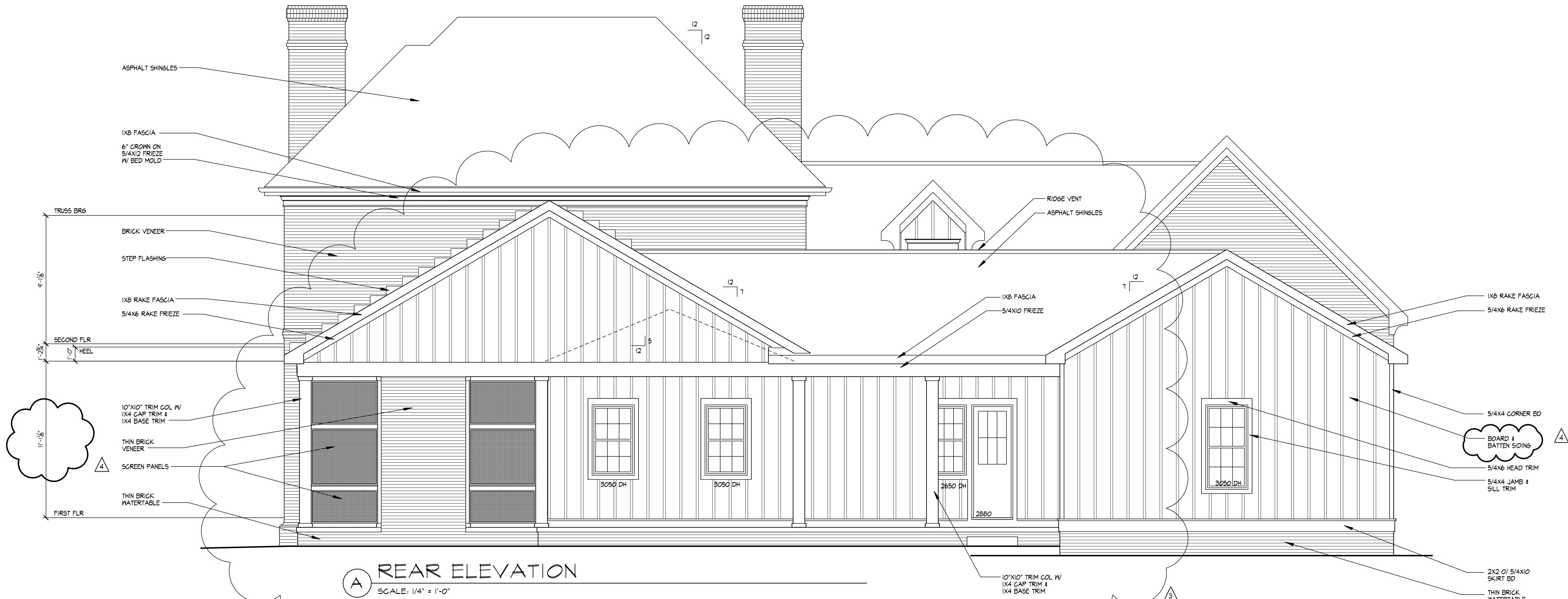


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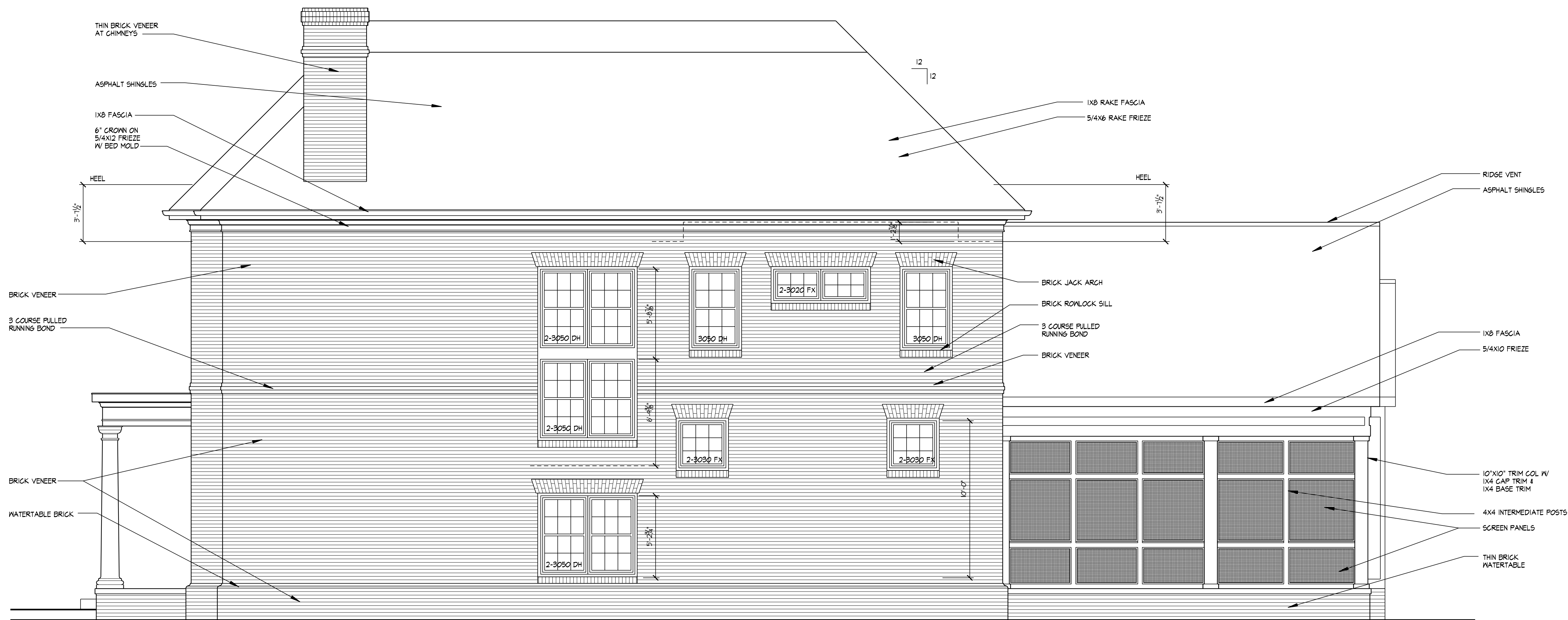
**EXTERIOR
ELEVATIONS**

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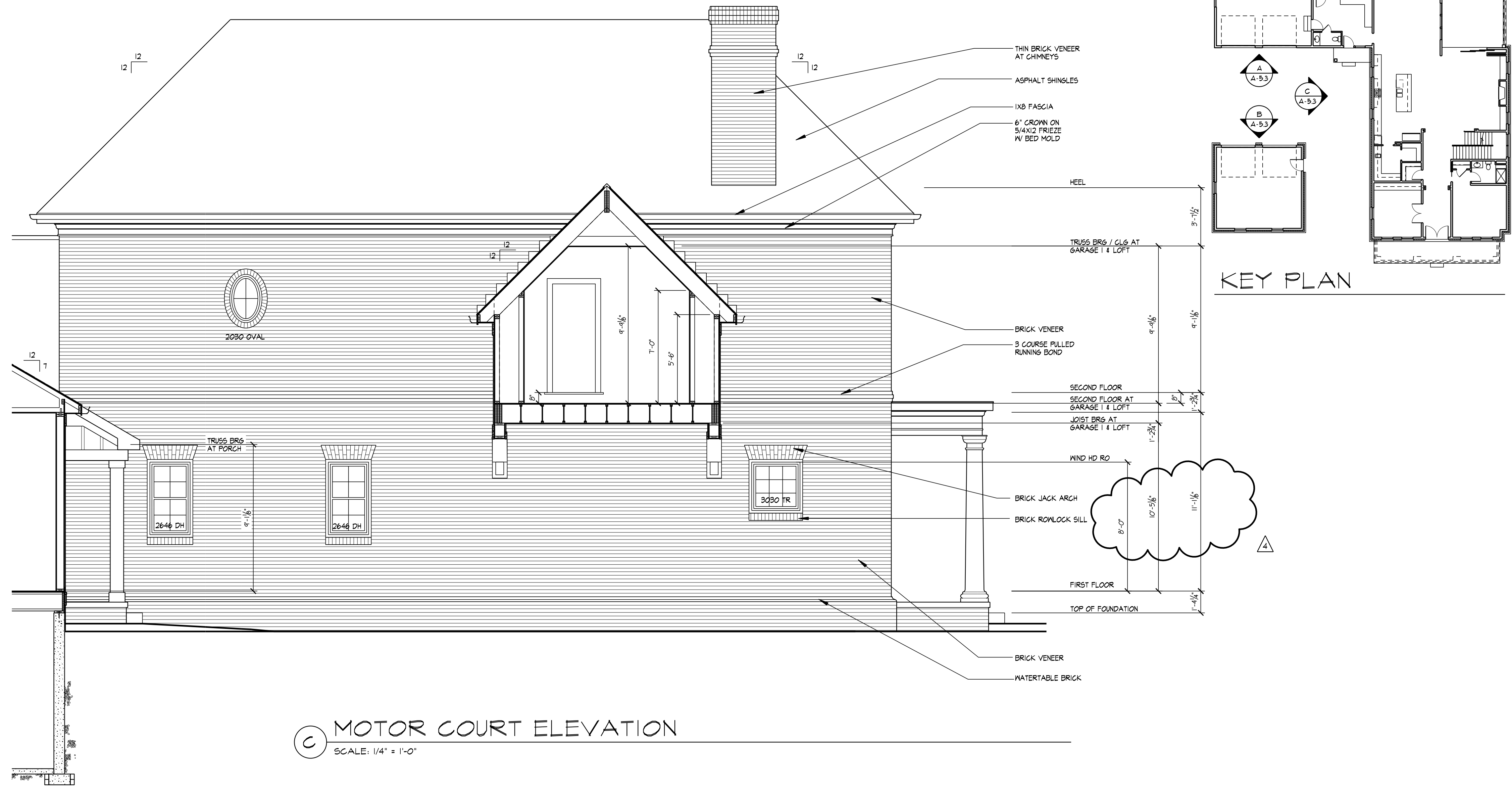




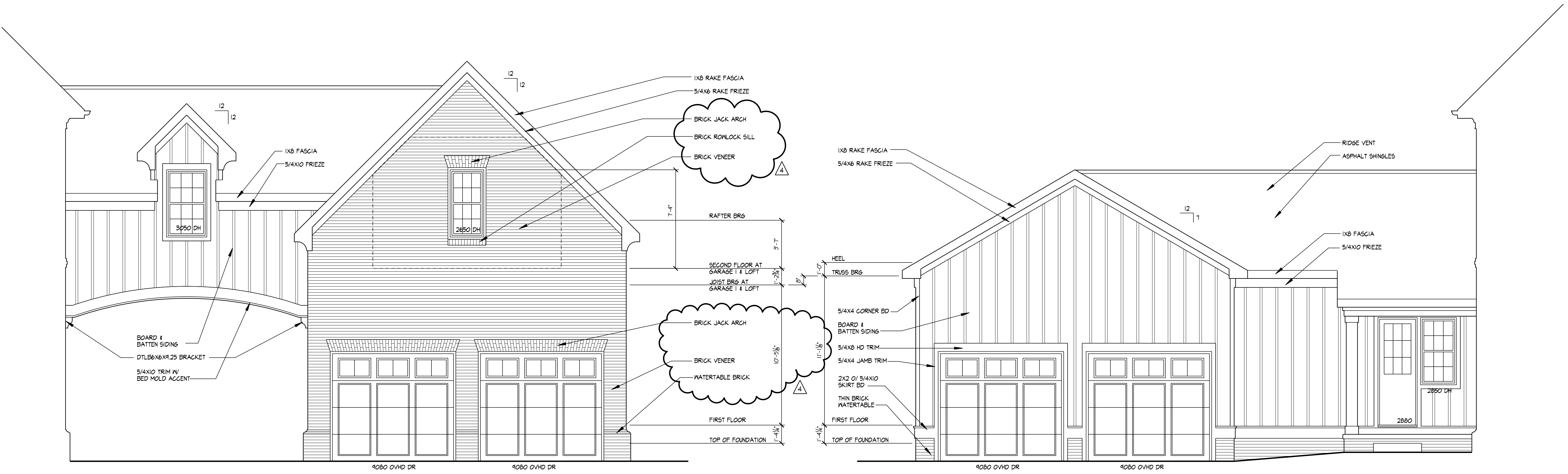
A REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



C MOTOR COURT ELEVATION
SCALE: 1/4" = 1'-0"



B MOTOR COURT ELEVATION
SCALE: 1/4" = 1'-0"

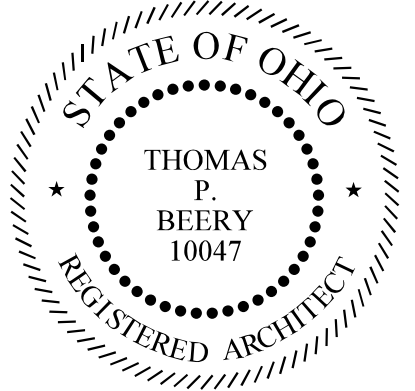
A MOTOR COURT ELEVATION
SCALE: 1/4" = 1'-0"



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Date: **DECEMBER 11, 2024**
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Drawing Title:
EXTERIOR ELEVATIONS

Drawing Number:
A-5.3

Job Number:
24111.00

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