



New Albany Architectural Review Board Meeting Agenda
Monday, September 14, 2026, 7:00 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes: August 10, 2026

IV. Additions or corrections to the agenda

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

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

VI. Cases:

ARB-57-2026 Englefield Oil Signage Certificate of Appropriateness and Waivers

Certificate of Appropriateness for one relocated monument sign with waivers regarding the sign's placement and quantity of colors for BP and Duchess at 9550 Johnstown Road (PID: 222-005109).

Applicant: City of New Albany

ARB-59-2026 Infinite Church Certificate of Appropriateness

Certificate of Appropriateness for a new church building for the Infinite Church generally located on Walton Parkway between State Route 605 and Bevelhymer Road (PID: 222-004532).

Applicant: Clare Knecht

ARB-61-2026 Athletic Campus Certificate of Appropriateness

Certificate of Appropriateness for Phase 1A of the New Albany Plain Local Schools' Athletic Campus project at 6500 New Albany Road (PID: 222-002194-00).

Applicant: Nathan Gammella, Schorr Architects, Inc.

VII. Other business

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board
Monday, August 10, 2026, Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, August 10, 2026 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:02 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Alan Hinson	present
Mr. Jon Iten	absent
Mr. Jim Brown	present
Mr. Adam Davie	present
Mr. Andrew Maletz	present
Mr. Francis Strahler	present

Council Member Marlene Brisk absent; arrived at 7:06 p.m.

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

Staff Members Present: Law Director Ben Albrecht, Planner I Kylie Blackburn, Planning Manager Chris Christian, Planner I Lauren Sauter, Deputy Clerk Madriguera.

III. Action on minutes: July 13, 2026

Chair Hinson asked if there was any action on the minutes from the July 13, 2026 meeting.

Hearing none, Board Member Brown moved to approve the July 13, 2026 minutes. Board Member Maletz seconded the motion.

Upon roll call: Mr. Brown yes, Mr. Maletz yes, Ms. Moore yes, Mr. Hinson yes, Mr. Strahler yes, Mr. Davie yes. Having six yes votes, the motion passed and the minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Planner I Sauter answered none from staff.

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

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

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

Hearing none, he introduced the first case and asked to hear from staff.

VI. Cases:

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

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

Applicant: Old World Custom Homes c/o Patrick Miller

Planner I Sauter delivered the staff report. She noted that updated renderings had been distributed at this meeting.

Board Member Maletz said that the inclusion of the bump out and the reconciliation of the roof line goes a long way in tying this application all together. He confirmed that the height of the barn is within compliance. He also pointed out a place where the hip roof appeared to be different and observed that reconciling them would improve the design. He asked whether the garage door was a programmatic or an aesthetic request.

Planner I Sauter said she would confirm that the height of the barn was in accordance with city regulations.

The applicant explained that the single garage door was neither a programmatic or aesthetic choice, it was at the request of the city architect.

Board Member Maletz requested use of glass transoms in the garage door if the property owner was in agreement, he continued that otherwise he did not have further comments.

Board Member Moore pointed out that the windows on the rear elevation were different sizes and this resulted in a design with a lot going on, she remarked that the design would be improved if they were all the same size.

The applicant agreed with glass transoms. Regarding the windows on the rear elevation, she explained that the smaller windows were located in bathrooms.

There was discussion of the size of the windows and the fact that they are in line with the overall massing. There was also discussion of elimination of the vent, and the possibility of adding a third window which would be a false window.

Law Director Albrecht remarked that discussions of improving the design were fine, however imposing conditions of approval related to the windows exceeded the scope of the board's charge with this application.

Chair Hinson confirmed the condition in the staff report regarding screening the rear garage door area from adjacent property, and installing landscaping along the west elevation.

The board confirmed that they could vote on the waivers collectively or individually.

Hearing no further comments or questions, Chair Hinson moved for approval of ARB-36-2026 based on the findings in the staff report subject to the following conditions:

1. The porch roof will match the pitch of the two adjacent roofs.
2. The glass transom will be included on the garage doors.
3. The rear garage door area must be screened from the adjacent property, and landscaping must be installed along the west elevation, subject to staff approval.

Board Member Brown seconded the motion.

Deputy Clerk Madriguera confirmed that the board was voting on the certificate of appropriateness and the four waivers.

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

The board thanked the applicant for her diligence and wished her good luck.

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

ARB-51-2026 4675 Reynoldsburg New Albany Road Certificate of Appropriateness
Certificate of Appropriateness for the demolition of the home and garage structures at 4675 Reynoldsburg-New Albany Road (PID: 222-0001729).
Applicant: The New Albany Company c/o Brian Hasson

Planner I Blackburn delivered the staff report.

Board Member Maletz confirmed the orientation of the site plan, and asked whether future building plans were known.

Planner I Sauter responded that she was not aware of future building plans.

The applicant stated that he thought this would be a green space.

Hearing no further questions or comments, Board Member Brown moved for approval of ARB-51-2026. Board Member Moore seconded the motion.

Upon roll call: Mr. Brown yes, Ms. Moore yes, Mr. Hinson yes, Mr. Strahler yes, Mr. Davie yes, Mr. Maletz yes. Having six yes votes the motion passed and the certificate of appropriateness for destruction of the house was granted.

The board wished the applicant good luck.

VII. Other business

VIII. Poll members for comment

IX. Adjourn

Hearing no further business, and no comment from the members, Chair Hinson moved to adjourn the meeting. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Mr. Brown yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes. Having six yes votes, the motion passed and the August 10, 2026 meeting was adjourned at 7:25 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

ARB-36-2026

Staff Report (updated)

Record of Action

ARB-51-2026

Staff Report

Record of Action



Architectural Review Board Staff Report
August 10, 2026 Meeting

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

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

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

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

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

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

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

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

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

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

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

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

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

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



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

II. SITE DESCRIPTION & USE

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

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

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

III. EVALUATION

Certificate of Appropriateness

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

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

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

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

Context and general applicable design standards

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

Evaluation

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

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

Waiver Request

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

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

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

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

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

Context and general applicable standards

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

Evaluation

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



Image: Rendering of the front of the proposed home.

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

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

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

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

Context and general applicable standards

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

Evaluation

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

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

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

Context and general applicable standards

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

Evaluation

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

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

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

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

Context and general applicable standards

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

Evaluation

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

IV. SUMMARY

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

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

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

V. ACTION

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

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

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

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Old World Custom Homes c/o Patrick Miller,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, August 11, 2026

The New Albany Architectural Review Board took the following action on **08/10/2026**.

Certificate of Appropriateness

Location: 6905 CENTRAL COLLEGE RD

Applicant: Patrick Miller, Old World Custom Homes

Application: PLARB20260036 (ARB-36-2026)

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

Motion: To approve

Commission Vote: Motion Approved with Conditions, 6-0

Result: Certificate of Appropriateness PLARB20260036 was Approved with Conditions by a vote of 6-0.

Recorded in the Official Journal this August 11, 2026.

Condition(s) of Approval:

1. The porch roof will match the pitch of the two adjacent roofs.
2. The glass transom will be included on the garage doors.
3. The rear garage door area must be screened from the adjacent property, and landscaping must be installed along the west elevation, subject to staff approval.

Staff Certification:

Lauren Sauter
Planner



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

**CERTIFICATE OF APPROPRIATENESS
BUILDING DEMOLITION**

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

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

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

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

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

I. SITE DESCRIPTION & USE

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

II. EVALUATION

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

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

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

III. SUMMARY

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

IV. ACTION

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

Move to approve application ARB-51-2026.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Brian Hasson,

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, August 11, 2026

The New Albany Architectural Review Board took the following action on 08/10/2026 .

Certificate of Appropriateness

Location: 4675 REYN NEW ALBANY RD

Applicant: Brian Hasson,

Application: PLARB20260051

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

Motion: To Approve

Commission Vote: Motion Approved, 6-0

Result: Certificate of Appropriateness, PLARB20260051 was Approved, by a vote of 6-0.

Recorded in the Official Journal this August 11, 2026

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn
Planner



Architectural Review Board Staff Report
September 14, 2026 Meeting

ENGLEFIELD OIL SIGNAGE
CERTIFICATE OF APPROPRIATENESS AND WAIVERS

LOCATION: 9550 Johnstown Road (PID: 222-005109)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness with waivers
ZONING: 1998 NACO Subarea 3E: Route 62 Commercial Comprehensive Planned Unit
Development (C-PUD) and Urban Center Code: Village Core Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-57-2026

Review based on application materials received August 17, 2026.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and waivers to allow for the re-installation of one monument sign for Englefield Oil's dual Dutchess convenience store and BP fuel station site at the corner of Theisen Drive (soon to be renamed Ganton Parkway) and U.S. Route 62. The proposed sign is replacing a nearly identical monument sign that will be removed due to the widening of Theisen Drive.

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

- (A) Waiver to zoning text section 3e.06(8)(f) to allow ground-mounted signage to be freestanding when the zoning text requires all ground-mounted signage to be incorporated into the white-rail fence.**
- (B) Waiver to zoning text section 3e.06(8)(h) to allow four colors to be used on a sign when the zoning text permits a maximum of three colors.**

A certificate of appropriateness for two monument signs with identical waivers was approved by the Architectural Review Board for this development on July 8, 2019 (ARB-58-2019). One of the approved monument signs is located on the Johnstown Road frontage, and the other identical monument sign is currently located on the Theisen Drive frontage and is to be removed by the city due to upgrades in the right-of-way. The proposed sign is identical to the existing monument signs except for minor face changes and automatic changeable numbers instead of manual changeable copy numbers.

II. SITE DESCRIPTION & USE

The site is located generally at the eastern perimeter of the Village Center, just southwest of the intersection of State Route 161 and U.S. Route 62 (Johnstown Road). The parcel is adjacent to the Plain Township Fire Department, the Windsor subdivision, and the recently approved Nationwide Children's Hospital and Edgehill subdivision. It fronts onto both Johnstown Road and Theisen Road, the latter of which is currently being widened and extended as Ganton Parkway. As part of the road widening, the subject parcel is dedicating 12 feet of additional right-of-way to the city, which causes the existing leisure trail, fence, and sign to be "pushed back" as well.

III. EVALUATION

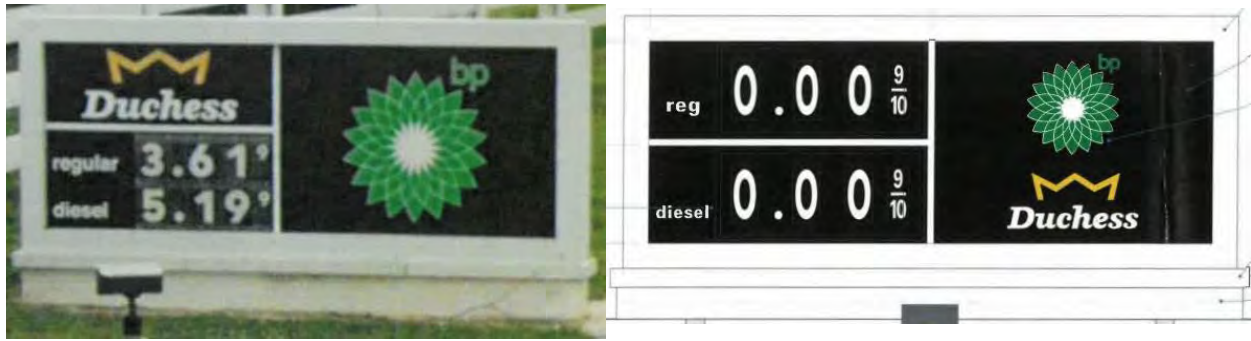
Certificate of Appropriateness

Per C.O. Section 1157.08(b)(1), any major environmental change to a property located within the Village Center, as defined in C.O. Section 1157.07, requires a certificate of appropriateness to be issued by the Architectural Review Board. No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per **C.O. Section 1157.09, Criteria for Evaluation of Application for Certification of Design Appropriateness**, and **C.O. Chapter 1169, City Sign Regulations**, the modifications to the site should be evaluated on these criteria:

1. *Compliance of the application with the Design Guidelines and Requirements and requirements of the Codified Ordinances.*
 - Subarea 3E of the 1998 NACO C-PUD zoning text outlines select signage standards in addition to those of the city sign code, C.O. 1169. The applicant is requesting two waivers from the zoning text.
 - During the time of final development plan approval, the Architectural Review Board and Planning Commission approved the development plan with conditions related to the location and design of the site's two monument signs in an effort to maintain the standard design established by the Canini Trust Corp Sign Recommendation Plan along U.S. Route 62. The Canini Trust Corp Sign Recommendation Plan has become the sign design standard for this area. The proposed ground-mounted sign will continue to be centered in between the horse fence and the leisure path, which is the recommended design in the Canini Trust Corp Signage Recommendation Plan.
 - The sign aligns with other recommendations included in the Canini Trust Corp Signage Recommendation Plan and with existing signage in the Canini Trust Corp area. The sign will utilize white trim and a white brick base and cap, a standard four-foot height and approximately eight-foot width, a black background, and a standard scale for the logos and lettering.
 - The existing sign uses changeable copy for the fuel prices. This sign is proposed to use automatic changeable prices, which is permitted.
 - Zoning text 3e.06 for ground-mounted signage requires the following:

Quantity	1 per building parcel façade (2 total)	1 monument sign (2 total)	✓
Area	Max. 50 square feet per side	30 square feet per side	✓
Height	Max. 5 or 6 feet	Sign: 2.67 feet Total: 4 feet	✓
Width	Sign board max. 8 feet	Sign: 7.5 feet	✓
Illumination	External	External	✓
Colors	Max. 3 colors	4 colors	Waiver
Location	Incorporated into horse fence	Free-standing	Waiver

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The sign is appropriate for this location and use. The sign is designed to be consistent with the existing signage and with other signs generally in the Canini Trust Corp area.
 - As required by the zoning text, the sign will not be placed in "landscaped features."



Images: **Existing** (left) and **proposed** (right) monument sign for the Englefield Oil site.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The existing sign, leisure trail, and fence are not being permanently removed; they are being pushed back due to the widening of Theisen Drive. Approving the certificate of appropriateness and waivers will preserve the existing character of the site.
4. *All buildings, structures and sites shall be recognized as products of their own time.*

The building is a product of its own time and should utilize signs appropriate to its scale and style while considering its surroundings. It appears that this sign is scaled appropriately for this tenant space and is appropriately designed.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not applicable.
6. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - No additions or alterations are proposed that would impair existing structures upon removal.

Waiver Requests

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

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

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

(A) Waiver to zoning text section 3e.06(8)(f) to allow ground-mounted signage to be freestanding when the zoning text requires all ground-mounted signage to be incorporated into the white-rail fence.

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

- This waiver was approved by the Architectural Review Board for the existing monument signs on July 8, 2019 (ARB-58-2019). The proposed sign serves the same purpose and conforms to the same character as the existing signs.
- The ground-mounted signage is proposed to be freestanding in between the horse fence and the leisure trail. The leisure trail and fence are proposed to be moved slightly back into the lot due to the widening of Theisen Drive, and the sign will be located in the same place as it currently exists relative to the leisure trail and fence.
- The proposed design is appropriate, as this is the design that is utilized in the Canini Trust Corp farther north on U.S. Route 62. It does not appear that any nearby properties utilize monument signage that is "incorporated into the horse fence," though this has been implemented in numerous locations in the city. Granting the waiver will ensure consistency in the interchange area and along the corridor.
- The design of the ground-mounted sign will meet the intent of the standard that the applicant is attempting to seek a waiver from. The Canini Trust Corp Sign Recommendation plan has become the new standard for signs in this area. The proposed signage is centered in between the leisure trail and the horse fence, which meets the design recommendations of the Canini Trust Corp Sign Recommendation Plan. Other signs in this area have followed this recommendation, and in order to ensure consistency with this plan and other signs in the area, the waiver is needed.
- Granting the waiver would not detrimentally affect the public health, safety, or general welfare.

(B) Waiver to zoning text section 3e.06(8)(h) to allow four colors to be used on a sign when the zoning text permits a maximum of three colors.

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

- This waiver was approved by the Architectural Review Board for the existing monument signs on July 8, 2019 (ARB-58-2019). The proposed sign uses the same colors for the same logos as the existing signs.
- The zoning text permits a maximum of three colors, inclusive of black and white.
- The sign is proposed to utilize black, white, yellow, and green colors. The yellow and green are used for the Duchess and BP logos. The black color is typical of the background of Canini Trust Corp signage; any other color would not align with the established character of the area's signage.
- The sign's colors will meet the intent of the standard that the applicant is attempting to seek a waiver from. Although there are more colors than permitted by the zoning text, none of the proposed colors are jarring or overly bright. The sign's black and white colors are appropriate for the area, and the yellow and green are limited to just the logos.
- The waiver may be necessary for reasons of fairness. A majority of commercial sites only have one tenant, and such sites only identify one company on their respective monument signs, when utilized. Due to the nature of this site, which has both the Duchess convenience store and BP fuel station, there are two companies that must be identified in the monument sign, and more colors are reasonably needed. (For signage in the Canini Trust Corp zoning text, there are often two tenants identified on monument signs, but the zoning text permits more than three colors.)
- The city's sign code allows a maximum of four colors. Numerous other Planned Unit Development zoning texts specify that when there is a maximum of three colors, black and white are not counted toward the maximum. The number of colors is consistent with surrounding Village Center signage and other city sign code.
- Granting the waiver would not detrimentally affect the public health, safety, or general welfare.

IV. SUMMARY

The applicant requests approval of a certificate of appropriateness with two waivers for the re-installation of one monument sign in the Village Center. The sign is nearly identical to the existing monument signs, located on the Theisen Drive (Ganton Parkway) frontage and U.S. Route 62 frontage of Englefield Oil's Duchess and BP site. On the Theisen Drive frontage, the sign, along with the leisure trail and fence, is being moved back approximately 10 feet into the lot by the city due to road widening plans. The sign aligns with the Canini Trust Corp Sign Recommendations Plan and conforms to the zoning text and city sign code except for the considerations outlined in the two waiver requests.

The waivers appear appropriate, as they adhere to a consistent architectural character and design of the area and match the existing signage on the site. Instead of being integrated into the fence, the monument sign will be cohesive with other monument signage in the Canini Trust Corp and with the monument sign that is to remain on the U.S. Route 62 frontage. Additionally, while four colors are being used, two of the main colors are black and white, which do not create overly bright or jarring signage. The other two colors, yellow and green, are used only in the logos that identify the tenants of the site, Duchess and BP. The same waivers were requested and approved for the two existing monument signs in 2019.

V. ACTION

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

Move to approve Certificate of Appropriateness application ARB-57-2026.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission	Submit planning applications and all required materials via email to planning@newalbanyohio.org	
	Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.	
Project Information	Site Address <u>9550 Johnstown Road</u>	
	Parcel Numbers <u>222-005109</u>	
	Acres <u>2.97</u>	# of lots created <u>N/A</u>
Choose Application Type	Description of Request:	
	☐ Appeal ☒ Certificate of Appropriateness ☐ Conditional Use ☐ Development Plan ☐ Plat ☐ Lot Changes ☐ Minor Commercial Subdivision ☐ Zoning Amendment (Rezoning) ☐ Zoning Text Modification	☐ Extension Request ☐ Variance ☐ Vacation Replacement gas price monument sign.
Contacts	Applicant Information	
	Name	City of New Albany
	Address	99 West Main Street
	City, State, Zip	New Albany, OH 43054
	Phone Number	614-939-2229
	Email	smayer@newalbanyohio.org
Property Owner Information	Name	Englefield Oil
	Address	1935 James pkwy
	City, State, Zip	Heath, OH 43056
	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 _____ Date: _____		
Signature of Applicant _____ Date: _____		

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

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



To: City of New Albany Architectural Review Board
From: Stephen Mayer, Deputy Director of Public Service
Re: Englefield Oil Gas Price Sign Relocation
Date: August 31, 2026

The City of New Albany Planning Commission and Architectural Review Board approved the Final Development Plan application for the Englefield BP gas station in 2019. At the time, the south side of the BP site fronted Theisen Drive and this public street dead-ended at Rose Run Creek. In 2024 the city of New Albany started planning for the extension of the public street to Ganton Parkway in Licking County. The New Albany city council has renamed Theisen Drive to Ganton Parkway and authorized funding for the construction of the street.

The portion of the Ganton Parkway street improvement project located between the Englefield BP gas station and the Plain Township fire department required additional right-of-way to widen the street. The city and Englefield Oil entered into a MOU in March 2025 that commits:

- Englefield Oil to provide to the city:
 - o 12 feet of right-of-way
 - o 11 feet of additional path easement.
- The city to relocate the gas price monument sign.

The city street improvement project requires the demolition and replacement of the existing gas price monument sign. All of the streetscape elements (including signage) will look the same as it does now. All of the streetscape elements are sliding back 10+/- feet into the site to accommodate a new right turn lane on Ganton Parkway.

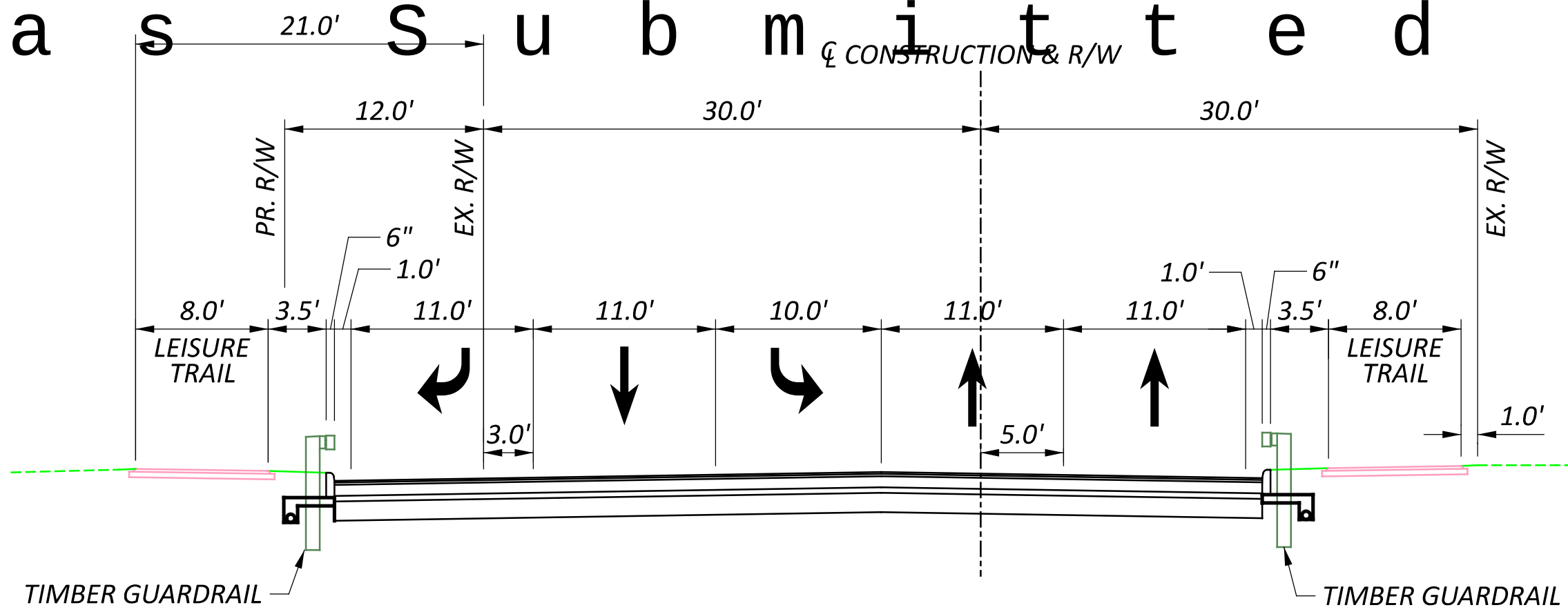
Since the sign location is changing and this is a new sign, a certificate of appropriateness is required. There are two waivers being requested:

1. Waiver to zoning code section 3e.06(8)(f) to allow ground mounted signage to be free standing where the zoning text requires all ground mounted signage to be incorporated into the horse fence.
2. Waiver to zoning code section 3e.06(8)(h) to allow four colors to be used on a sign where the zoning text permits a maximum of three colors.

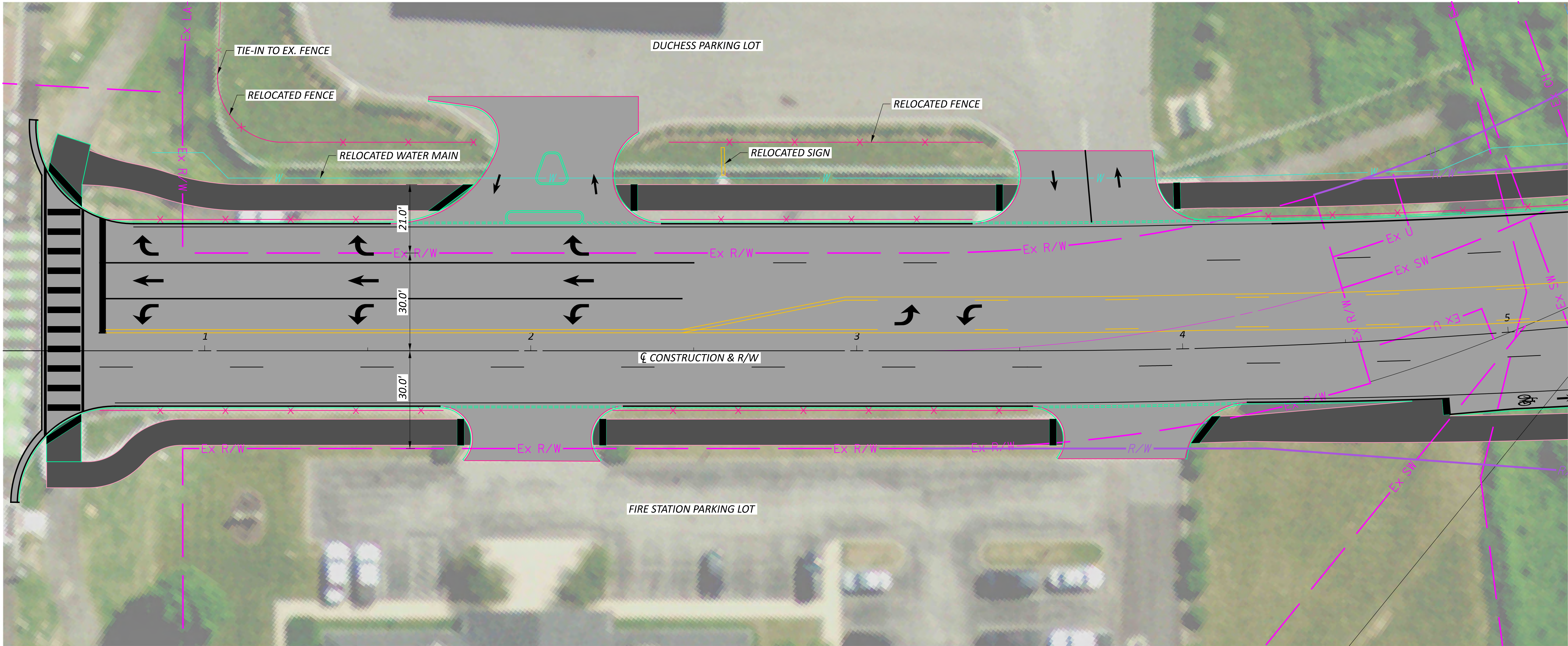
The Architectural Review Board approved a certificate of appropriateness and these same two waivers on July 8, 2019 via application ARB-58-2019.

Englefield Oil has requested the new monument sign include automatic scroll letters. The existing sign requires a person to manually add and remove the pricing letters. The automatic scrolling letters are motorized changeable copy signs so store employees can change the prices from inside the store. Changeable copy signs for gas stations are permitted in the sign code. The monument sign is exterior illuminated (no interior lighting)

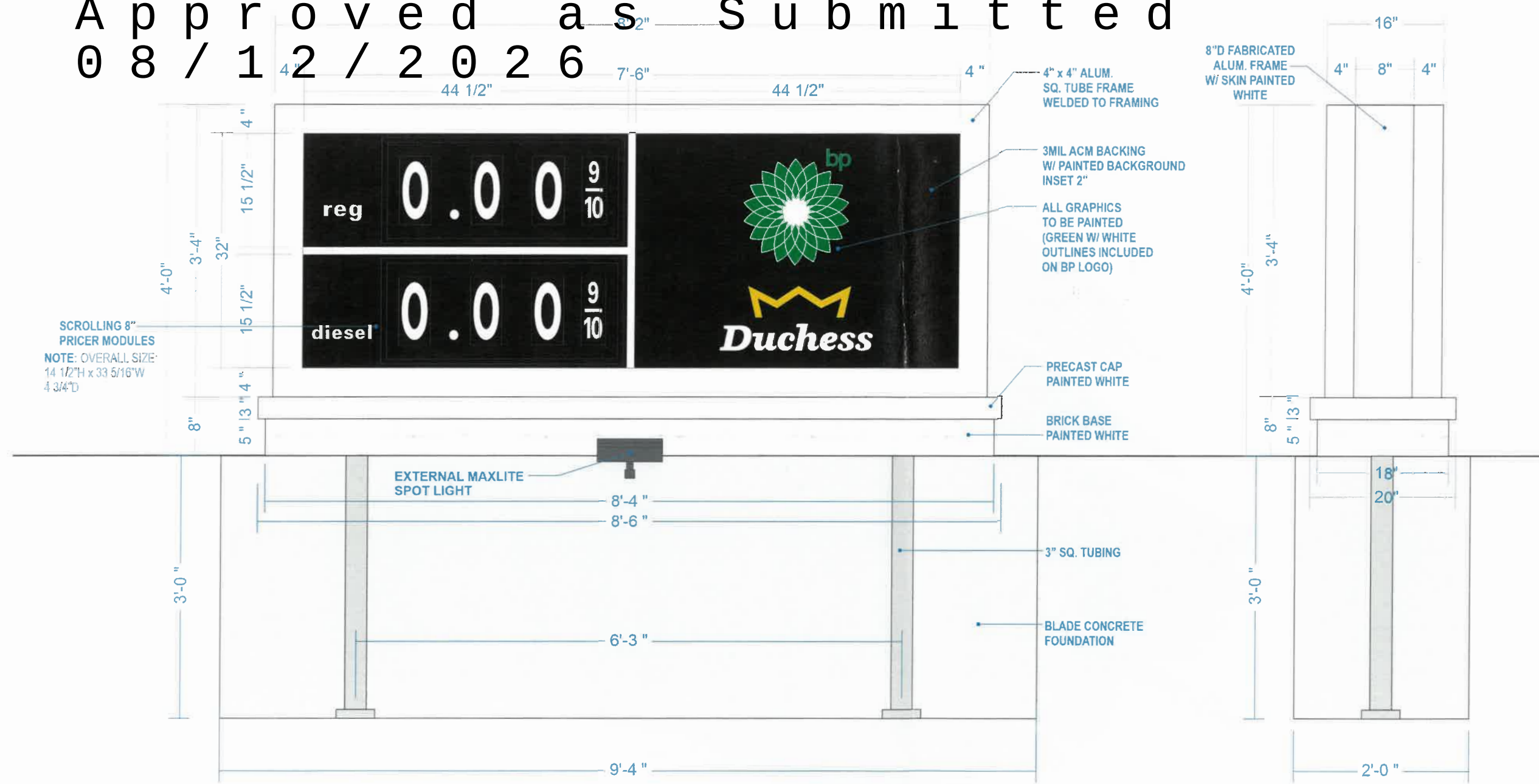
Depri gn Rev i ew C o m m i t t e d
A p p r o v e d a s S u b m i t t e d
0 8 / 1 2 / 2 6



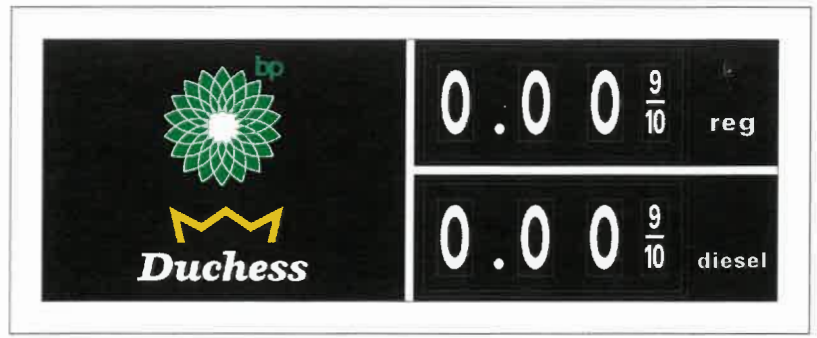
THEISEN ROAD SECTION



Design Review Committee
Approved as Submitted
08/12/2026



REVERSE SIDE



** PRICES TO BE "STREET-SIDE" **
* NO INTERNAL ILLUMINATION *



CLIENT | Englefield

LOCATION | New Albany - Beech Rd., OH

SAVED AS | Englefield_New_Albany_Beech_2026

DATE | 5/29/26

REVISIONS |

SALESMAN | Rodger Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

- | | |
|-------------------------------------|--------------------------------|
| ☐ GLOSS | ☐ SATIN |
| ☐ SEMI-GLOSS | ☐ FLAT |

2

ELECTRICAL REQUIREMENTS:
Input Voltage: 120 VAC
Control 24/7: 2 Amps



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2669 NATIONAL ROAD
P.O. BOX 0785
ZANESVILLE, OHIO 43701-0785
740-453-0668 | 1-800-686-1870



NEW D/F EXTERNALLY ILLUMINATED ALUMINUM MONUMENT SIGN W/ PAINTED GRAPHICS, 8" SCROLL PRICERS & BRICK BASE

SCALE: 3/4" = 1'



CLIENT | Englefield

LOCATION | New Albany - Beech Rd., OH

SAVED AS | Englefield_New_Albany_Beech_2026

DATE | 5/29/26

REVISIONS |

SALESMAN | Rodger Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

- ☐ GLOSS
- ☐ SATIN
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2

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NEW D/F EXTERNALLY ILLUMINATED ALUMINUM MONUMENT SIGN W/ PAINTED GRAPHICS, 8" SCROLL PRICERS & BRICK BASE

SCALE: 3/4" = 1'



**Architectural Review Board Staff Report
September 14, 2026**

**INFINITE CHURCH
CERTIFICATE OF APPROPRIATENESS**

LOCATION: PID: 222-004532
APPLICANT: Clare Knecht
REQUEST: Certificate of Appropriateness
ZONING: Comprehensive Planned Unit Development (C-PUD) – 1998 NACO
PUD Subarea 7C: Oak Grove West Zoning Text
STRATEGIC PLAN: US 62 Office Campus
APPLICATION: ARB-59-2026

Review based on: Application materials received on August 14, 2026

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval for the development of a new church and parking lot along Walton Parkway between State Route 605 and Bevelhymer Road.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional projects must submit a development plan for review by the Architectural Review Board (ARB). The plan should include site design, building locations, building form and massing information, and a palette of design elements that includes exterior materials, window and door design, colors, and ornamentation. Section 8 of the New Albany Design Guidelines and Requirements applies to all religious buildings therefore, ARB review and approval is required. All other proposed or existing improvements shown on the site plan do not constitute as new buildings and therefore do not require ARB review. While the staff report identifies landscaping, parking, signage, and other applicable requirements, all proposed site improvements will be evaluated by the Planning Commission with the required Final Development Plan application to ensure full compliance with all applicable City codes and regulations.

II. SITE DESCRIPTION & USE

The 7.31 +/- acre development site is located along Walton Parkway east of the Bob Evans building and south of the Cedar Brook neighborhood. The site is currently undeveloped with another undeveloped lot to the west. It is zoned C-PUD with the Oak Grove West zoning text overlay.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. All applications considered by the ARB are presented as Certificates of Appropriateness (COAs); however, the scope of the ARB's review is limited to the applicable criteria identified in Section 8(III)(1), as described above for this case. Accordingly, while the staff report may provide context regarding other site elements, such as landscaping, parking, signage, and related improvements, those items are not within the ARB's scope of approval unless specifically subject to the criteria in Section 8(III)(1). Final approval and

determination of compliance for those items remain with Planning Commission during the Final Development Plan review:

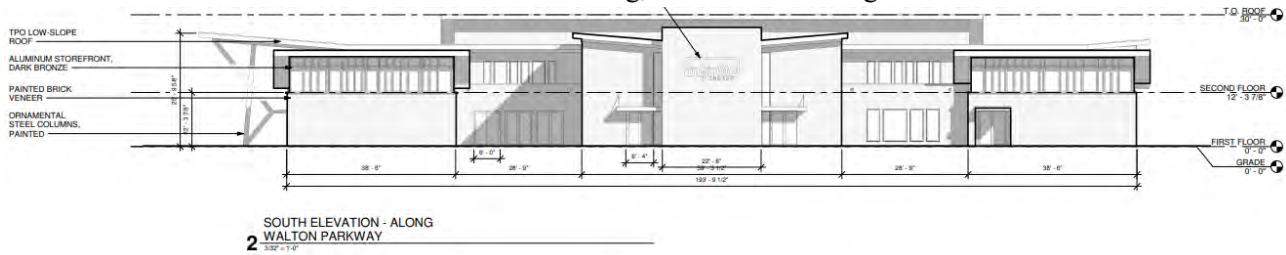
1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

- The applicant proposes to construct a 46,744 sq. ft. new church building and associated parking lot with 267 spaces on the undeveloped site.
- The site is zoned C-PUD and the text uses Office Campus District (OCD) as its base code. This means that religious exercise facilities and related uses are permitted within the zoning district.
- The Oak Grove West zoning text establishes the following setbacks

	Setback Requirement	Proposed
Walton Parkway	65 feet for building and 35 feet for pavement	92+/- feet for building and 35+/- feet for pavement [meets code]
Side Yard	30 feet for building and 15 feet for pavement	Well over 30 feet for building and 16+/- feet for pavement [meets code]
Northern Boundary	120 feet for buildings and 50 feet for pavement	120+/- feet for building 53+/- feet for pavement [meets code]

- Section 8(III.2) of the Design Guidelines & Requirements states that the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the “American Architectural Precedent” section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches. The City Architect comments that the size, massing, and style are appropriate given the location in which the development is proposed.
 - Walton Parkway is a commercial environment outside of the Village Center. The buildings on Walton Parkway do not follow a traditional Georgian architecture but a human scale commercial style of architecture.
 - The church’s proposed architecture is intended to blend in with the commercial buildings along Walton Parkway while still allowing it to stand out as a religious use.
 - There is an existing mix of building materials along Walton Parkway. Some of the existing buildings, such as Bob Evans and 7815 Walton Parkway, are composed of red brick with large windows, while buildings such as Feazel Roofing and 8323 Walton Parkway are white with dark accents.
- The applicant proposes to use white brick, a standing seam metal roof, TPO low-slope roof, and painted ornamental steel columns.
 - The applicant proposes white brick for the massing of the building. The City Architect states that the use of white brick is architecturally appropriate in relation to what exists in the immediate area.
- Section 8(III.3) of the Design Guidelines & Requirements (DGRS) In keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Embraces shall be scaled and detailed to match the scale and detail of interior public space.

- o The proposed design provides entrances along Walton Parkway that are easy to locate on the building, as seen in the image below.



- o The main entrances are on the sides of the building where the awnings are and allow for more direct access from the parking lot.
 - Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
 - o The proposed church is designed in a way to incorporate the surrounding features and the traditional style of the area. The church is using a low/flat roof to be more in line with the surrounding commercial areas while using vertically proportioned windows. The City Architect has reviewed this proposed church building and states that the design is architecturally appropriate.
 - o The City Architect comments that the applicant has successfully kept the overall height of the proposed structure similar to the surrounding buildings while still maintaining an expected presence and importance. The applicant states that extra design consideration was taken on the north side of the building to have a lower roof line along the Cedar Brook neighborhood to help have a more seamless transition from the residential to more commercial style space.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Section 8 (II.2) of the Design Guidelines & Requirements states that site plantings and landscaping shall be of an appropriate scale and design, based on or complementary to the architectural design of the new building.
 - o The applicant has shown trees throughout the parking lot as well as the required landscape buffer along the northern property line. A detailed landscaping plan will be provided and evaluated by the Planning Commission with the Final Development Plan (FDP) application.

Lighting and Signage

- No lighting plan has been submitted at this time but will be reviewed by the Planning Commission at the time of FDP.
- The applicant has added signage to the plans simply to show the intended placement of a future wall sign but has stated that they are not asking for a sign to be reviewed at this time. Signage will be reviewed by the Planning Commission at the time of FDP.

Vehicular and Pedestrian circulation:

- The site will add one curb cut onto Walton Parkway as its main entrance. The applicant has shown a cross-access easement that has already been established with the neighboring property to the west. As seen in the plans, there is a proposed road connection to the northern side of the properties.
 - The applicant has shown pedestrian walkways on the south and west side of the building.
 - Per Codified Ordinance Chapter 1167.05(c)(1), churches are required to provide one parking spot for every three seats in the main auditorium. The proposed church's main auditorium will seat 800, meaning 267 spaces are required. The proposed church meets the parking requirement.
 - All vehicular and pedestrian circulation will be evaluated by the Planning Commission and City Engineer at the time of FDP.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The site is currently undeveloped.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the church and site in a way that is appropriate to fit in with the style and feel of the surrounding area. The proposed building materials align with the architectural design, ensuring sensitivity to the established character of the immediate area.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The proposed building and parking lot are sensitive to the existing characteristics of the area.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new public buildings are created in the community, and the selection of architectural style shall be appropriate to the context, location, and function of the proposed elements. The proposed church design exhibits high architectural quality and harmonizes with the neighborhood's existing character. Elements such as the white brick, windows, and distinctive roofline draw inspiration from surrounding commercial structures while establishing a unique, fitting identity for a place of worship.

This Certificate of Appropriateness approves the architectural design of the proposed church building. Approval of this Certificate of Appropriateness does not constitute approval of final landscaping, signage, site lighting, stormwater, utilities, engineering, construction, or other zoning/building permit requirements, which remain subject to separate Planning Commission approval with a Final Development Plan for the site.

V. ACTION

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

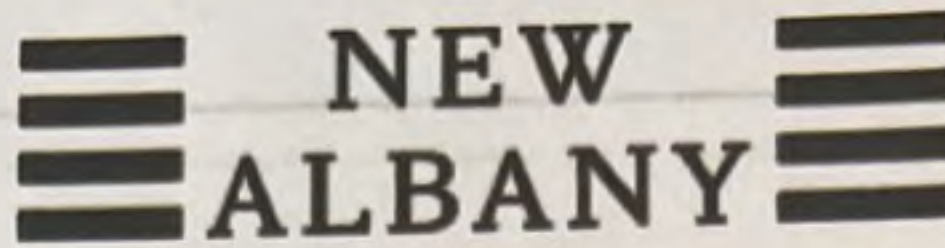
Suggested Motion for ARB-59-2026:

Move to approve Certificate of Appropriateness application ARB-59-2026 (conditions may be added).

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission

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

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

Project Information

Site Address Map Routing: 222-O074G-02807 WALTON PARKWAY, No Address

Parcel Numbers 222-004532-00

Acres 7.368

of lots created 1

Choose Application Type

- ☐ Appeal
☐ Certificate of Appropriateness
☐ Conditional Use
☒ Development Plan
☐ Plat
☐ Lot Changes
☐ Minor Commercial Subdivision
☐ Zoning Amendment (Rezoning)
☐ Zoning Text Modification

- ☐ Extension Request
☐ Variance
☐ Vacation

Description of Request:

Proposed new Infinite Church facility

Contacts

Applicant Information

Name Clare Knecht
Address [REDACTED]
City, State, Zip [REDACTED]
Phone Number [REDACTED]
Email [REDACTED]

Property Owner Information

Name Infinite Church
Address [REDACTED]
City, State, Zip [REDACTED]
Phone Number [REDACTED]
Email [REDACTED]

Signature

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

Signature of Owner
Signature of Applicant

Clare C Knecht

Digitally signed by Clare C Knecht
Date: 2020.08.14 12:00:30 -0400

Date: 8-14-20
Date: 8/14/2020

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

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

Infinite Church: Design Brief & Site Context Photos

The design of **Infinite Church** is conceived as a contemporary place of **worship, fellowship, and community** that responds directly to its setting along the Walton Parkway business corridor. The building draws upon the established character of the area, featuring masonry construction, large areas of glazing, strong horizontal forms, and restrained detailing.

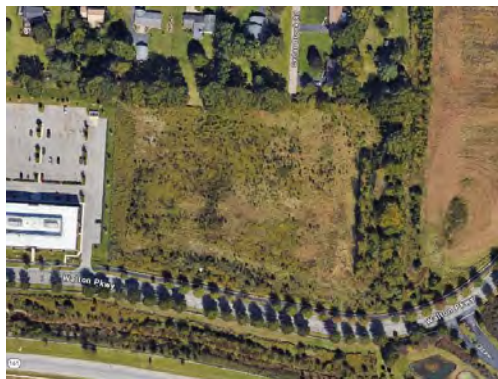
The building is organized as a series of **interconnected volumes**. Changes in height and plane, masonry articulation, roof forms, and strategically placed glazing establish hierarchy and reduce the perceived scale of the approximately 46,000-square-foot facility. The primary worship space occupies the center of the composition, while lower-scale elements containing education, fellowship, administration, and community functions extend outward around it, **softening the boundary between worship and community**.

Light and transparency are important themes of the design. For centuries, natural light has been a defining element of sacred architecture, used to give places of worship a sense of openness, transcendence, and connection. Expanses of glazing bring natural light into the building while identifying entrances and significant gathering spaces and allowing activity within the church to become visible from the exterior. At the primary entrance, the larger roof canopy and glazed atrium create a clear sense of arrival and provide a transition from the scale of the surrounding business park to a more welcoming, pedestrian-oriented environment.

The **exterior material palette is intentionally simple and restrained**. Painted white brick provides the permanence and substance traditionally associated with civic and institutional architecture, while the dark bronze glazing systems and broad roof forms relate to the contemporary commercial architecture found throughout the Walton Parkway corridor. The resulting expression is intended to be recognizable as Infinite Church without relying upon overtly ecclesiastical forms.

Particular consideration has also been given to the building's relationship with the Cedar Brook neighborhood to the north. Along this edge, the architecture becomes quieter and more restrained, reducing its perceived scale and providing an appropriate transition between the larger institutional building and the adjacent residential community.

Ultimately, the design seeks to balance two conditions inherent to this site: a building that is architecturally compatible with the contemporary business park environment of Walton Parkway, while **creating a distinct, welcoming place for worship, fellowship, and community**.



Aerial Site Photo



Northern Property Line

5400 New Albany Road



7800 Walton Parkway



7800 Walton Parkway



7800 Walton Parkway



7800 Walton Parkway



7800 Walton Parkway



7775 Walton Parkway



7795 Walton Parkway



7895 Walton Parkway



7895 Walton Parkway



8000 Walton Parkway



8200 Walton Parkway



8323 Walton Parkway



8323 Walton Parkway

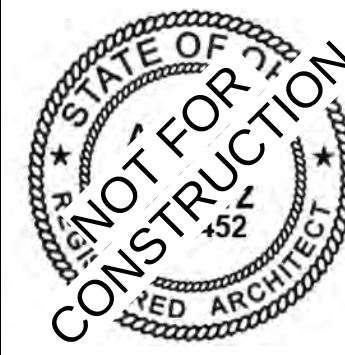


8323 Walton Parkway



8323 Walton Parkway





ARCHITECT: ALANSCOTT CO.

ALANSCOTT

BUILT BY DESIGN

ALANSCOTT

BUILT BY DESIGN

AERIAL MAP

PROPOSED SITE



PROJECT SUMMARY

THE PROPOSED STRUCTURE SHALL CONSIST OF A ONE-STORY CHURCH BUILDING OF WOOD-FRAME CONSTRUCTION WITH BRICK VENEER, SLAB-ON-GRADE FLOOR CONSTRUCTION, AND WOOD TRUSS ROOF FRAMING. THE NEW STRUCTURE SHALL UTILIZE EXISTING UTILITY SERVICE ROUTING LOCATED ON THE PROPERTY WHERE FEASIBLE. SITE GRADING SHALL BE COORDINATED WITH THE NEW ALBANY COUNTRY CLUB MASTER GRADING PLAN AND APPLICABLE SITE DEVELOPMENT AND PAVING REQUIREMENTS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2024 OHIO BUILDING CODE, 2024 OHIO MECHANICAL CODE, 2024 OHIO PLUMBING CODE, 2023 NATIONAL ELECTRICAL CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS. THE PROJECT SHALL ALSO COMPLY WITH THE APPLICABLE CITY OF NEW ALBANY ZONING REQUIREMENTS, DEVELOPMENT GUIDELINES AND REQUIREMENTS, AND NEW ALBANY COUNTRY CLUB ARCHITECTURAL REVIEW BOARD REQUIREMENTS.

PROJECT INFORMATION

PROJECT INFORMATION

SITE AREA: 7.368 ACRES

SITE BUILD AREA: 46,744 SF

BUILDING TYPE: A-3

PROJECT AREA CALCULATIONS

LIVING AREA

FIRST FLOOR

46744 SF

46744 SF

CODE INFORMATION

BUILDING	2024 OHIO BUILDING CODE
MECHANICAL	2024 OHIO MECHANICAL CODE
ELECTRICAL	2023 NATIONAL ELECTRICAL CODE (NFPA 70)
PLUMBING	2024 OHIO PLUMBING CODE
ENERGY	2021 INTERNATIONAL ENERGY CONSERVATION CODE

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE RESIDENTIAL BUILDING CODE, UNLESS NOTED OTHERWISE.
- IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES AND REGULATIONS WITHIN THE DOCUMENTS THE MORE STRINGENT PROVISION SHALL GOVERN.
- DIMENSIONS ARE TO FACE OF STUD FOR INTERIOR WALLS AND EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- SUBCONTRACTOR SHALL FIELD VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS INDICATED ON DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF VARIATIONS FROM THE DRAWINGS.
- EXISTING SITE EASEMENTS AND UTILITY CONDITIONS INDICATED TO REMAIN SHALL NOT BE DISTURBED BY THE WORK WITHOUT CONSENT OF THE ARCHITECT/OWNER, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL GLAZING IN SLIDING DOORS AND SIDE LITES SHALL BE TEMPERED GLAZING PER RESIDENTIAL BUILDING CODE.
- THE RESIDENTIAL BUILDING CODE, SHALL GOVERN UNLESS OTHERWISE QUALIFIED IN THE SPECIFICATION.
- SITE WORK: INCLUDES ALL DEMOLITION, SITE CLEARING, EXCAVATION, FILLING, GRADING DRAINAGE, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON DRAWINGS.
- SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED ON DRAWINGS.
- GENERAL CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITHIN STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
- GENERAL CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK AND NOTIFY AND RECEIVE CLARIFICATION FROM OWNER IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF THE RESIDENTIAL BUILDING CODE. RESEARCH RECOMMENDATIONS WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBMITTED TO THE ARCHITECT IN WRITING FOR REVIEW.
- GENERAL CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER SHALL BE NOTIFIED IMMEDIATELY.
- EXISTING CONDITIONS SCHEDULED OR INDICATED TO REMAIN UNCHANGED SHALL REMAIN UNLESS SPECIFICALLY IN WRITING BY THE LOCAL BUILDING INSPECTION DEPARTMENT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DISTURBED OR DAMAGED MATERIALS DURING THE SCOPE OF THIS PROJECT.
- SUBCONTRACTOR IS TO EXTEND EXISTING SITE UTILITY LINES AS REQUIRED FOR NEW CONSTRUCTION.
- MAINTAIN MIN. FROST DEPTH REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODES AT ALL LOCATIONS. (NEW ALBANY, OH = 36")
- COORDINATE LOCATION OF ALL DOWNSPOUTS WITH SITE GENERAL CONTRACTOR.
- ALL DOOR & WINDOWS OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE NOTED.
- ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING LESS THAN 4'-0" IN WIDTH TO BE (2) 2x6. ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING BETWEEN 4'-0" AND 6'-0" IN WIDTH TO BE 2x8 AND 2x12 BOX HEADERS, RESPECTIVELY.

SHEET INDEX LIST

SHEET NO.	SHEET NAME	ISSUE DATE	REV 01 - YMM/DD	REV 02 - YMM/DD	REV 03 - YMM/DD
GENERAL					
G001	COVER SHEET				
ARCHITECTURAL					
A110	FIRST FLOOR PLAN				
A130	ROOF PLAN				
A200	EXTERIOR ELEVATIONS				
A210	EXTERIOR ELEVATIONS				

PROJECT CONTACTS

ARCHITECT + BUILDER:

ALANSCOTT, CO.
ANDREW MALETZ, OHIO LICENSE #99-12452

DESIGNER:

ALANSCOTT, CO.
CLARE KNECHT, PROJECT MANAGER

INFINITE CHURCH

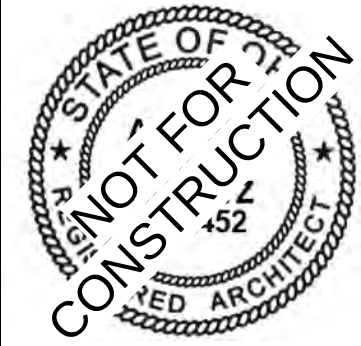
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Description Date

COVER SHEET

G001

ISSUE DATE:

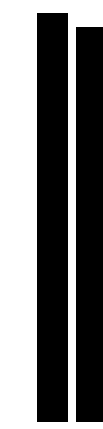


ARCHITECT: ALANSCOTT CO.

ALANSCOTT

BUILT BY DESIGN

INFINITE CHURCH



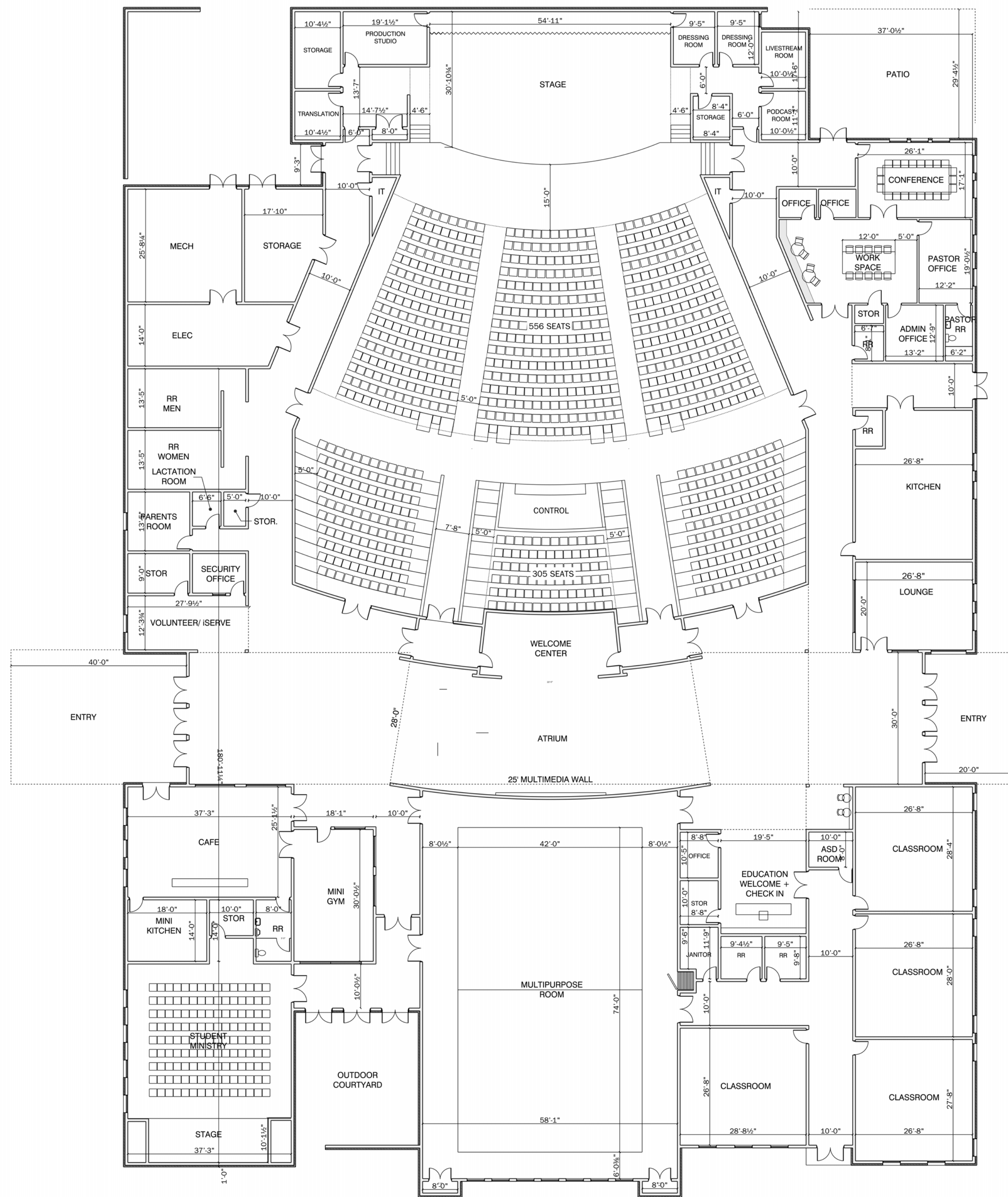
REVISIONS

#	Description	Date
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FIRST FLOOR PLAN

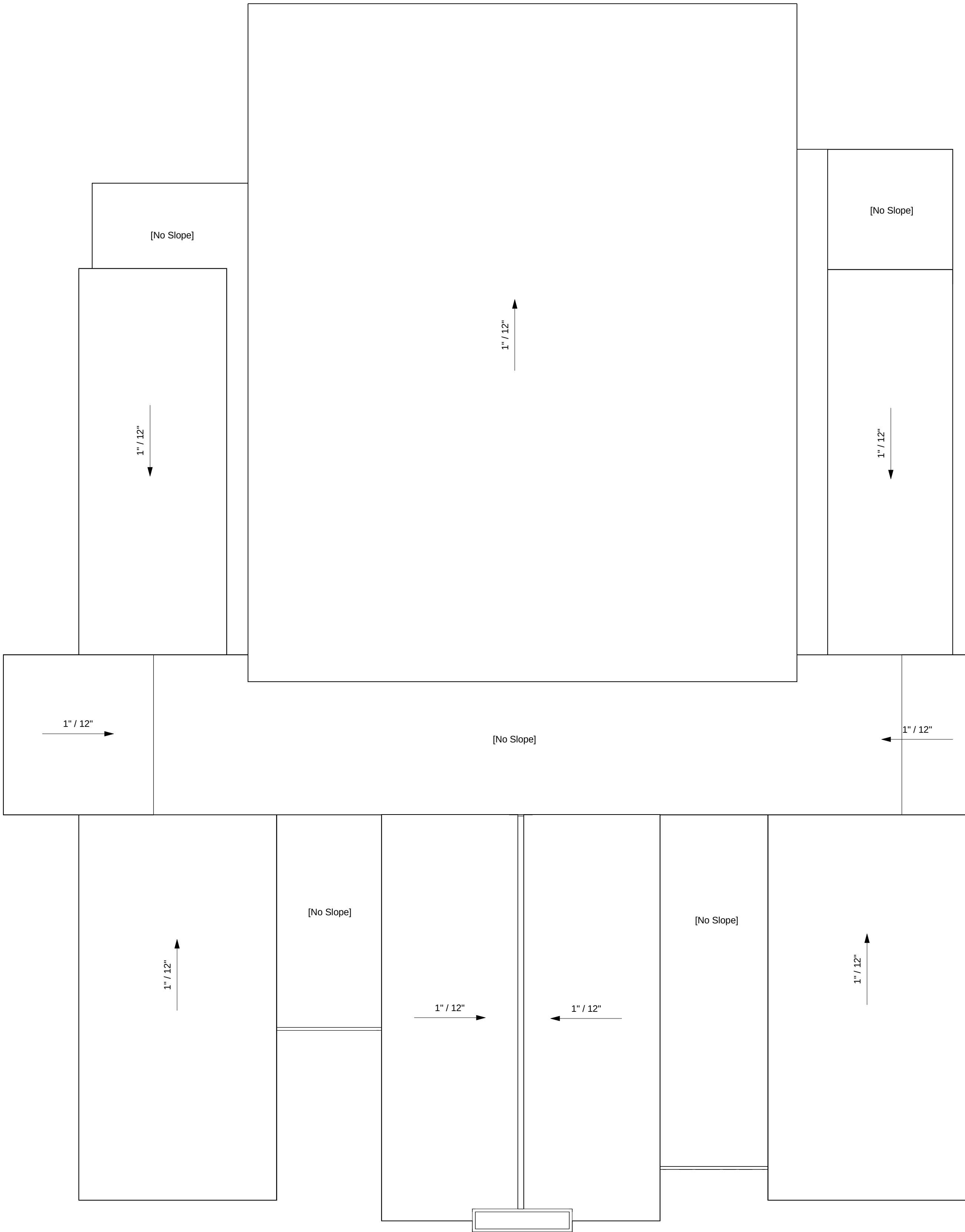
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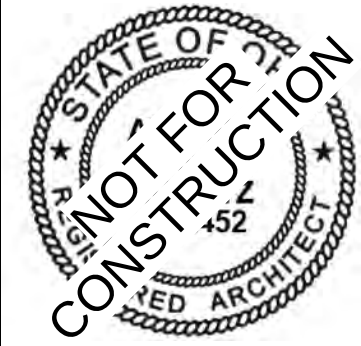


1 FIRST FLOOR PLAN

1/16" = 1'-0"



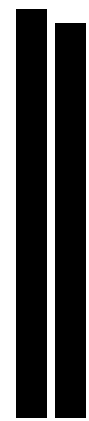
1 ROOF PLAN
1/16" = 1'-0"



ARCHITECT: ALANSCOTT CO.

ALANSCOTT
— BUILT BY DESIGN —

INFINITE CHURCH

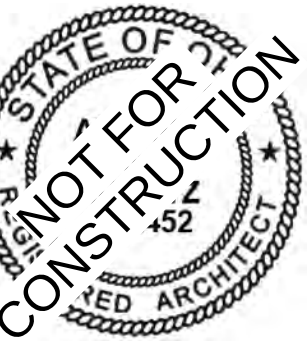


REVISIONS
Description Date

ROOF PLAN

A130

ISSUE DATE:



ALANSCOTT
— BUILT BY DESIGN —

ARCHITECT: ALANSCOTT CO.

INFINITE CHURCH

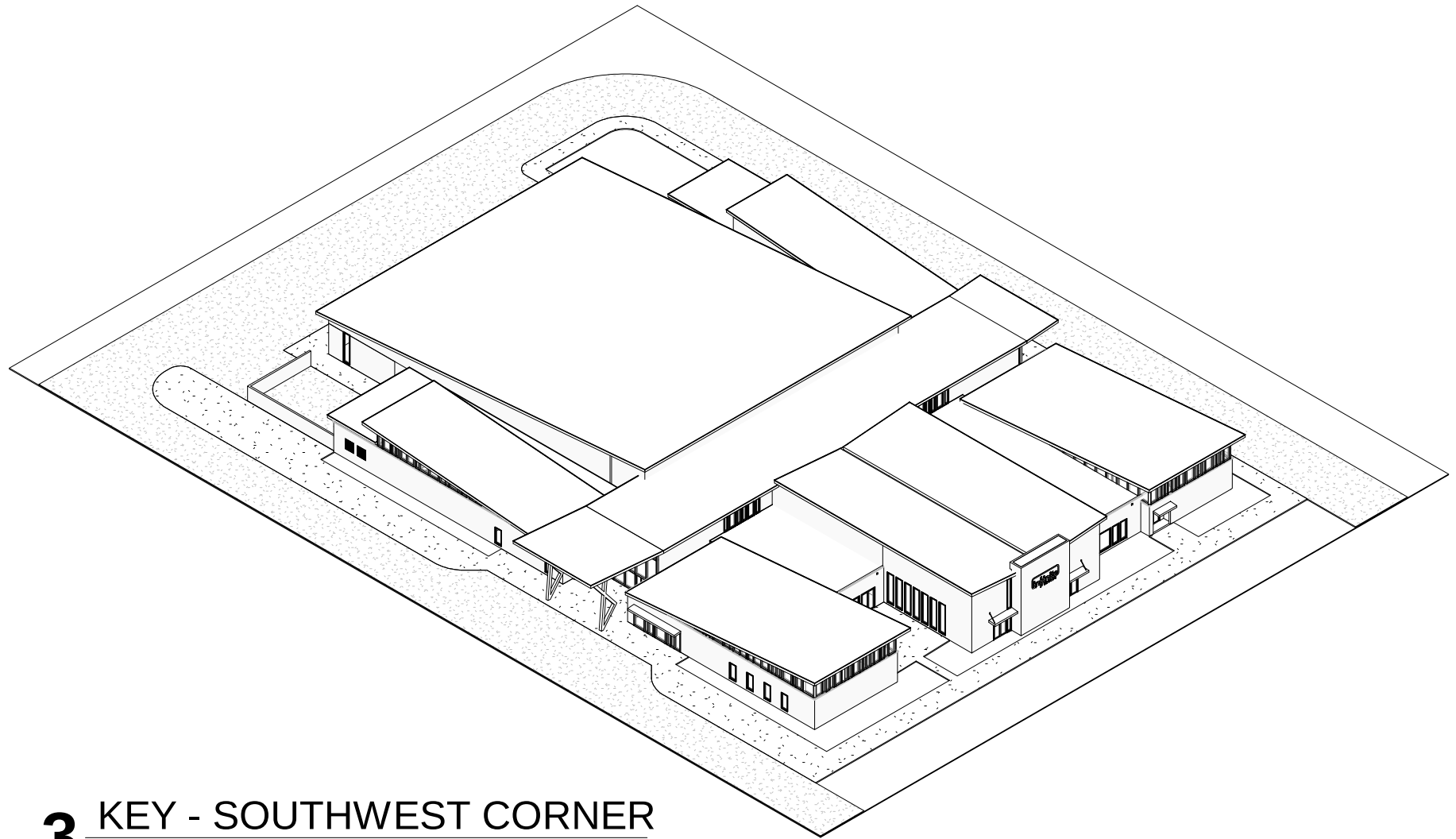
REVISIONS

Description Date

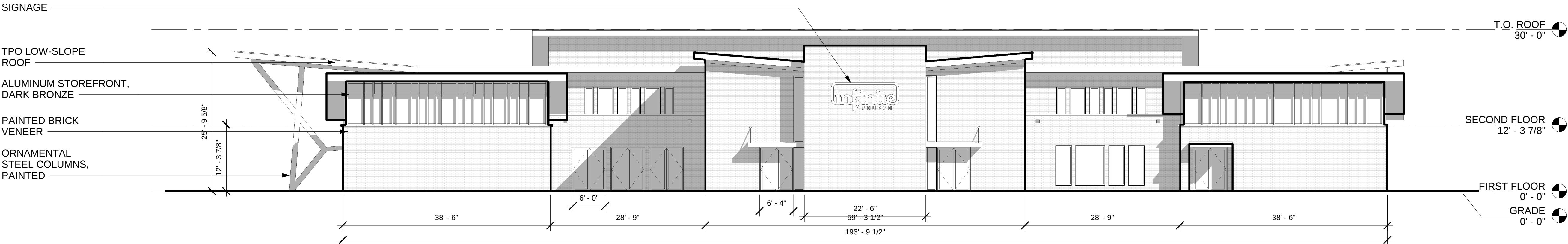
EXTERIOR ELEVATIONS

A200

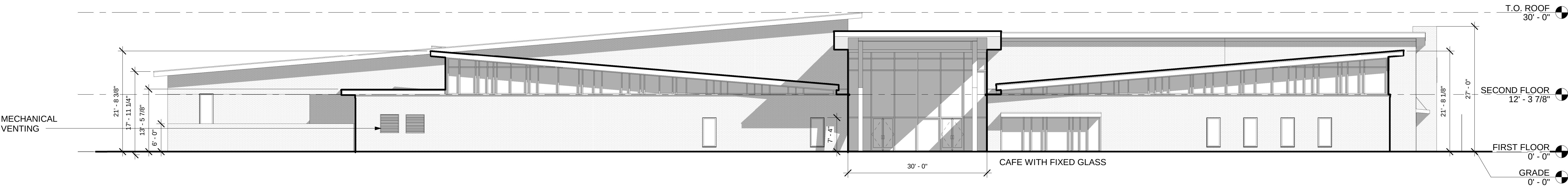
ISSUE DATE:



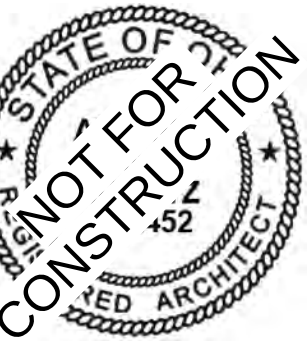
3 KEY - SOUTHWEST CORNER



2 SOUTH ELEVATION - ALONG
WALTON PARKWAY
3/32" = 1'-0"



1 WEST ELEVATION - MAIN
ENTRANCE
3/32" = 1'-0"



ALANSCOTT
— BUILT BY DESIGN —

ARCHITECT: ALANSCOTT CO.

INFINITE CHURCH

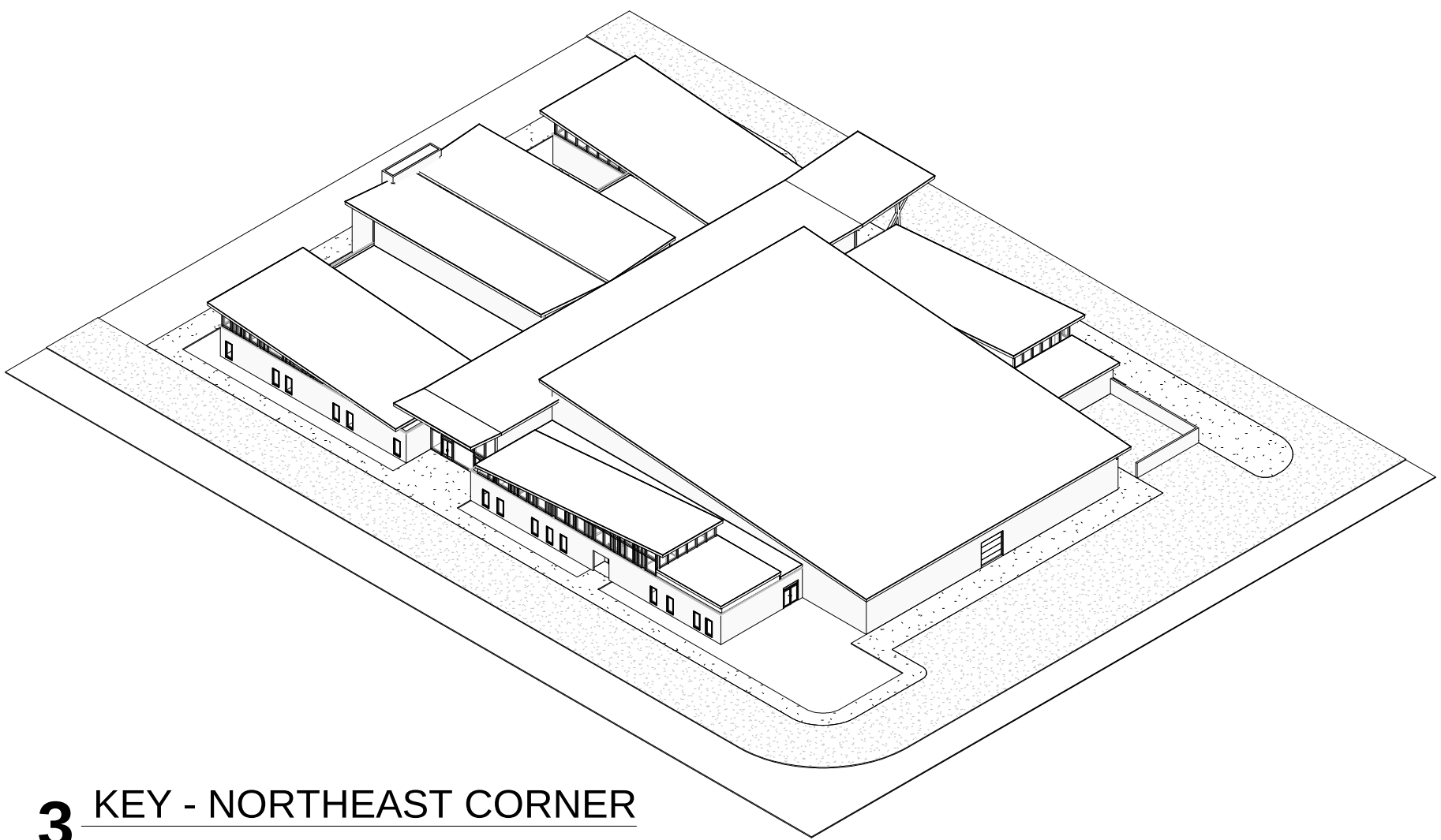
REVISIONS

Description Date

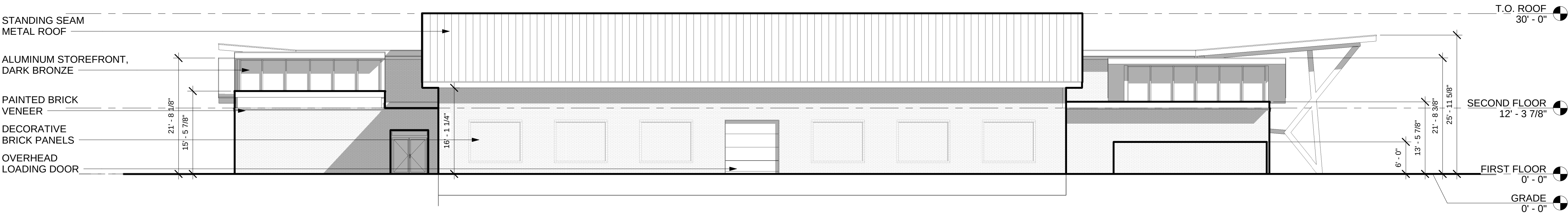
EXTERIOR ELEVATIONS

A210

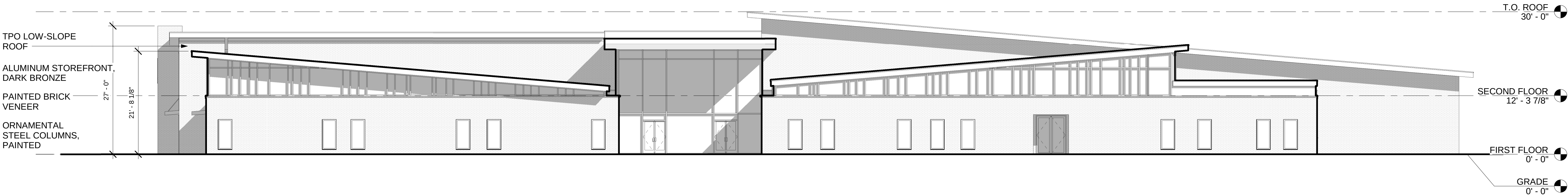
ISSUE DATE:



3 KEY - NORTHEAST CORNER



1 NORTH ELEVATION
3/32" = 1'-0"

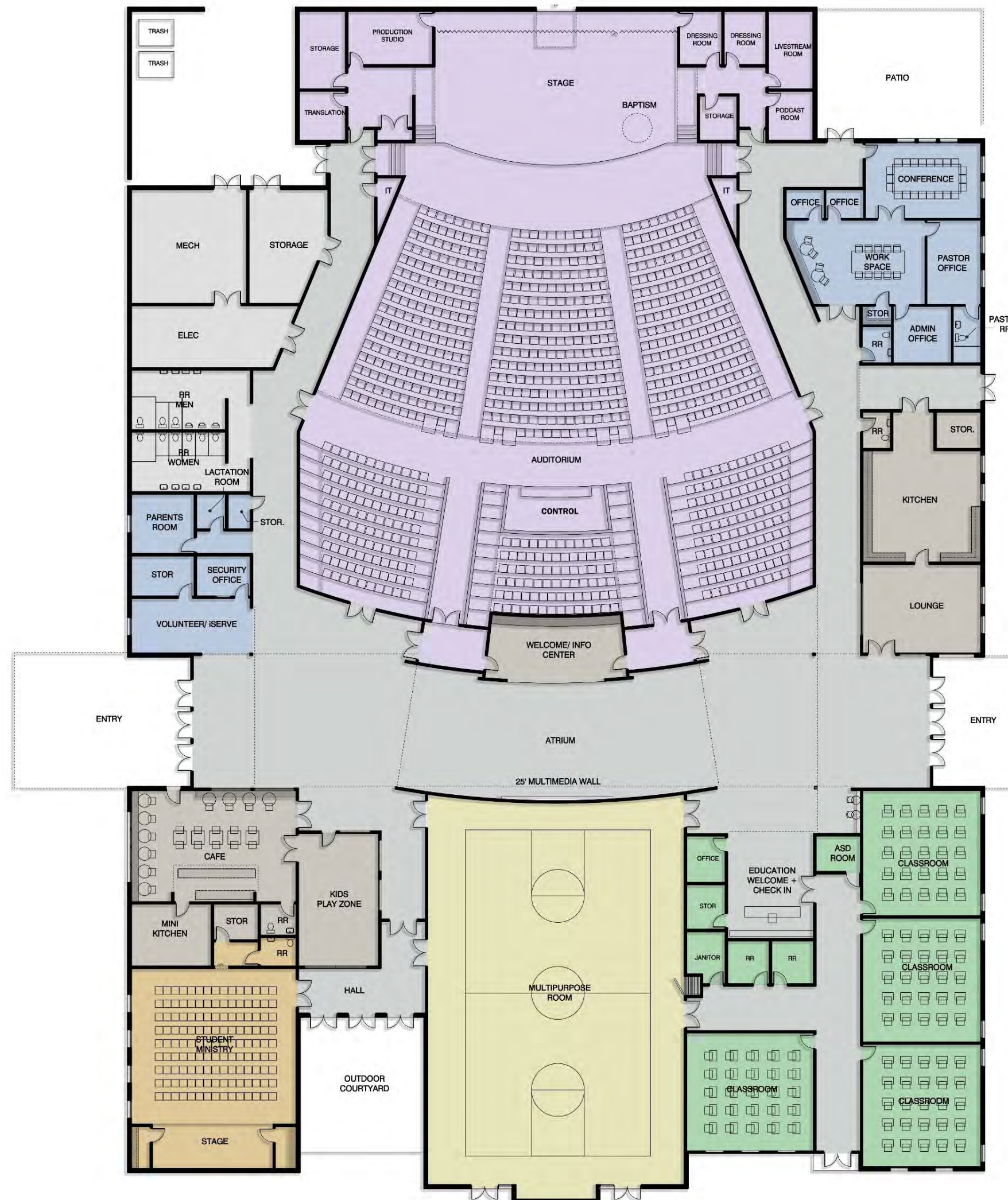


2 EAST ELEVATION
3/32" = 1'-0"



New Facility Presentation

August 16, 2026



-  **Education**
-  **Multipurpose**
-  **Student Ministry**
-  **Hospitality**
-  **Administration**
-  **Worship**
-  **Building Support**
-  **Circulation**

infinite
CHURCH



ALANSCOTT
BUILT BY DESIGN

infinite
CHURCH



ALANSCOTT
— BUILT BY DESIGN —



infinite
CHURCH

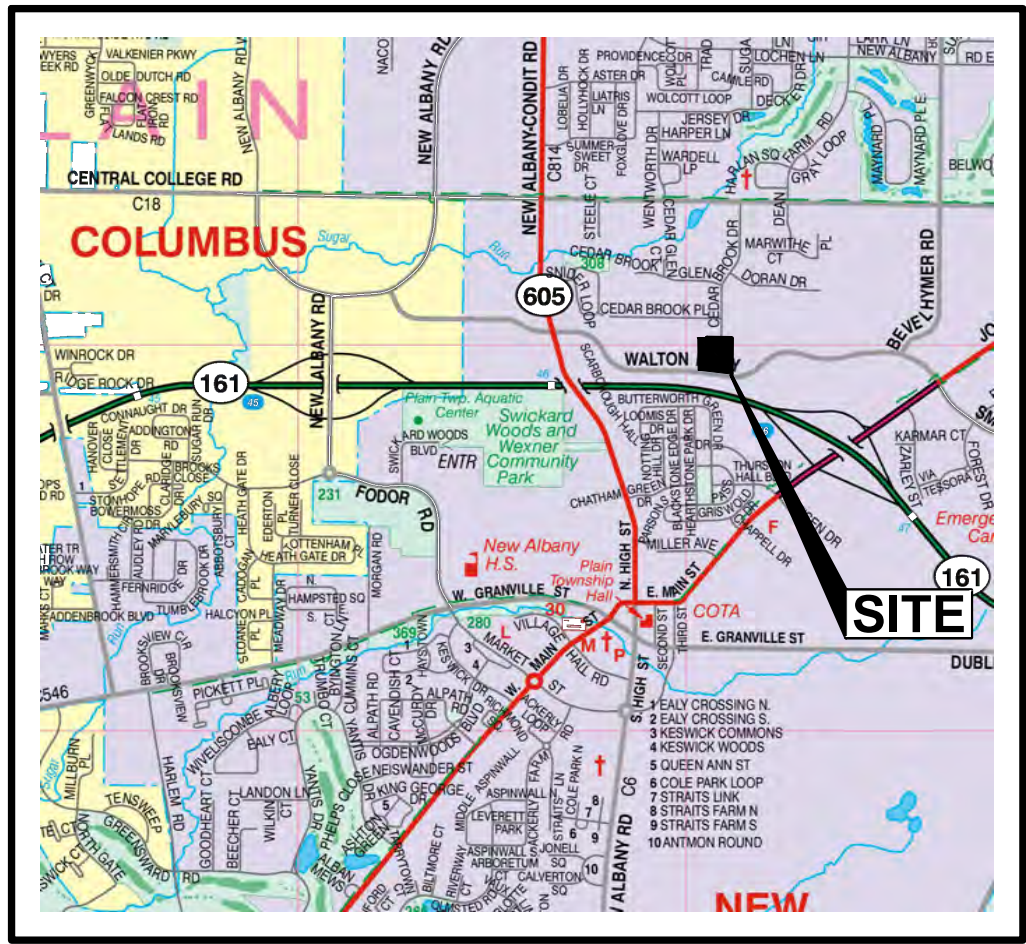


infinite
CAFE

ALANSCOTT
BUILT BY DESIGN



infinite
CHURCH



SITE LOCATION MAP
NOT TO SCALE

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.

PROJECT ARCHITECT
ALANSCOTT CO.

OWNER
INFINITE CHURCH

SITE DATA TABLE

EXISTING ZONING: CPUD
ADDRESS: WALTON PARKWAY
PID: 222-004532
SITE AREA = 7.365 AC (320,820 SF)
ROW DEDICATION = 0.00 AC (0 SF)
NET SITE AREA LESS ROW = 7.365 AC (320,820 SF)

PROPOSED USE: CHURCH

PARKING SPACES: 19'X9' (TYP)

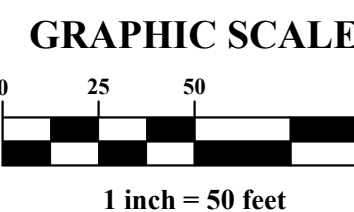
PARKING CALCULATIONS:

CHURCH AREA: 46,800 S.F.
PARKING SPACES REQUIRED: 1 SPACE PER 3 AUDITORIUM SEATS
AUDITORIUM SEATS: 800 SEATS
PARKING SPACES REQUIRED: (800 SEATS X 1 SPACE / 3 SEATS) = 267 SPACES
TOTAL SPACES PROVIDED: 267 SPACES
HCP SPACES REQUIRED: 7 SPACES
HCP SPACES PROVIDED: 7 SPACES (INCLUDES 2 VAN ACCESSIBLE)
INTERIOR LANDSCAPE AREA REQ: 5% OF PAVEMENT AREA
TOTAL PAVEMENT AREA: 111,478 S.F.
INTERIOR LANDSCAPE AREA REQ: (111,478 S.F. X 0.05) = 5,574 S.F.
INTERIOR LANDSCAPE AREA PROV: 8,587 S.F. (7.7%)

SHADE TREES REQUIRED: 1 PER 10 EXTERIOR PARKING SPACES - 267/10 = 27 TREES
SHADE TREES PROVIDED: 27 TREES

INDEX OF DRAWINGS:

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. UTILITY PLAN
4. STORM WATER NARRATIVE



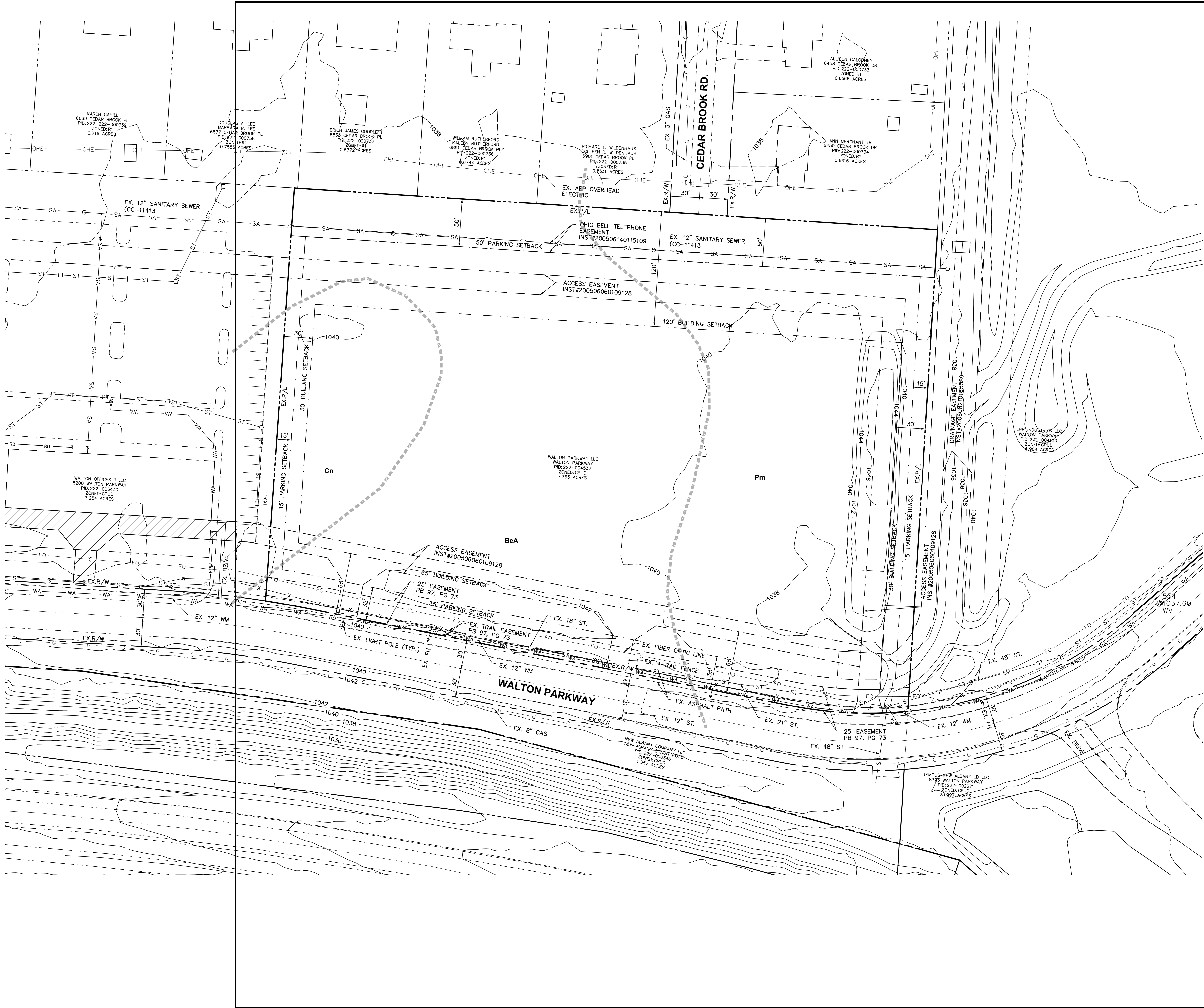
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
**PRELIMINARY DEVELOPMENT PLAN
FOR
INFINITE CHURCH
SITE PLAN**

PLAN PREPARED BY:
**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

SCALE: 1" = 50'
DATE: 08/28/2026

SHEET 1 / 4

Z:\26-0001-1688\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Ex.Conditions.dwg Proposed Aug 28, 2026 - 10:03:55am cetchberry

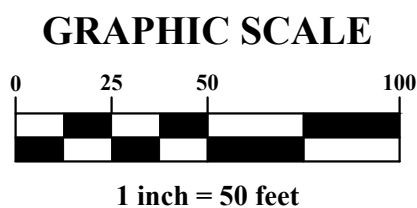


LEGEND

---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING GAS MAIN
---	EXISTING FIBER CONDUIT
---	EXISTING OVERHEAD ELECTRIC

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
BeA	Bennington silt loam, 0 to 2 percent slopes
Cn	Condit silt loam, 0 to 1 percent slopes
Pm	Pewamo silty clay loam



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
INFINITE CHURCH
EXISTING CONDITIONS PLAN

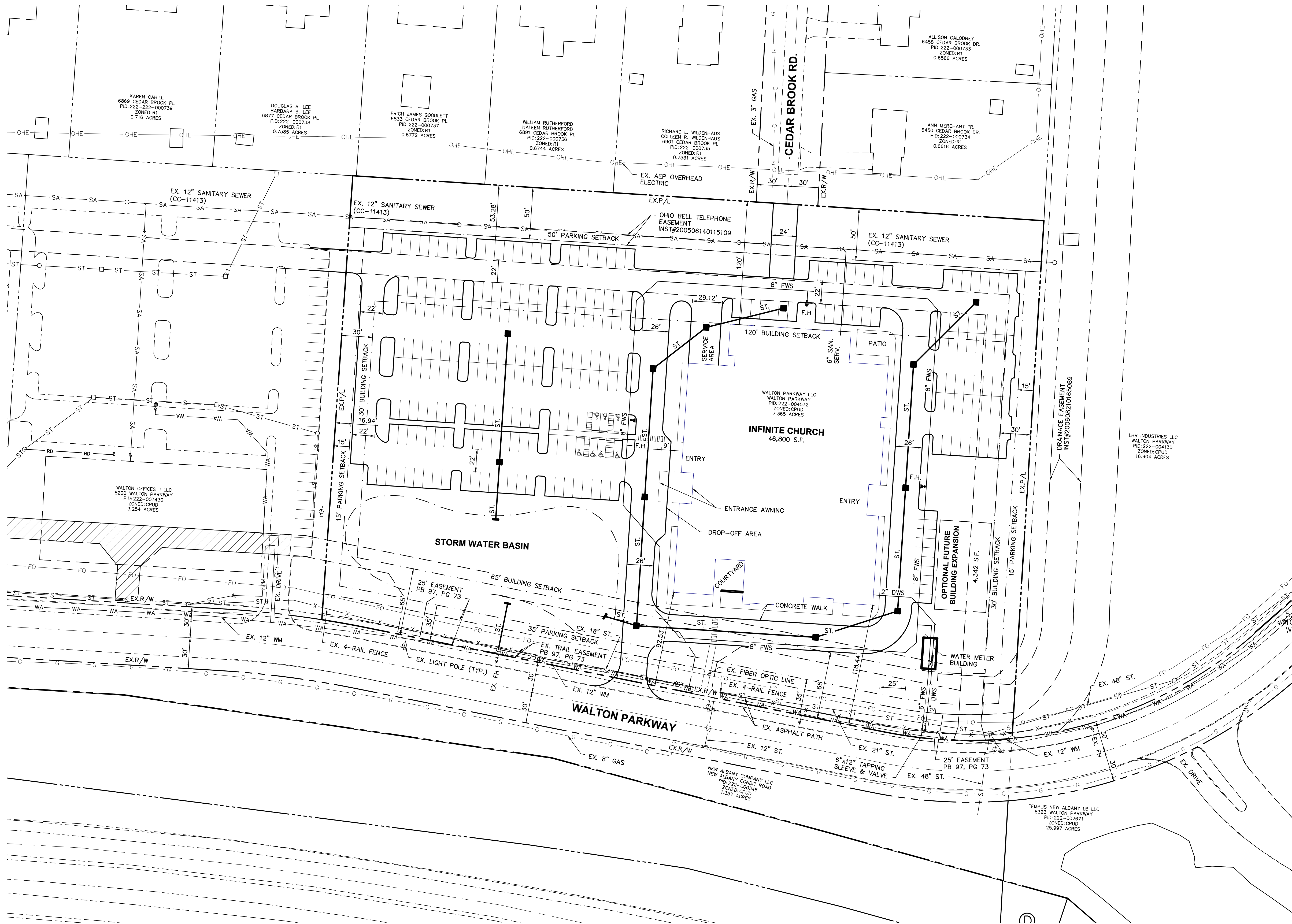
PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

SCALE: 1"=50'
DATE: 08/28/2026

SHEET 2 / 4

Z:\26-0001-1688\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Utility Plan.dwg Proposed Aug 28, 2026 - 10:11:54am ceshberry

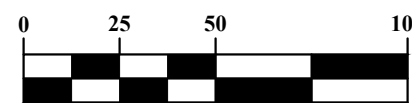


UTILITY LEGEND

- 729 ----- EXISTING 1' CONTOUR
- 730 ----- EXISTING 5' CONTOUR
- ST □ EXISTING STORM SEWER
- SA ○ EXISTING SANITARY SEWER
- WA EXISTING WATER MAIN
- G EXISTING GAS MAIN
- OHE EXISTING OVER HEAD ELECTRIC
- FO EXISTING FIBER CONDUIT
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- WA EXISTING WATER MAIN
- ↑ EXISTING MAJOR STORMWATER FLOOD ROUTING FROM NEIGHBORING PROPERTY



GRAPHIC SCALE

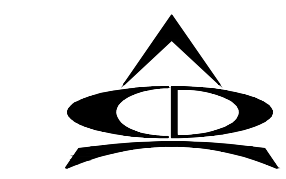


1 inch = 50 feet

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN FOR INFINITE CHURCH UTILITY PLAN

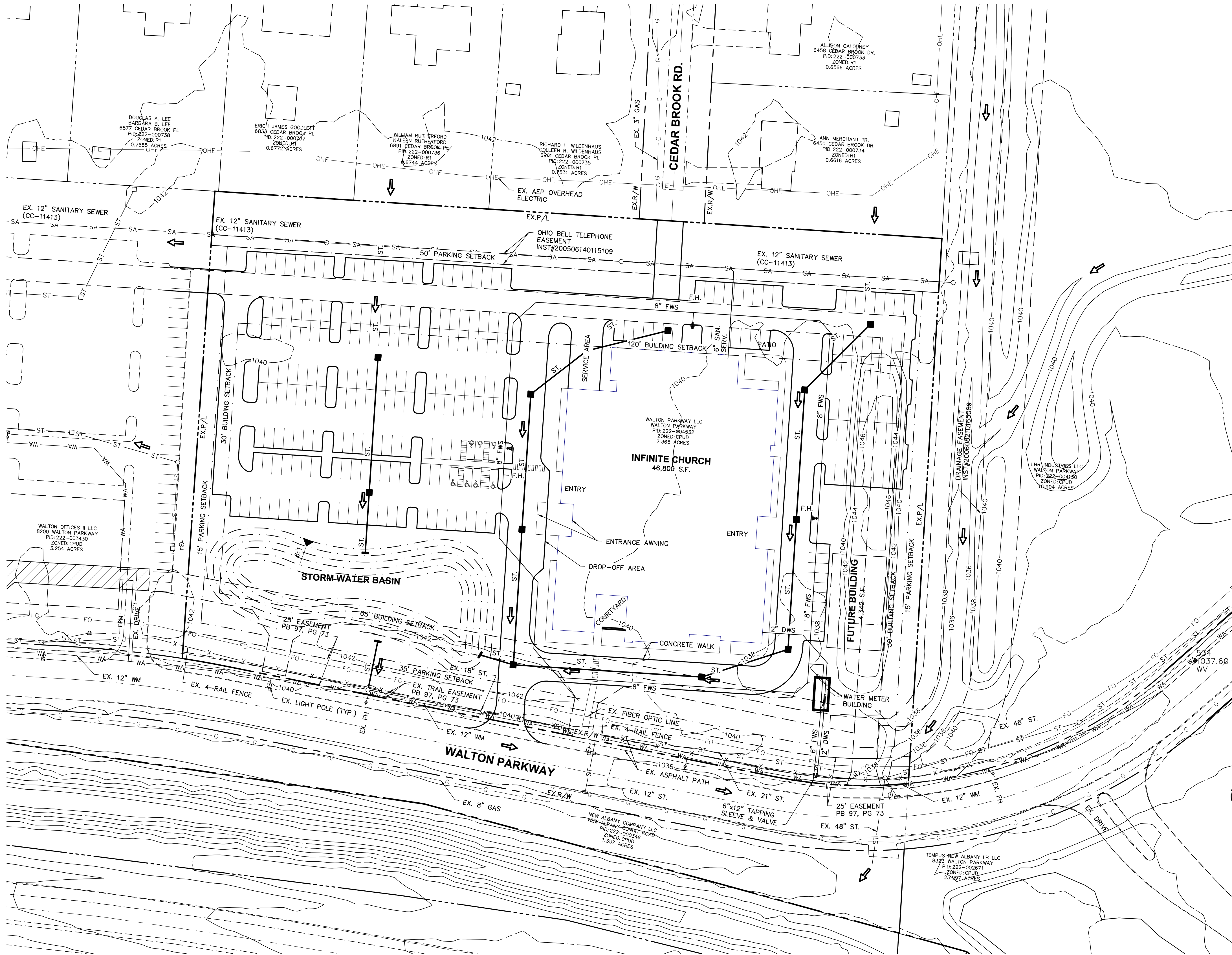
PLAN PREPARED BY:



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

SCALE: 1" = 50'
DATE: 08/28/2026

SHEET 3 / 4



STORMWATER CONTROL NARRATIVE

SITE SUMMARY:
THE SUBJECT PROJECT IS APPROXIMATELY 7.36 ACRES, CONSISTING OF A VACANT PROPERTY, CONTAINING MOSTLY OPEN FIELD WITH LIMITED TREE STANDS. THE PROPOSED DEVELOPMENT WILL INCLUDE A NEW 46,800 SF CHURCH STRUCTURE, ASSOCIATED PARKING AREAS, STORMWATER MANAGEMENT FACILITY AND PRIVATE DRIVEWAYS. DEVELOPMENT AREA USED IN THE DETERMINATION OF THE STORMWATER CALCULATIONS WILL INCLUDE THE ENTIRE 7.36 ACRE LAND AREA.

EXISTING DRAINAGE AND SOIL CONDITIONS:
EXISTING DRAINAGE CONDITIONS WERE EVALUATED USING A COMBINATION OF AERIAL PHOTOGRAPHS, FRANKLIN COUNTY GIS TOPOGRAPHY, AND FRANKLIN COUNTY SOIL SURVEY MAPS. THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY AND FRANKLIN COUNTY SOIL SURVEY MAPS IDENTIFY THE ON-SITE SOILS AS BENNINGTON SILT LOAM, CENTERBURG SILT LOAM, AND PEWAMO SILTY CLAY LOAM, EACH CLASSIFIED AS HIGH RUNOFF CLASS AND WITHIN HYDROLOGIC GROUP "CD".

THE EXISTING DRAINAGE PATTERNS WERE OBSERVED AS PREDOMINANTLY DRAINING NORTH TO SOUTH, ULTIMATELY BEING DIRECTED INTO AN EXISTING STORM SEWER SYSTEM THAT EXISTS ALONG THE NORTH SIDE OF WALTON PARKWAY. THE PROPERTY TO THE EAST HAS A FLOOD ROUTING SWALE THAT IS DIRECTED SOUTH AND INTO THE STORM SYSTEM ALONG WALTON PARKWAY. THE DEVELOPMENT TO THE WEST HAS A STORM SEWER SYSTEM THAT DIRECTS STORM WATER AWAY FROM THE SUBJECT PARCEL TO THE WEST. THE EXISTING SINGLE-FAMILY DEVELOPMENT TO THE NORTH HAVE REAR YARDS THAT WILL DIRECT A SMALL AMOUNT OF OFF-SITE STORM WATER INTO THE SUBJECT DEVELOPMENT.

ALLOWABLE RELEASE RATE:
PER THE ODNIR RAINWATER AND LAND DEVELOPMENT MANUAL AND CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL, THE PEAK FLOW RATE CONTROL REQUIREMENTS FOLLOW THE CRITICAL STORM METHODOLOGY. RUNOFF FROM STORM EVENTS LESS THAN OR EQUAL TO THE CRITICAL STORM EVENT SHALL BE RELEASED FROM THE SITE AT A RATE NO GREATER THAN THE PEAK RUNOFF DURING A 1-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS. THE PROPOSED CRITICAL STORM EVENT FOR THIS PROJECT SITE IS A 25-YR EVENT BASED ON PRELIMINARY 1-YR RUNOFF VOLUMES FORM THE PRE AND POST DEVELOPMENT CONDITIONS. ADDITIONALLY, THE PEAK RATE RUNOFF DURING THE 100-YEAR STORM EVENT SHALL BE RELEASED AT A RATE LESS THAN OR EQUAL TO THE PEAK RUNOFF RATE DURING THE 10-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS.

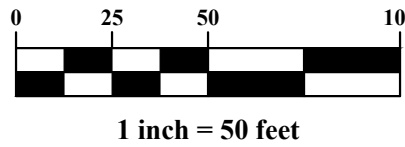
STORM WATER QUANTITY CONTROL:
ONSITE AND OFFSITE RUNOFF (GREATER THAN 10 ACRES) WILL BE COLLECTED AND CONVEYED WITH STORM SEWER AND OVERLAND FLOOD ROUTING TO A WET RETENTION BASIN. THE BASIN WILL ACT AS THE WATER QUALITY AND MAIN OUTLET CONTROL FACILITY FOR THE SITE. IT WILL BE DESIGNED WITH A MULTI-STAGE OUTLET CONTROL SYSTEM TO MEET THE ALLOWABLE RELEASE REQUIREMENTS FOR THE PROJECT AS WELL AS ENSURE THAT THE DOWNSTREAM OUTLET SYSTEM IS NOT OVERWHELMED FOLLOWING THE CRITICAL STORM METHODOLOGY LISTED ABOVE.

STORM WATER QUALITY CONTROL:
PER THE OHIO EPA GENERAL CONSTRUCTION PERMIT, A STORMWATER BEST MANAGEMENT PRACTICE (BMP) IS REQUIRED TO TREAT THE FIRST FLUSH RUNOFF VOLUME PRODUCED BY A 0.9" RAINFALL EVENT. THE WQ TREATMENT FOR THIS SITE WILL BE ACCOMPLISHED WITHIN THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE MEETING ALL OF THE OHIO EPA REQUIREMENTS.

CONCLUSION:
THE PROPOSED DEVELOPMENT WILL PROVIDE SURFACE AND SUBSURFACE STORMWATER CONVEYANCES TO CARRY RUNOFF SAFELY THOUGH THE SITE TOWARDS THE ONSITE STORMWATER MANAGEMENT FACILITIES. THOSE STORMWATER MANAGEMENT FACILITIES WILL PROVIDE PEAK FLOW CONTROL AND TREATMENT OF CAPTURED WATER TO COMPLY WITH THE CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL REQUIREMENTS AND OHIO EPA WATER QUALITY REGULATIONS.

	CN	STORM EVENTS						
		1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
PRE-DEV RUNOFF RATES (CFS)	77	2.57	4.04	6.38	8.44	11.49	14.12	16.95
POST-DEV RUNOFF RATES (CFS)	90	11.27	14.59	19.38	23.32	28.84	33.40	38.18
CRITICAL STORM RELEASE RATES (CFS)		2.57	0.57	2.57	2.57	2.57	8.44	8.44
PROPOSED BASIN RELEASE RATES		0.90	1.37	1.85	2.14	2.49	2.72	7.36
DETENTION VOLUMES (AC-FT)		0.44	0.56	0.75	0.93	1.18	1.39	1.50
WATER QUALITY	REQUIRED:	0.31 AC-FT				PROVIDED: 0.32 AC-FT		

GRAPHIC SCALE



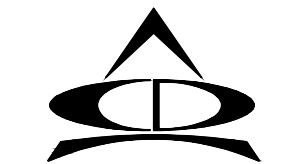
UTILITY LEGEND

- 729 ----- EXISTING 1" CONTOUR
- 730 ----- EXISTING 5' CONTOUR
- ST — EXISTING STORM SEWER
- SA — EXISTING SANITARY SEWER
- WA — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- OHE — EXISTING OVER HEAD ELECTRIC
- FO — EXISTING FIBER CONDUIT
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- WA — EXISTING WATER MAIN
- ← EXISTING MAJOR STORMWATER FLOOD ROUTING FROM NEIGHBORING PROPERTY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN FOR INFINITE CHURCH STORM WATER MANAGEMENT PLAN

PLAN PREPARED BY:



**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

SCALE: 1" = 50'
DATE: 08/28/2026

SHEET 4 / 4



**Architectural Review Board Staff Report
September 14, 2026 Meeting**

**NAPLS ATHLETIC CAMPUS PHASE 1A
ATHLETIC SUPPORT FACILITIES
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 6500 New Albany Road East (PID:222-002194-00)
REQUEST: Certificate of Appropriateness
ZONING: Office Campus District (OCD)
STRATEGIC PLAN: Employment Center
APPLICATION: ARB-61-2026
APPLICANT: Schorr Architects, Inc. c/o Nathan Gammella

Review based on: Application materials received on August 21, 2026

Staff report completed by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

The applicant is requesting a Certificate of Appropriateness to construct athletic support facilities, including a concession stand, home and visitor dugouts, a press box, restrooms, and batting/hitting facilities, in connection with the relocation of the New Albany Plain Local School District's baseball and softball fields.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional projects must submit a development plan for review by the Architectural Review Board (ARB). The plan should include site design, building locations, building form and massing information, and a palette of design elements that includes exterior materials, window and door design, colors, and ornamentation. Section 8 of the New Albany Design Guidelines and Requirements applies to all park and recreation buildings therefore, ARB review and approval is required. All other proposed or existing improvements shown on the site plan do not constitute as new buildings and therefore do not require ARB review. While the staff report identifies landscaping, parking, signage, and other applicable requirements, all proposed site improvements will be subject to staff review during the permitting process to ensure full compliance with all applicable City codes and regulations.

This project represents Phase 1A of a collaborative site development effort between NAPLS and the City of New Albany. As part of this effort, the city currently intends to lease a portion of the acreage to the NAPLS, while reserving a portion of the land for public green space. This strategic acquisition of the 49.4-acre property reflects a collaborative effort between the city and the district, intended to secure the long-term future of the school campus while expanding athletic opportunities for students.

The ARB informally reviewed the proposed buildings at the July 13, 2026 meeting. Board members offered several comments for the applicant's consideration, including the alignment and roof design of the press box, long-term maintenance concerns related to the exterior stairs, restroom quantity and placement relative to spectator areas, safety and circulation between fields, parking capacity, and durability of the proposed metal roofing. The applicant acknowledged the feedback and indicated it would be taken into consideration as the design progresses.

II. SITE DESCRIPTION & USE

The overall site, approximately 49.4 acres in size, is the former Discover Financial Services property. The building has since been demolished, and the parcel currently contains only the remaining parking lot, detention basins, and landscaping. The surrounding area includes residential properties to the north, east, and south and commercial properties to the west.

III. EVALUATION

Architectural Review Board Review Criteria: Section 8(III)(1) of the Design Guidelines and Requirements (DGRs) requires civic and institutional projects to have a development plan submit for review by the Architectural Review Board. The Board should evaluate its site design, building locations, building form and massing information, and palette of design elements, including exterior materials, window and door design, colors, and ornamentation.

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. All applications considered by the ARB are presented as Certificates of Appropriateness (COAs); however, the scope of the ARB's review is limited to the applicable criteria identified in Section 8(III)(1), as described above for this case. Accordingly, while the staff report may provide context regarding other site elements, such as landscaping, parking, signage, and related improvements, those items are not within the ARB's scope of approval unless specifically subject to the criteria in Section 8(III)(1). Final approval and determination of compliance for those items remain with city staff through the applicable permitting and review processes.

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

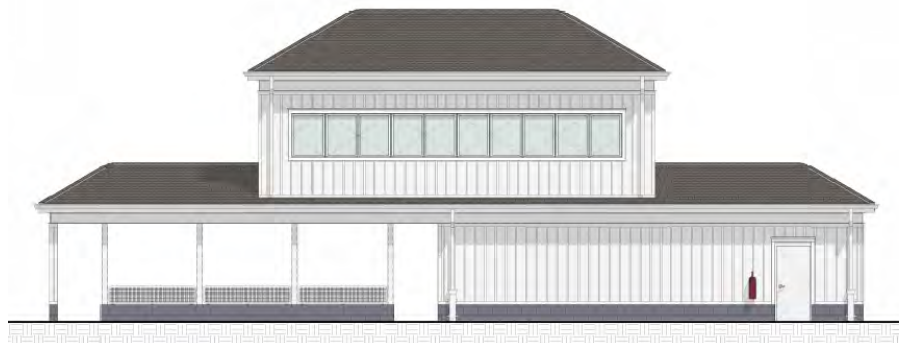
- The applicant proposes to construct a total of 12 buildings including home/visitor dugouts, home/visitor dugouts with a press box above, concession/restroom facility, standalone restrooms, hitting facility, and a water meter building.
- All buildings are proposed to be white fiber cement board and batten with a dark gray burnished CMU wainscot on the walls, and asphalt shingle roofs. The proposed buildings are consistent with the established character and architectural design of the existing athletic facilities on the school campus and are appropriately designed to complement the overall athletic field setting.
- Section 8 (III.2) requires the architectural style of a civic building to be appropriate to the context, location and function of the building and be based on traditional practice in American architecture. Public recreation structures may be appropriately designed as vernacular buildings or even in the form of traditional barns.
 - While the DGR's generally require four-sided architecture, it provides an exception for public recreation structures, which may be appropriately designed as vernacular buildings or in the form of traditional barns. This flexibility recognizes that recreational structures, such as concession stands, dugouts, and press boxes, serve a functional, utilitarian purpose distinct from typical commercial or residential buildings, and their design is often driven by sightlines, operational needs, and orientation toward the athletic fields rather than a public street frontage. Because these structures are not principal buildings and are designed primarily to support athletic-field operations, the same level of façade articulation, fenestration, and architectural hierarchy expected of principal buildings may not be necessary or practical in every instance.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) states civic and institutional designs shall follow the precedents of traditional American

architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically proportioned windowpanes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.

- While the structure is not a traditional civic or institutional building, the design incorporates elements consistent with traditional American architectural precedent, including the overall roof form, proportions, and use of architectural materials. The facades with windows are vertically proportioned. The proposed design provides a cohesive and appropriately detailed architectural character while maintaining the functional requirements of recreational facilities.
- The city architect has reviewed the proposed designs and commented that the project reflects an appropriate design approach, consisting of straightforward, simple forms that are partially utilitarian and partially stylized in character. The City Architect expressed general support for the design but recommended that the applicant provide a material sample showing the selected block with the proposed mortar, noting that the mortar selection can significantly influence the overall appearance of the finished material. Staff recommends a condition of approval that the applicant work with the city architect with the selected block and proposed mortar (condition #1).
- Below are examples of some of the proposed buildings:



South elevation of the concession stand



Home dugout with Press Box (field side)



South elevation of hitting facility with restrooms

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- The applicant provided a Landscape Coordination Plan. The proposed landscaping for the site will be developed collaboratively between NAPLS and the city's landscape architecture team. Landscaping for Phase 1A is intended to be limited in scope, with the final selection and placement of tree species coordinated to ensure consistency with the landscaping envisioned for future phases of development.
- This will be reviewed and evaluated by staff during permitting and is not subject to ARB approval.

Lighting

- Gooseneck lighting is proposed on most of the buildings. All proposed lighting is black and similar in appearance and style.
- There is no proposed site lighting for the development at this time. This will be reviewed during the engineering permitting process for compliance with code requirements.

Vehicular and Pedestrian circulation:

- The site will be accessed via two curb cuts, with one located along New Albany Road East and the other along SR 605.
- The applicant proposes pedestrian connections to both public streets, as well as an internal sidewalk network that provides pedestrian circulation throughout the site. These internal sidewalks connect the parking areas to the athletic fields and related site amenities.
- The applicant proposes 212 parking spaces, which meets the applicable requirement of 20 spaces per playfield, plus one space for every six seats in the stands. Based on the applicant's estimate of approximately 600 total seats, or 150 seats per field, the proposed parking supply satisfies the required parking calculation.

Signage

- No signage is proposed currently. This will be reviewed and evaluated by staff during permitting and is not subject to ARB approval.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The distinguishing original qualities or character of the site will not be destroyed. The site is the former Discover property; the previous building has been demolished, and the property is currently characterized primarily by a large remaining parking lot and detention basins. As a result, there are limited existing architectural or site-defining features to preserve. The proposed park use would replace an underutilized paved condition with recreational open space and associated site improvements, which would enhance the character and function of the property rather than diminish any remaining historic or original qualities.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed buildings and site improvements are designed as athletic facilities that reflect their intended recreational function. The design appears compatible with the surrounding area and has been developed with the athletic facility context in mind, while also responding to the applicable architectural expectations of the DGR's.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, massing, and detail of architectural elements are appropriate for the proposed architectural style and intended use. The applicant has achieved a thoughtful design that is visually appealing for athletic facilities.
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

B. Office Campus District (OCD) Zoning District Development Standards Compliance

- The proposed building meets all of the OCD zoning district requirements found in C.O. 1144 and provided below.

Standard	Requirement	Proposed
Minimum Front Yard Depth	55 feet	60+/- feet along New Albany Condit Road [meets code] 182+/- feet along New Albany Road East [meets code] 111+/- feet along Central College Road [meets code]
Minimum Side Yard Width	15 feet	There is no side yard for this site as it fronts three streets.
Minimum Rear Yard Depth	20 feet for paved area, 40 feet for structures	800+/- feet [meets code]
Maximum Height	65 feet	Tallest building is 40' (indoor hitting facility) [meets code]

Note: there is no minimum lot area or lot width for the OCD zoning district

IV. SUMMARY

The NAPLS athletic campus reflects a collaborative effort between the school district and the city, offering a relocation site for the district's baseball and softball fields. The proposed architecture is appropriate given the intended use of the proposed buildings. These facilities are utilitarian by nature, with design driven by sightlines and field orientation rather than street presence. The proposed buildings are similar to the existing athletic facilities on the school campus and are appropriately designed to complement the overall athletic field setting.

The proposed development meets all applicable setbacks and other requirements, demonstrating compliance with zoning standards.

This Certificate of Appropriateness approves the architectural design of the proposed athletic support buildings. Approval of this Certificate of Appropriateness does not constitute approval of final landscaping, signage, site lighting, stormwater, utilities, engineering, construction, or other zoning/building permit requirements, which remain subject to separate staff review and approval as applicable.

V. ACTION

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

Suggested Motion for ARB-61-2026:

Move to approve Certificate of Appropriateness application ARB-61-2026 with the following condition:

1. That the applicant work with the city architect on final block and mortar selection.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission	Submit planning applications and all required materials via email to planning@newalbanyohio.org	
	Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.	
Project Information	Site Address <u>6500 NEW ALBANY RD. E NEW ALBANY, OHIO 43054</u>	
	Parcel Numbers <u>222-002194-00</u>	
	Acres <u>49.424</u>	# of lots created <u>1</u>
Choose Application Type	Description of Request:	
	☐ Appeal ☒ Certificate of Appropriateness ☐ Conditional Use ☐ Development Plan ☐ Plat ☐ Lot Changes ☐ Minor Commercial Subdivision ☐ Zoning Amendment (Rezoning) ☐ Zoning Text Modification	☐ Extension Request ☐ Variance ☐ Vacation This application requests a certificate of appropriateness for the District's buildings which are part of Phase 1A of the Athletic Campus project.
Contacts	Applicant Information	Property Owner Information
	Name Nathan Gammella, Schorr Architects, Inc. Address 230 Bradenton Avenue City, State, Zip Dublin, OH 43017 Phone Number 440-915-2422 Email ngammella@schorrarchitects.com	Name BOARD OF EDUCATION OF NEW ALBANY-PLAIN LOCAL SCHOOLS Address 55 N. High Street City, State, Zip New Albany, OH 43054 Phone Number 614-855-2040 Email kraemer.1@napls.us
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 Signature of Applicant 	Date: <u>8/21/26</u> Date: <u>08/21/2026</u>

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

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

August 21, 2026

Sierra Saumenig
Planner II
Community Development & Administrative Services
7815 Walton Parkway
New Albany, OH 43054

Re: New Albany Athletic Campus, Phase 1A

Sierra,

The New Albany Athletic Campus project represents a collaboration between New Albany-Plain Local Schools and the City of New Albany to provide a community destination, which consists of the District's athletic amenities alongside the City's park amenities connected through shared gathering spaces and pedestrian walkways. Phase 1A of this project is the first step towards delivering on this shared vision.

Phase 1A is intended to consist of the amenities required for the District to deliver new baseball and softball fields for the 2028 season and are depicted on the included sheet C201 "Location Plan Phase 1A". These include athletic fields, pedestrian and vehicle circulation pathways, and athletic support facilities. Please note that select amenities may see their completion realized in a later phase to ensure that Phase 1A remains on budget. At this time, these amenities may include the indoor hitting facility and the concessions building. That said, our submission requests approval on all amenities depicted in our documentation.

Each baseball and softball field includes: a synthetic turf assembly infield with a natural turf sod outfield, 30'-0" tall backstop netting atop a burnished CMU masonry knee wall (to match the adjacent burnished CMU building wainscots), 6'-0" tall perimeter/bullpen/outfield fencing with windscreen in the outfield, a scoreboard, landscape-screened spectator bleachers behind home plate, and underground infrastructure for future athletic field lighting which ranges from 60'-80' tall depending on the field type and location.

Each athletic support building includes white fiber cement board and batten siding with a dark gray burnished CMU wainscot on the walls, and asphalt shingles on the roofs. In our July 13th informal ARB meeting, comments were made regarding (1) the impact resistance of materials, (2) the enclosure of stairwells, and (3) the composition of the press boxes over the dugouts. The following changes have been made since that meeting: (1) revised materials have been selected for their resistance to damage from impacts from baseballs/softballs, (2) the stairwells have been enclosed, and (3) the press boxes have been centered over the dugouts.



230 Bradenton Avenue
Dublin, Ohio 43017
p: 614.798.2096 | f: 614.798.2097
www.schorrarchitects.com

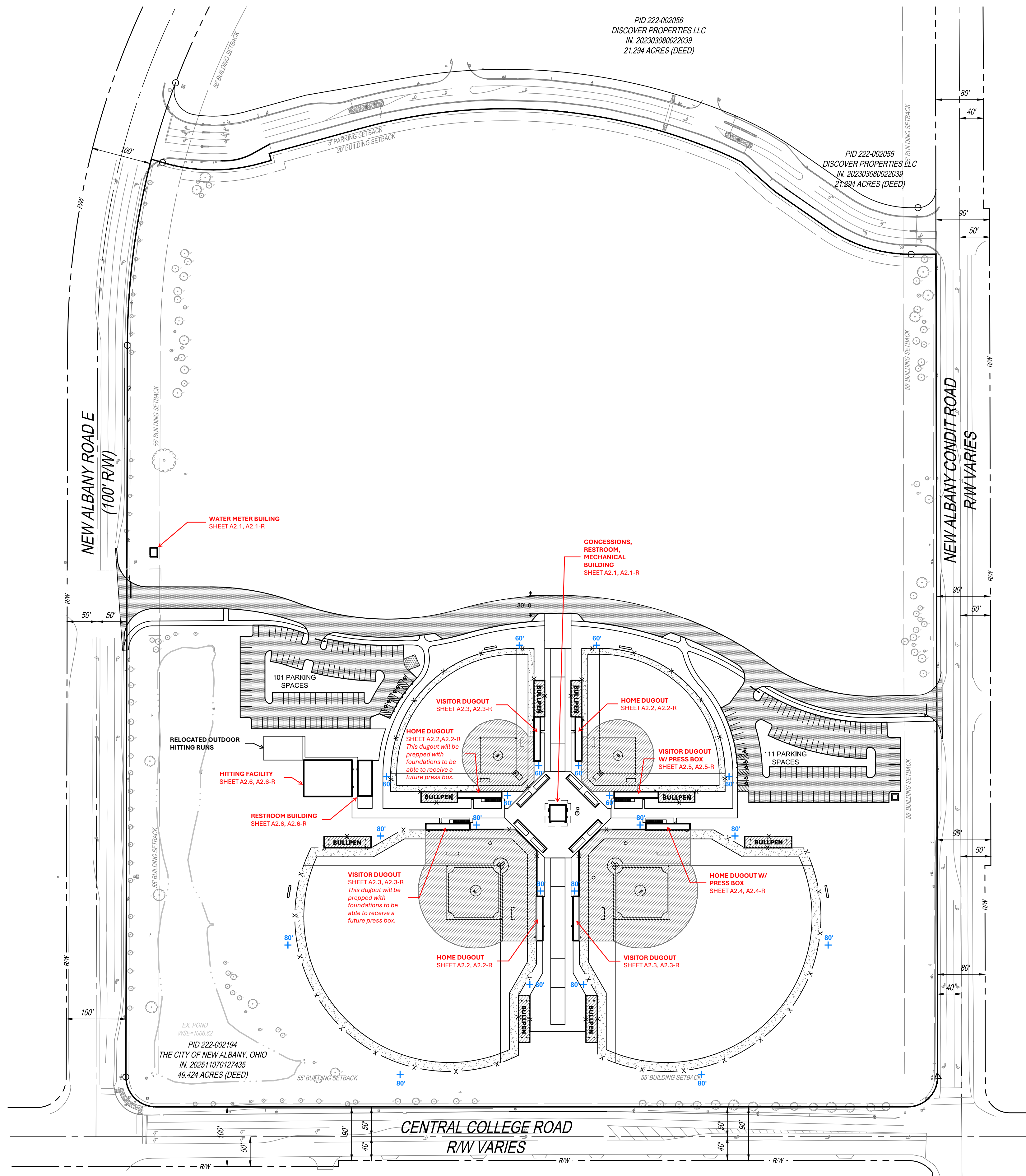
Landscaping is part of the collaborative vision between both parties on this site; however, due to this vision having multiple phases, landscaping is limited in Phase 1A. Included in our submission is L201 "Landscape Coordination Plan Phase 1A", which is being developed between the District and City's design teams. The dotted hatched areas on this plan indicate where landscaping is currently intended to be generally located at the completion of Phase 1A. Future projects may inhabit the areas on the perimeter of Phase 1A and would include additional landscaping but would be subject to their own review by ARB to obtain a COA.

Sincerely,

Schorr Architects, Inc.

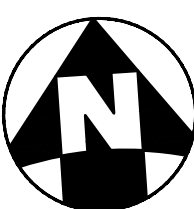
A handwritten signature in black ink, appearing to read "Nathan Gammella", written in a cursive style.

Nathan Gammella
Project Executive / Manager



+ ##'

POTENTIAL FUTURE
FIELD LIGHT POLE
LOCATION AND HEIGHT

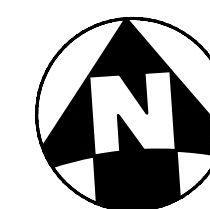
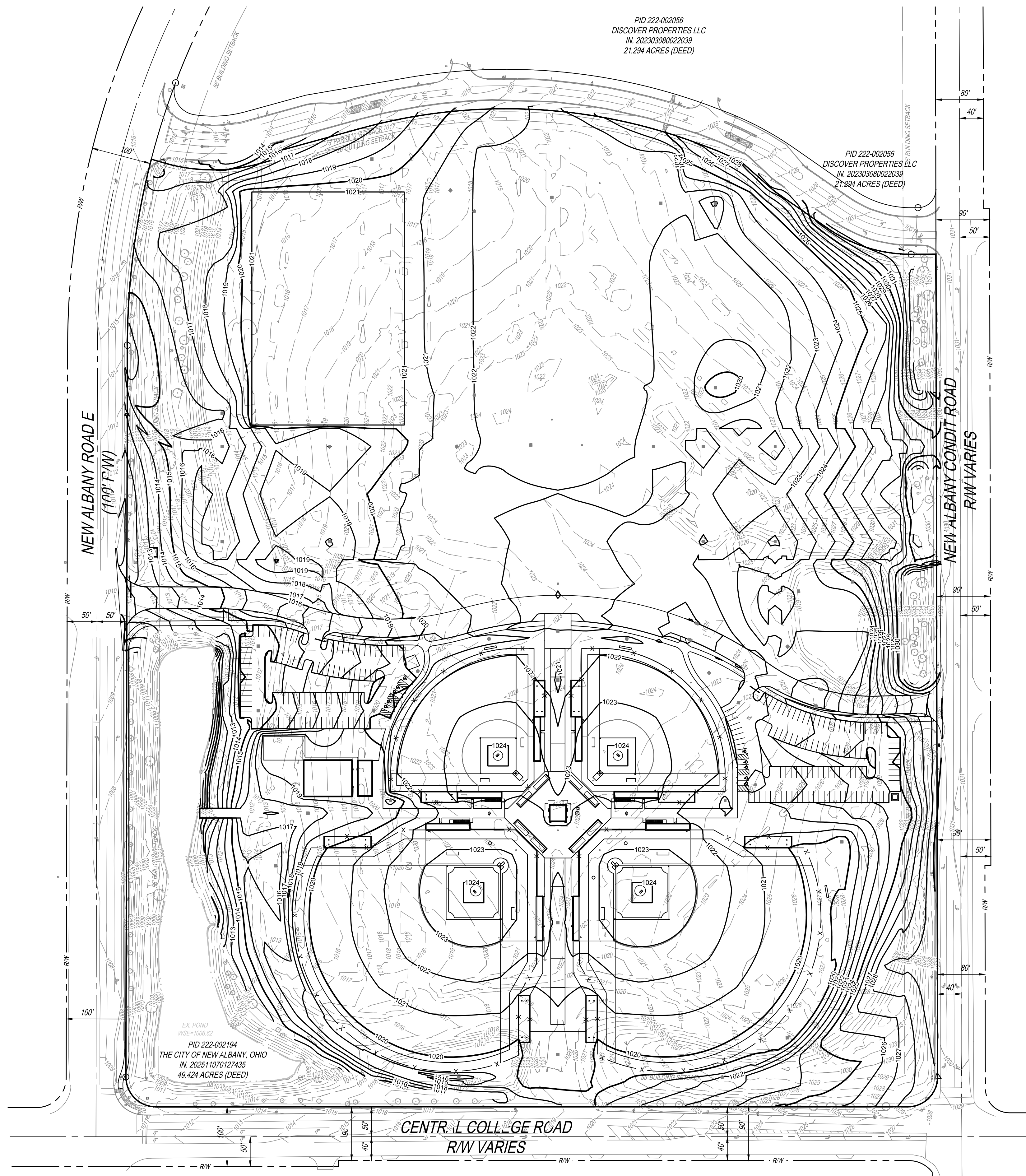


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CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.852.4311

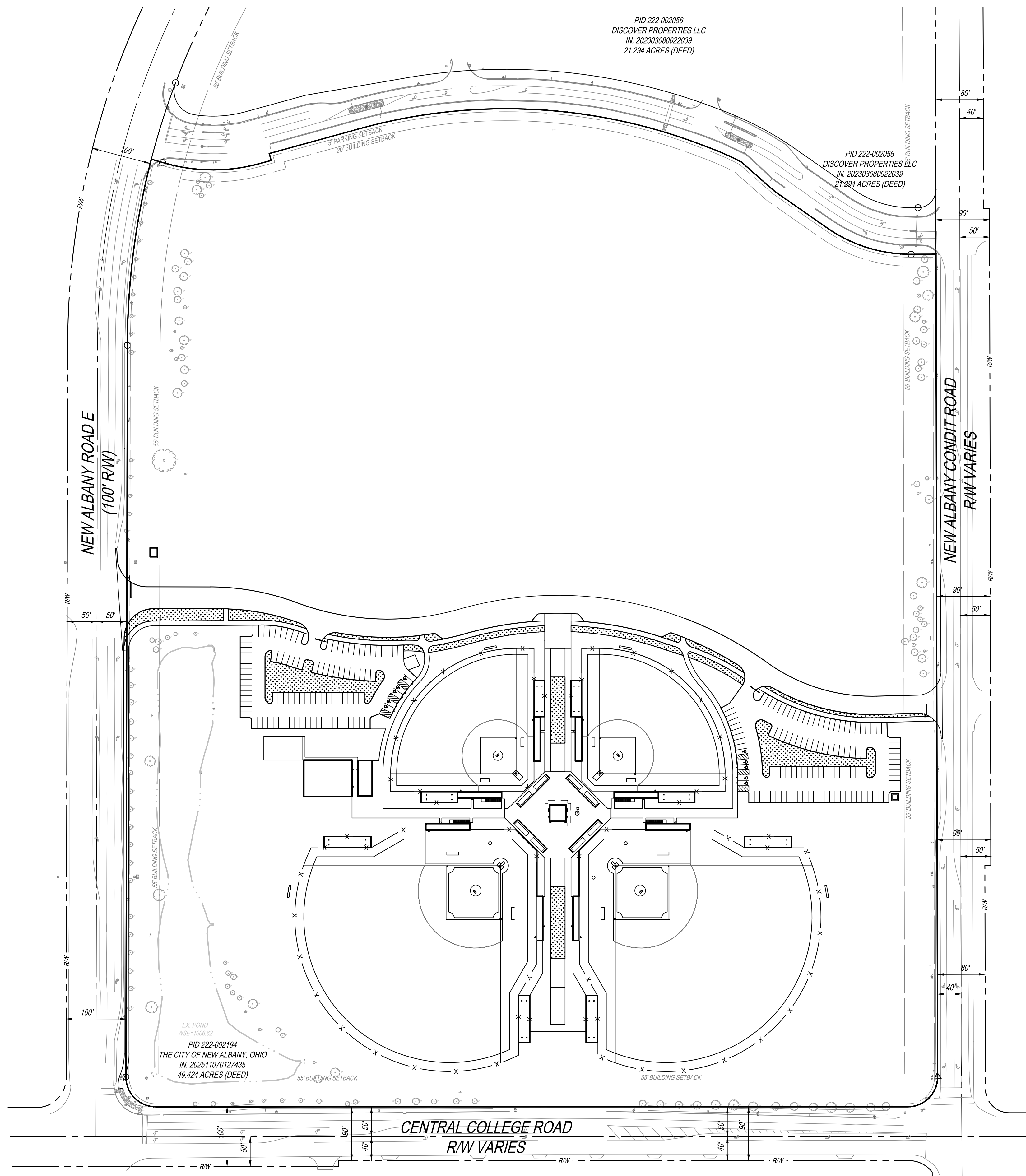
LOCATION PLAN PHASE 1A	
NEW ALBANY - PLAIN LOCAL SCHOOLS ATHLETIC COMPLEX 6500 NEW ALBANY ROAD EAST, NEW ALBANY, OH, 43054	
PREPARED FOR: New Albany - Plain Local Schools 55 North High Street New Albany, Ohio 43054	
schorr  architects inc.	
COMM. NO.: 2445	
C201	08-21-2026 DATE
	SIGNED



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ARCHITECTURE

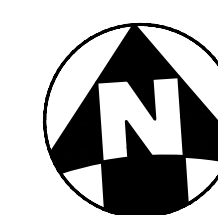
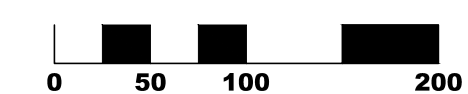
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GRADING PLAN PHASE 1A	
NEW ALBANY - PLAIN LOCAL SCHOOLS ATHLETIC COMPLEX 6500 NEW ALBANY ROAD EAST, NEW ALBANY, OH, 43054	
PREPARED FOR: New Albany - Plain Local Schools 55 North High Street New Albany, Ohio 43054	
schorr  architects inc.	
SD ADDENDUM SET 07.28.26	
COMM. NO.: 2445	
C401	
SIGNED	08.24.2026 DATE



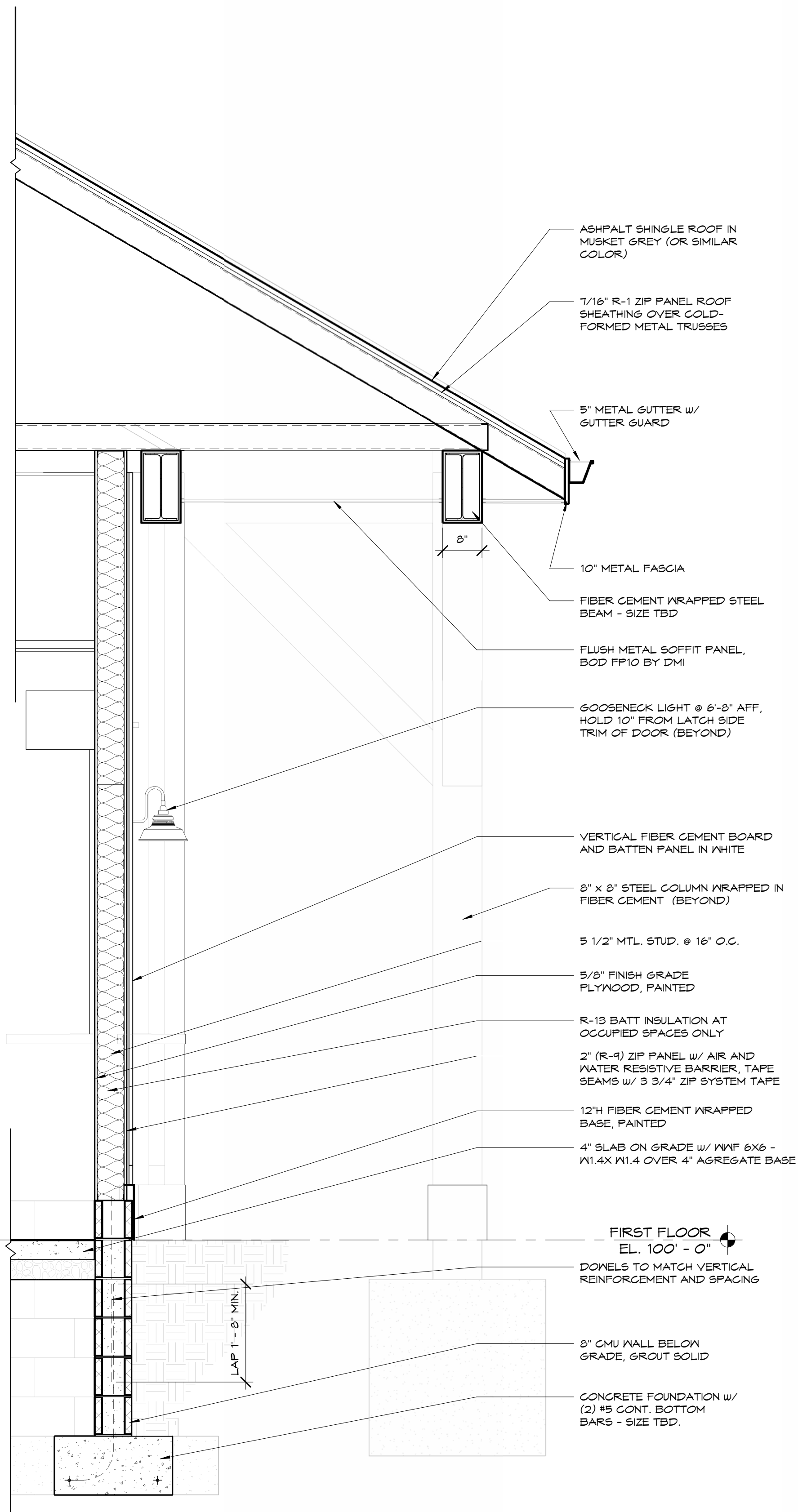
PROPOSED LEGEND

FUTURE LANDSCAPE AREAS (BY OTHERS)

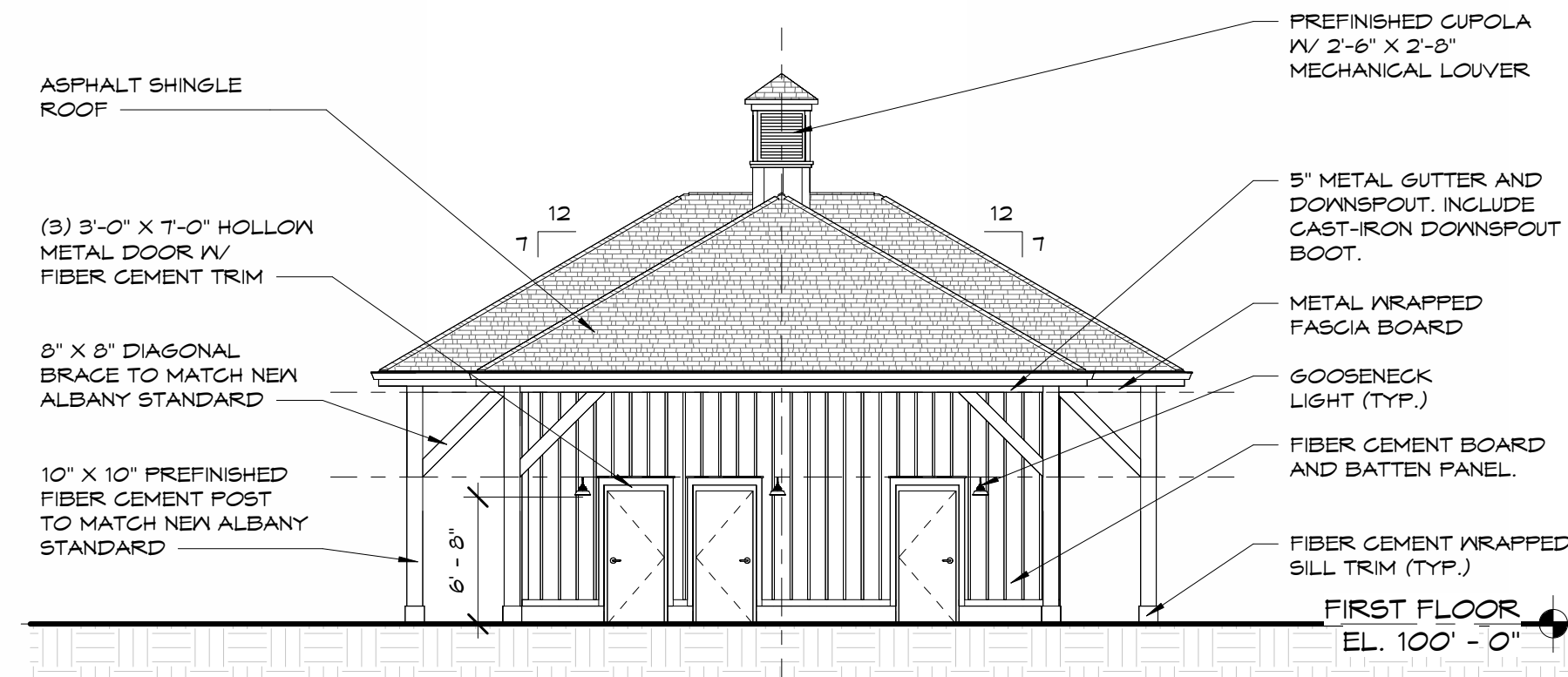


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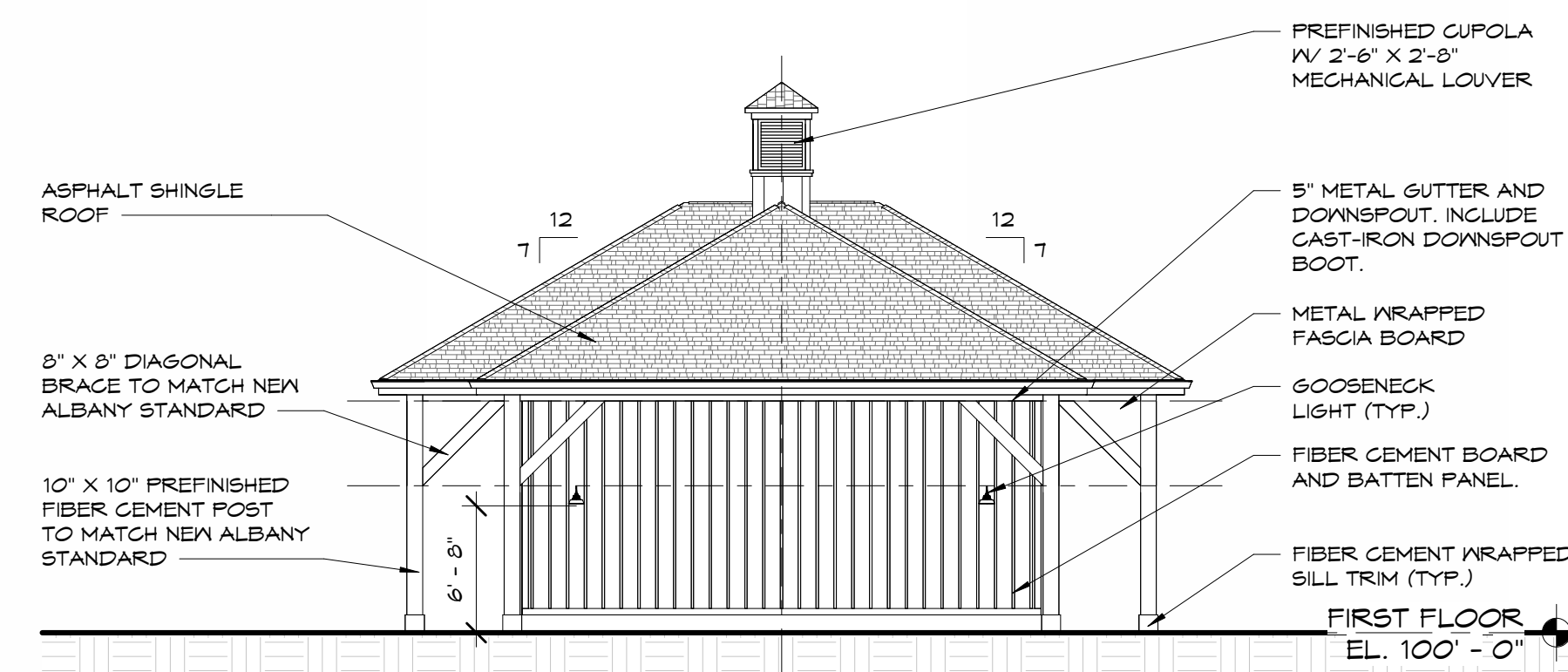
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NEW ALBANY - PLAIN LOCAL SCHOOLS ATHLETIC COMPLEX 6500 NEW ALBANY ROAD EAST, NEW ALBANY, OH, 43054	
PREPARED FOR: New Albany - Plain Local Schools 55 North High Street New Albany, Ohio 43054	
SD ADDENDUM SET 07.28.26	
COMM. NO.: 2445	
L201	
SIGNED	08.24.2026 DATE



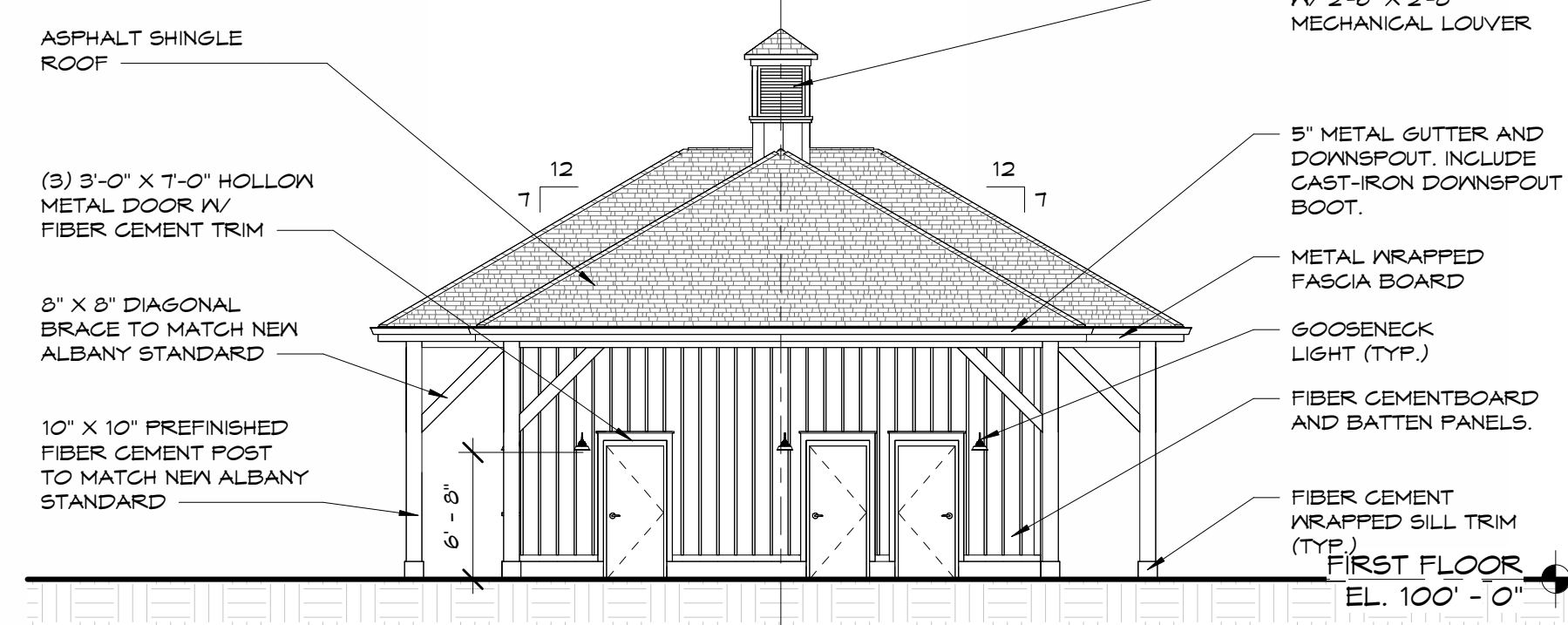
7 TYP. WALL SECTION
3/4" = 1'-0"



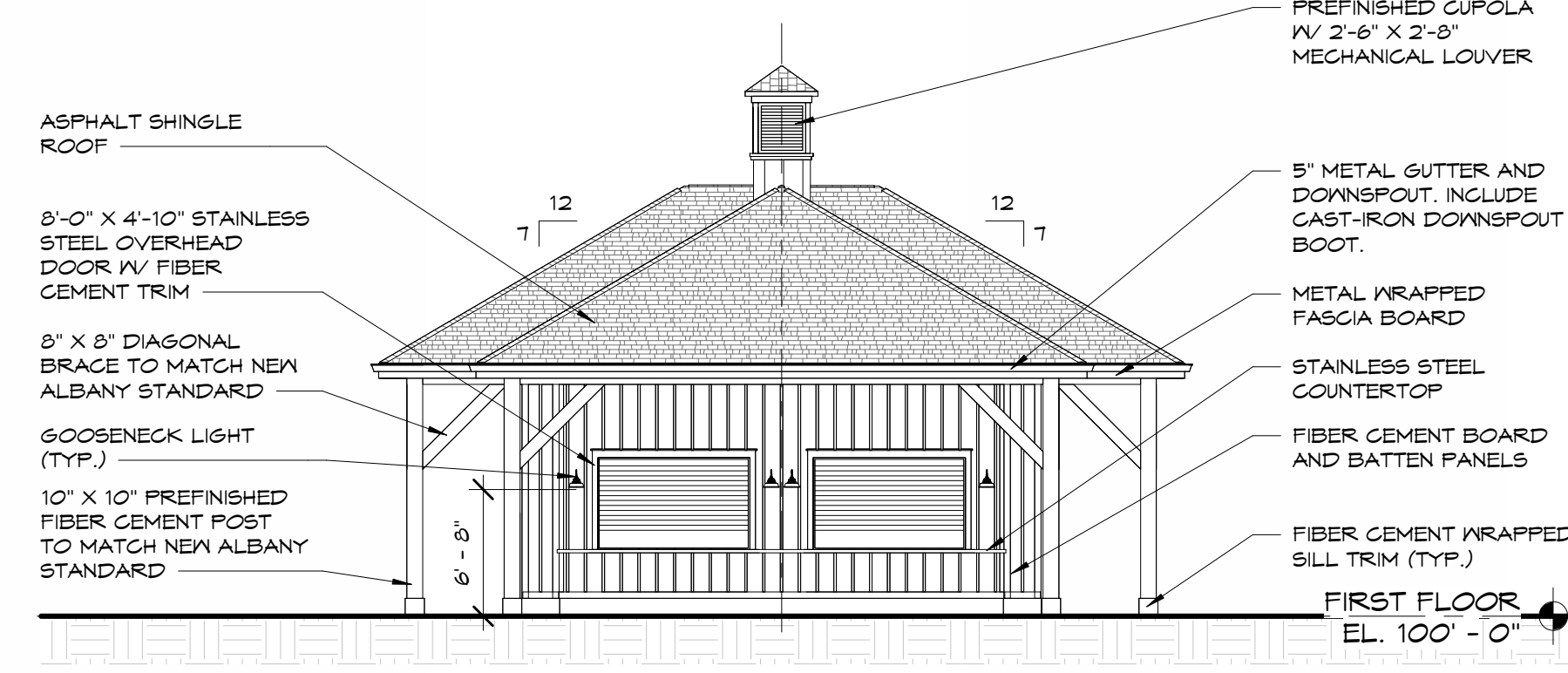
6 WEST ELEVATION
1/8" = 1'-0"



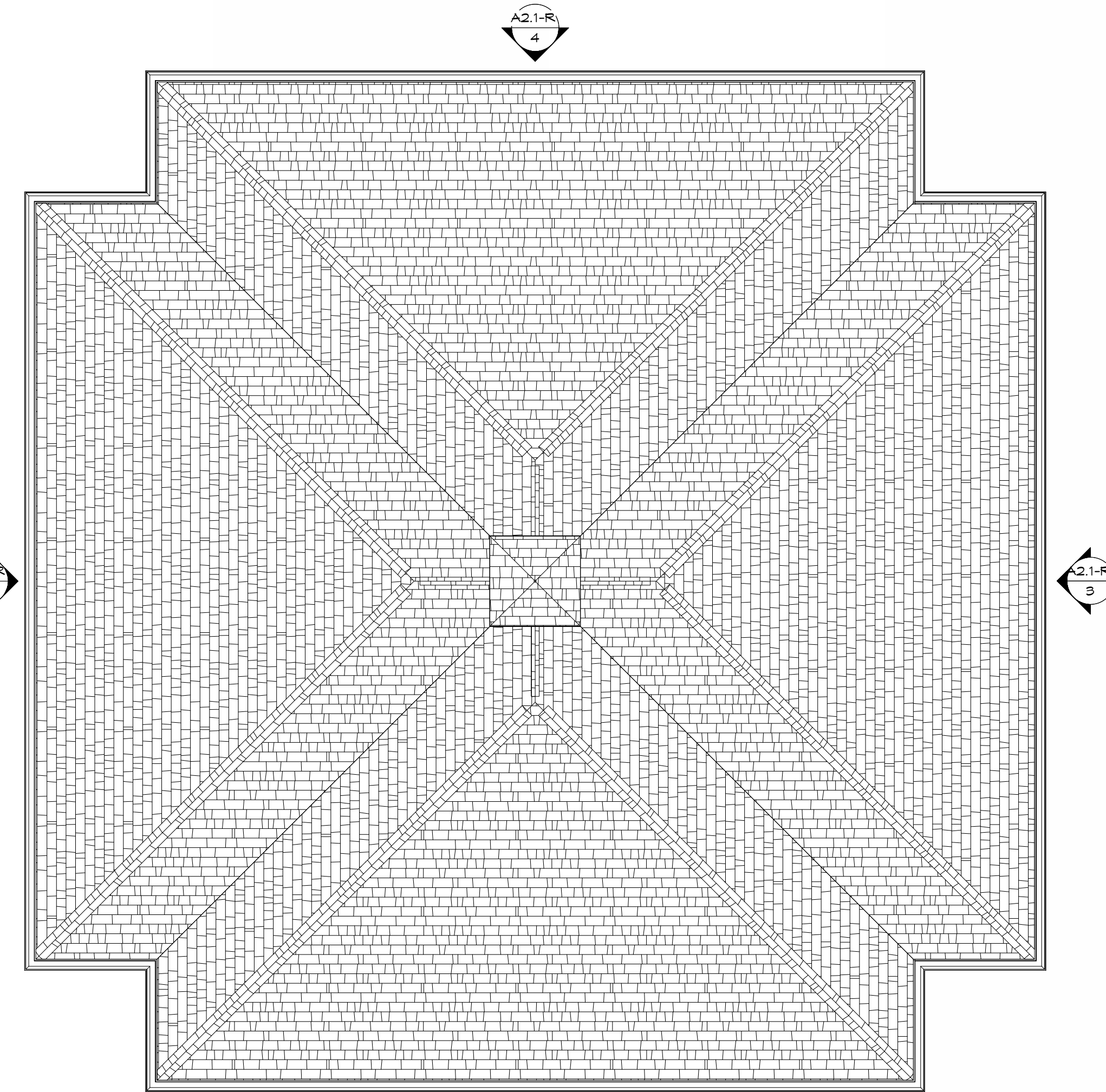
5 NORTH ELEVATION
1/8" = 1'-0"



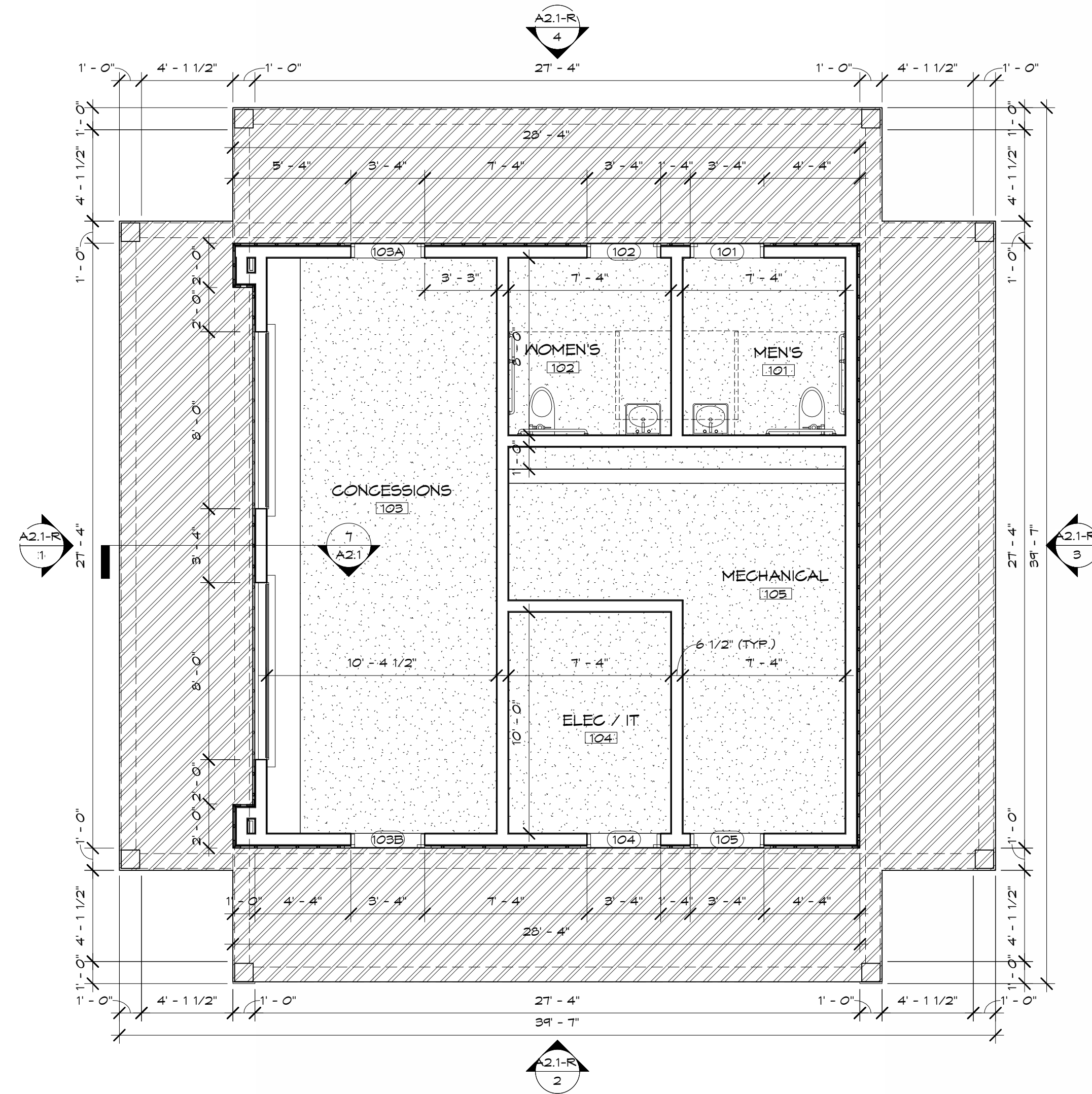
4 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 CONCESSIONS/ RESTROOMS ROOF PLAN
1/4" = 1'-0"



1 CONCESSIONS / RESTROOMS FLOOR PLAN
1/4" = 1'-0"

CONCESSIONS/ RESTROOMS/ MECHANICAL ROOM

ATHLETIC CAMPUS
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PREPARED FOR:
NEW ALBANY-PLAIN LOCAL SCHOOLS
55 N. HIGH STREET
NEW ALBANY, OHIO 43054

schorr architects
inc.

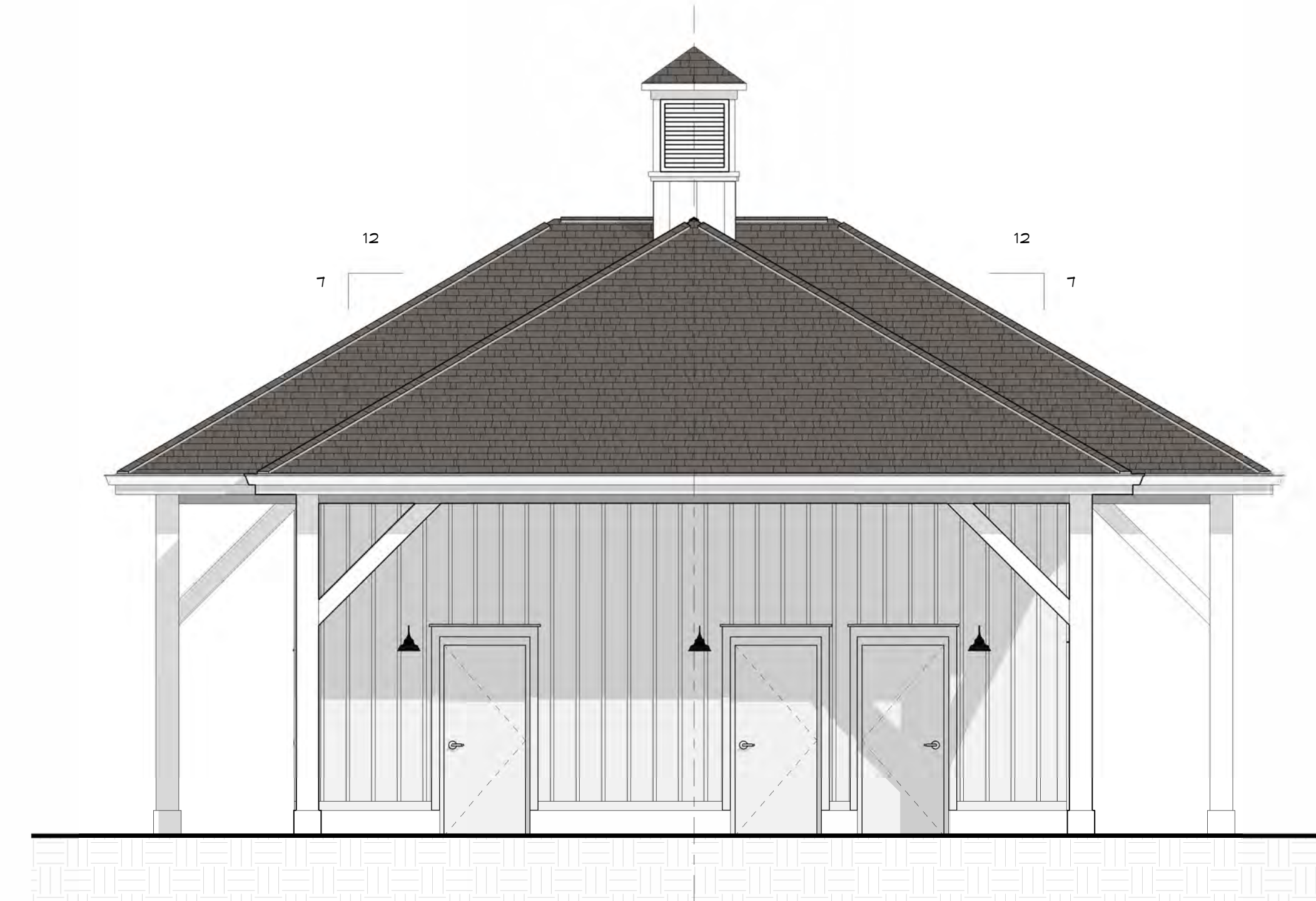
COMM. NO.: 2445

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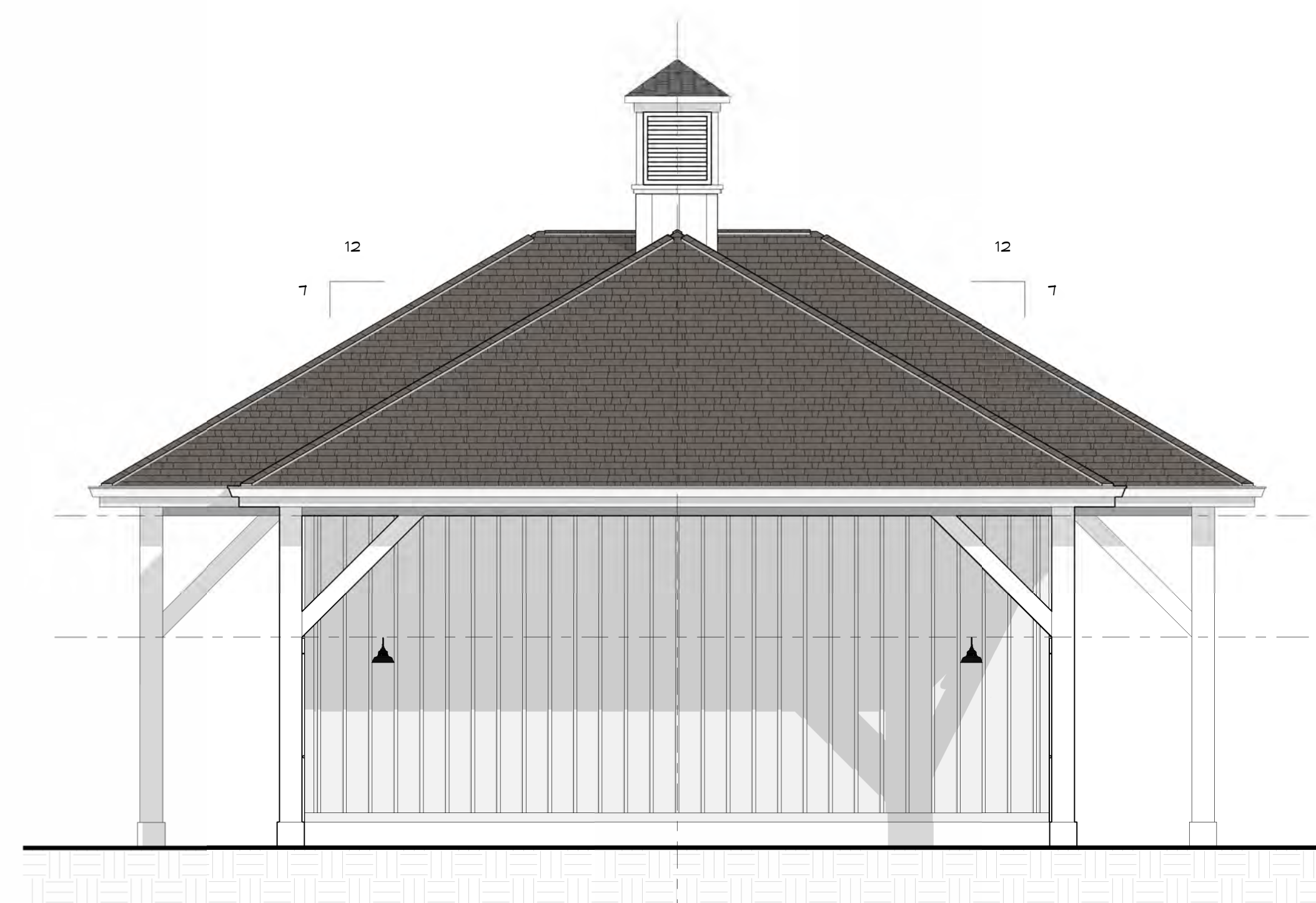
SIGNED _____ DATE 08.21.2026



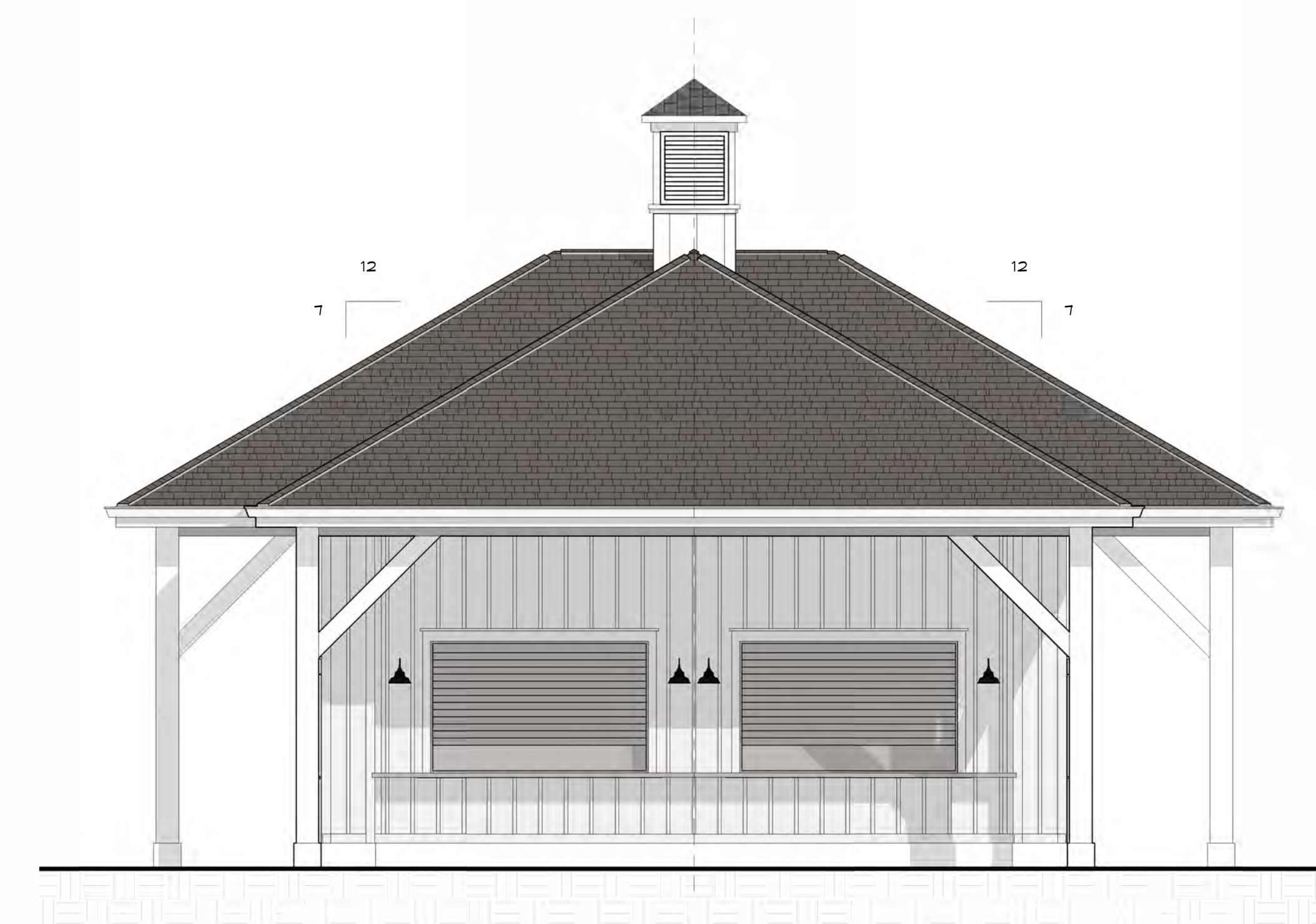
4 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

CONCESSIONS/ RESTROOMS/
MECHANICAL ROOM

ATHLETIC CAMPUS

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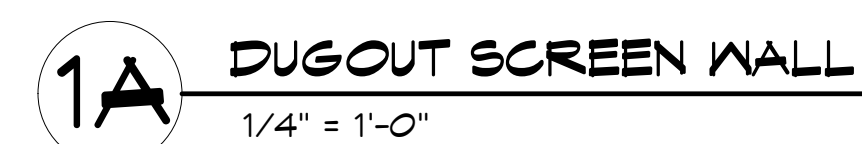
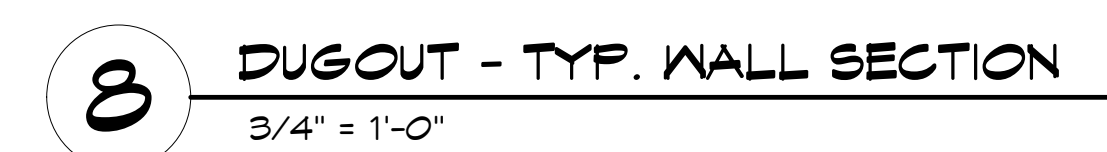
CDA COMMUNITY
DESIGN ALLIANCE

SCHEMATIC DESIGN 11/18/2025

COMM. NO.: 2445

A2.1-R

SIGNED _____ 08/21/2026
DATE



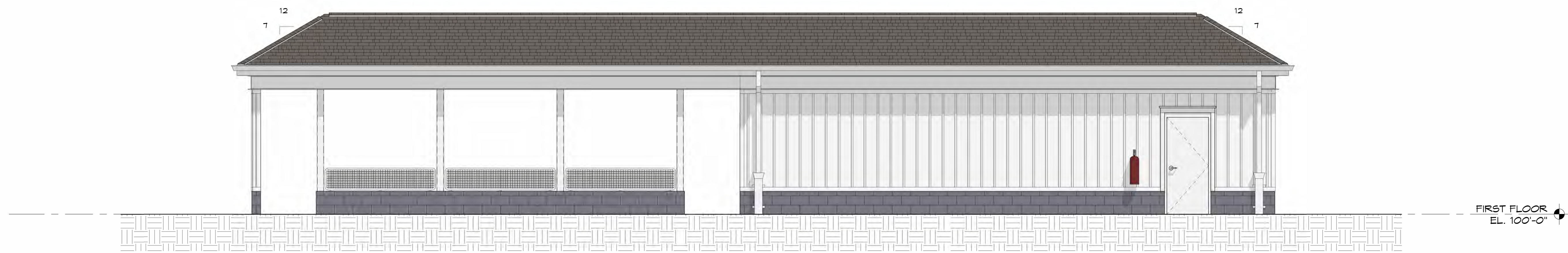
PREPARED FOR:
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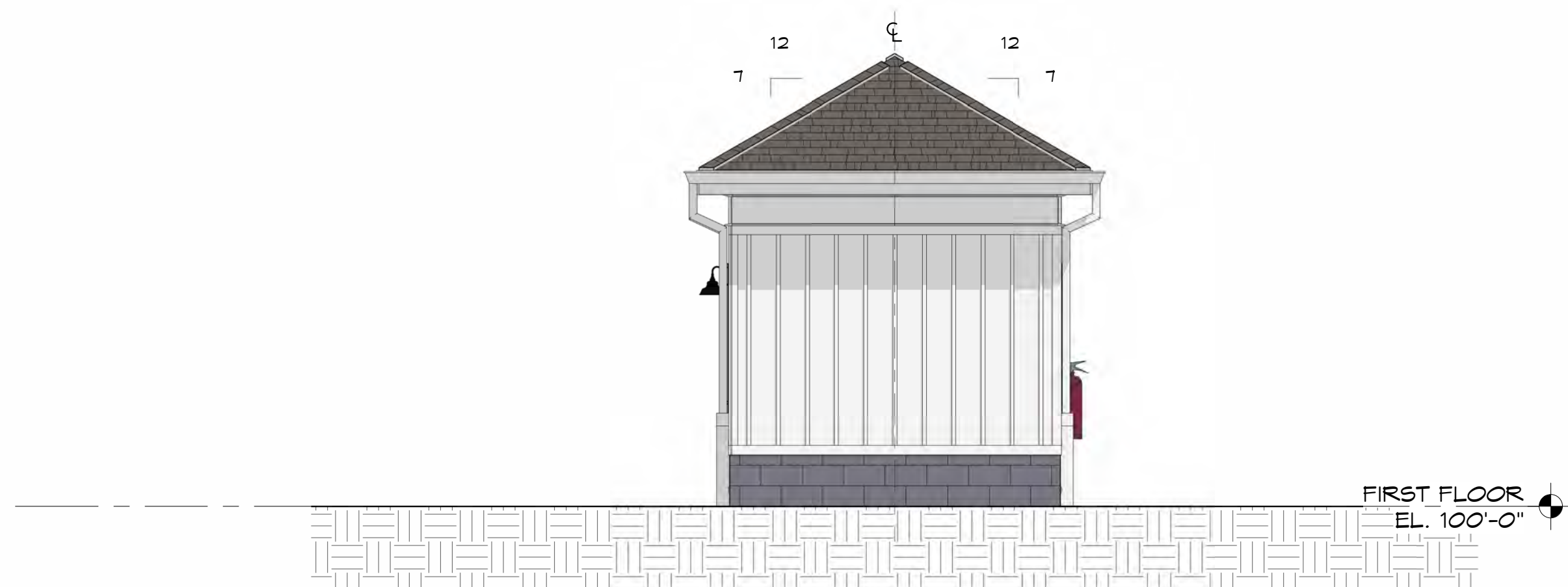
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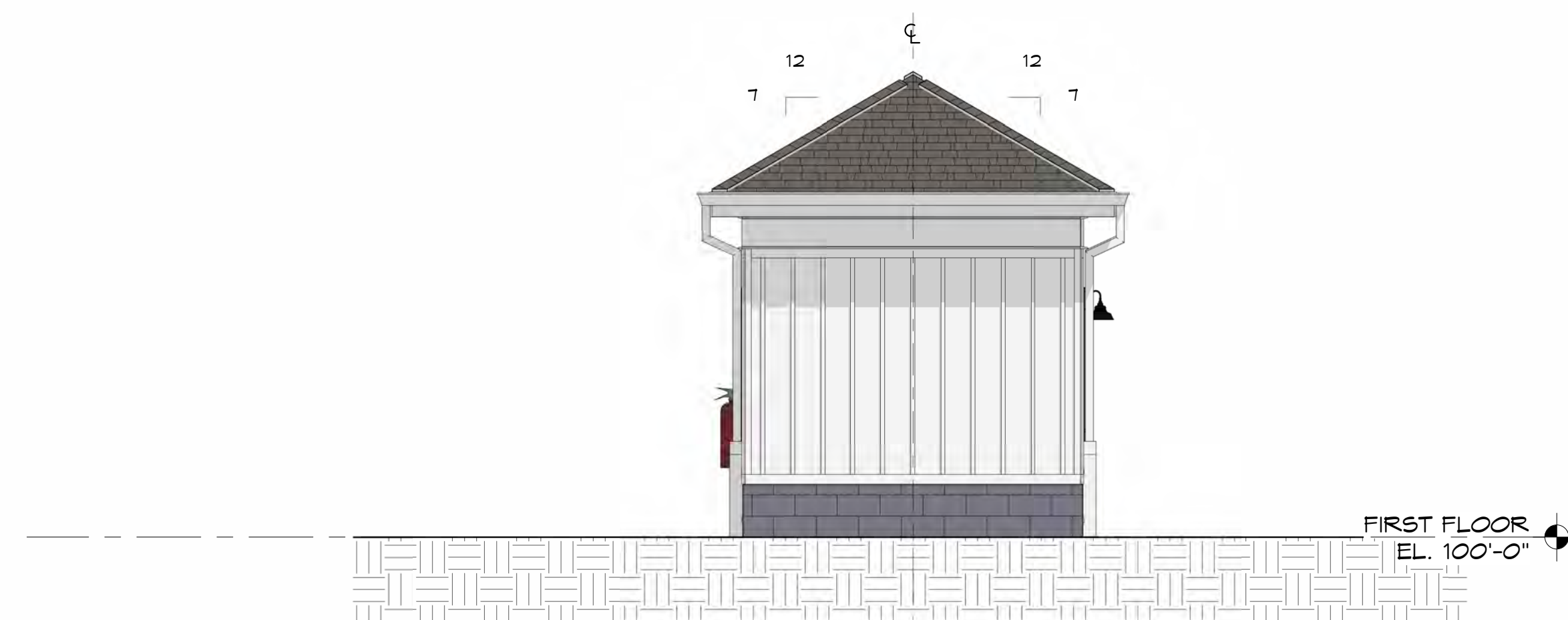
GNEB 08-21-26
DATE



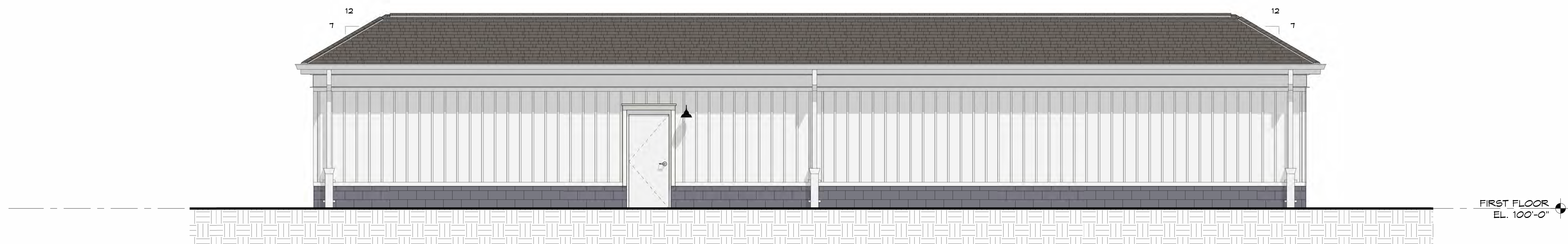
4 HOME DUGOUT FIELD SIDE
1/4" = 1'-0"



2 HOME ELEVATION - LEFT SIDE
1/4" = 1'-0"



3 HOME ELEVATION - RIGHT SIDE
1/4" = 1'-0"



1 HOME DUGOUT - PROMENADE SIDE
1/4" = 1'-0"

HOME DUGOUT

ATHLETIC CAMPUS
6500 NEW ALBANY RD E
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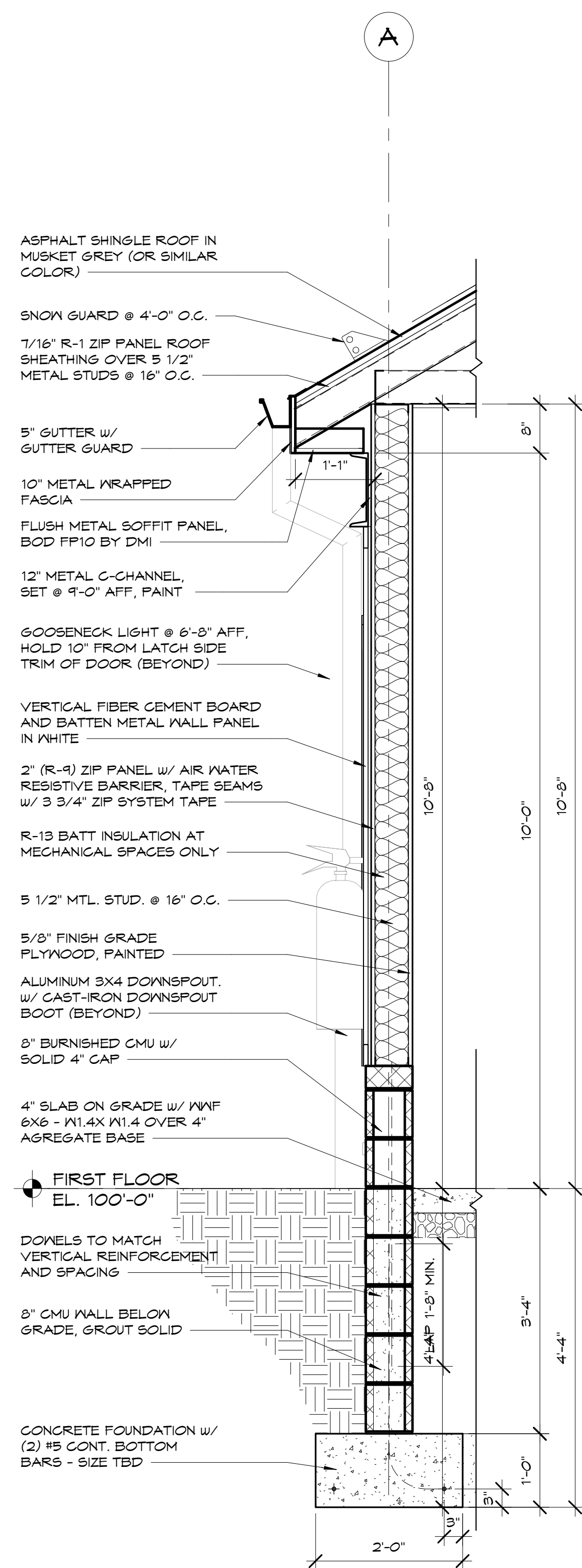
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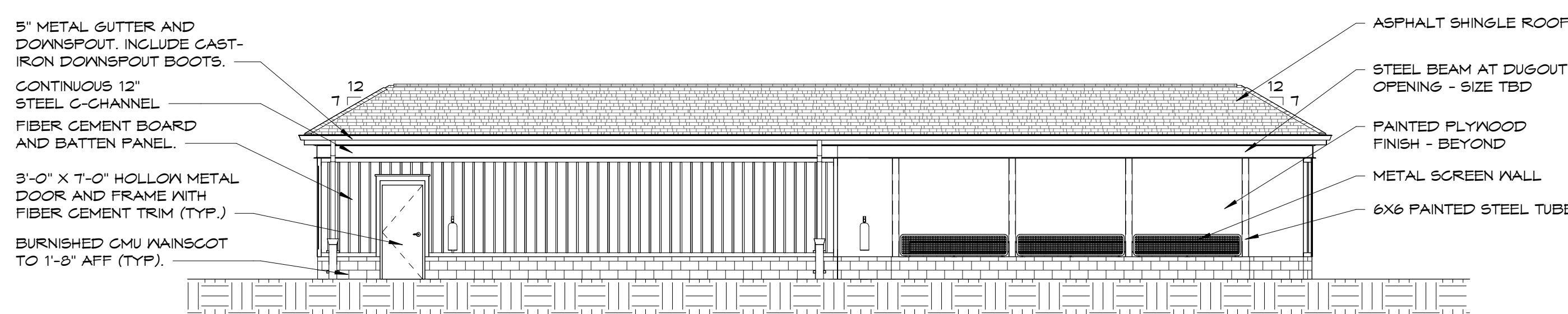
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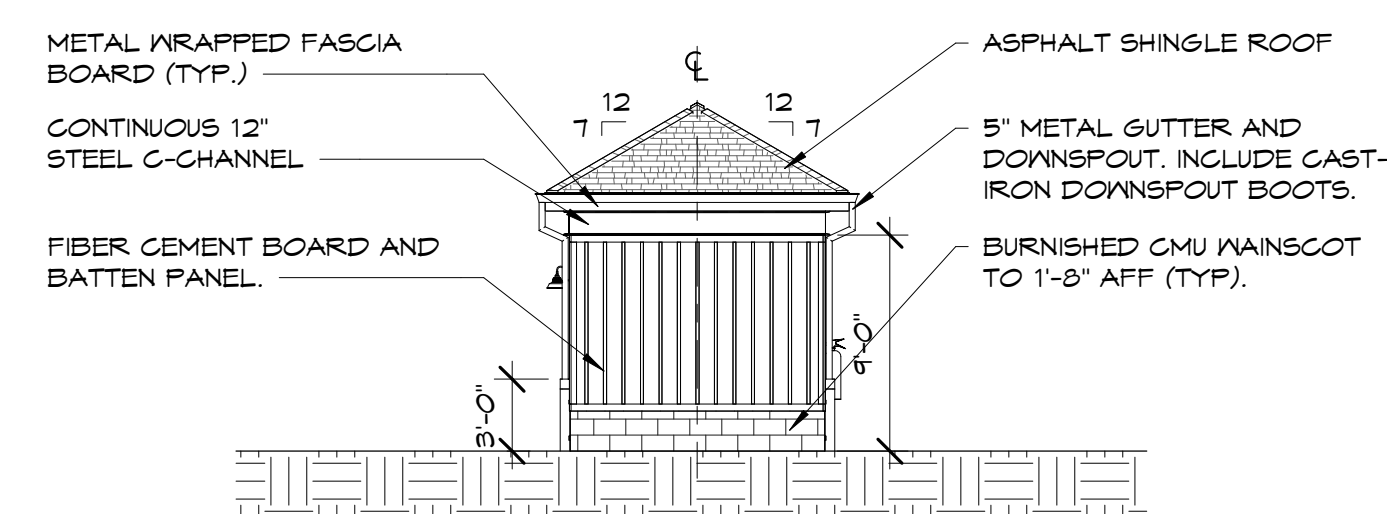
SIGNED _____
DATE 08-21-26



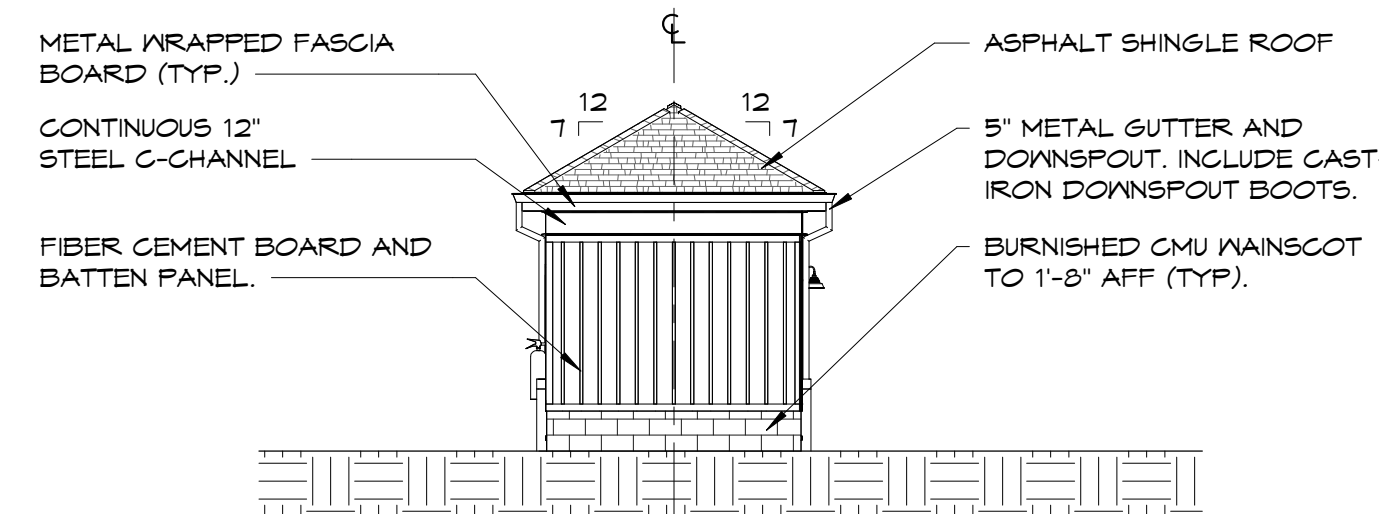
8 DUGOUT - TYP. WALL SECTION
3/4" = 1'-0"



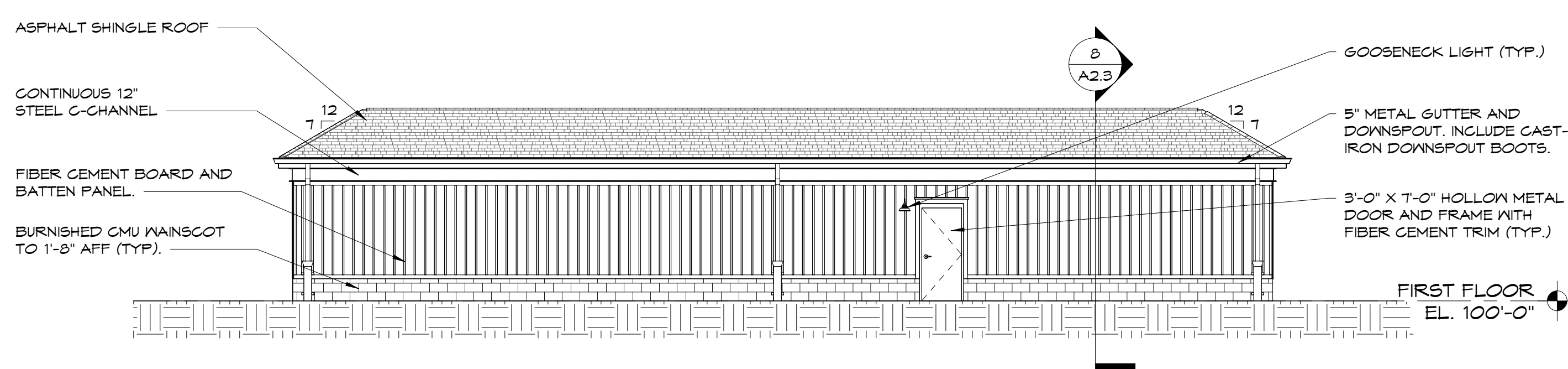
7 VISITORS DUGOUT - FIELD SIDE
1/8" = 1'-0"



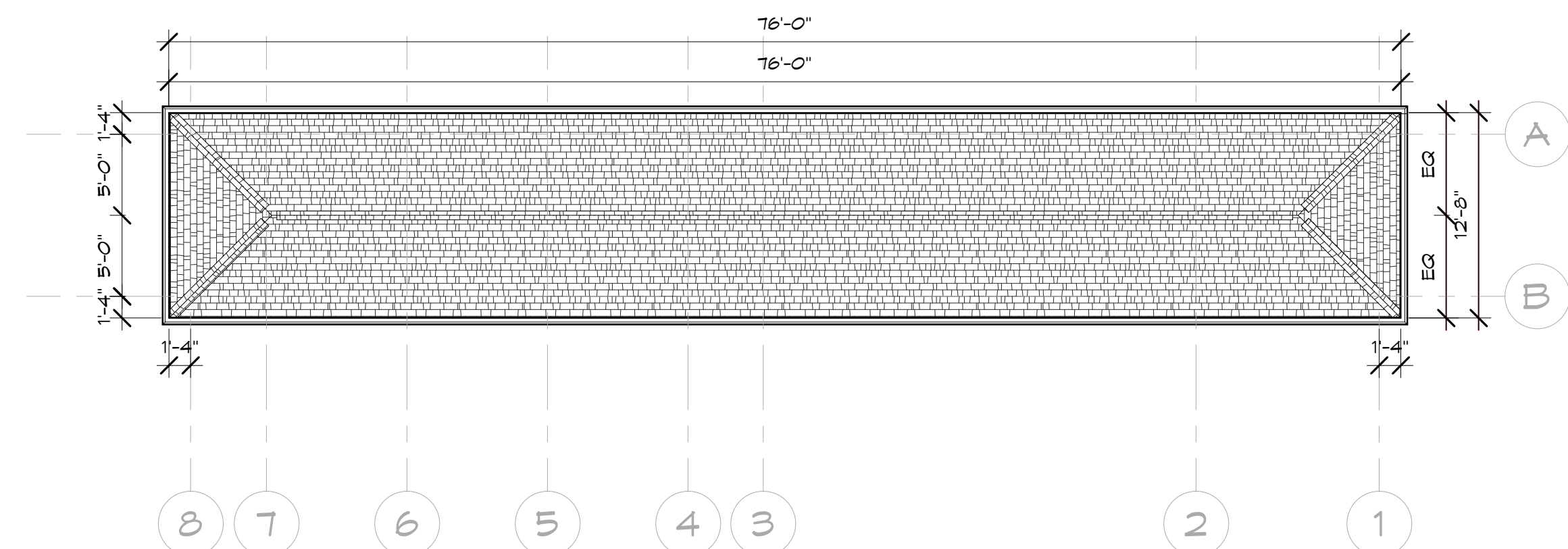
6 VISITORS DUGOUT - LEFT SIDE
1/8" = 1'-0"



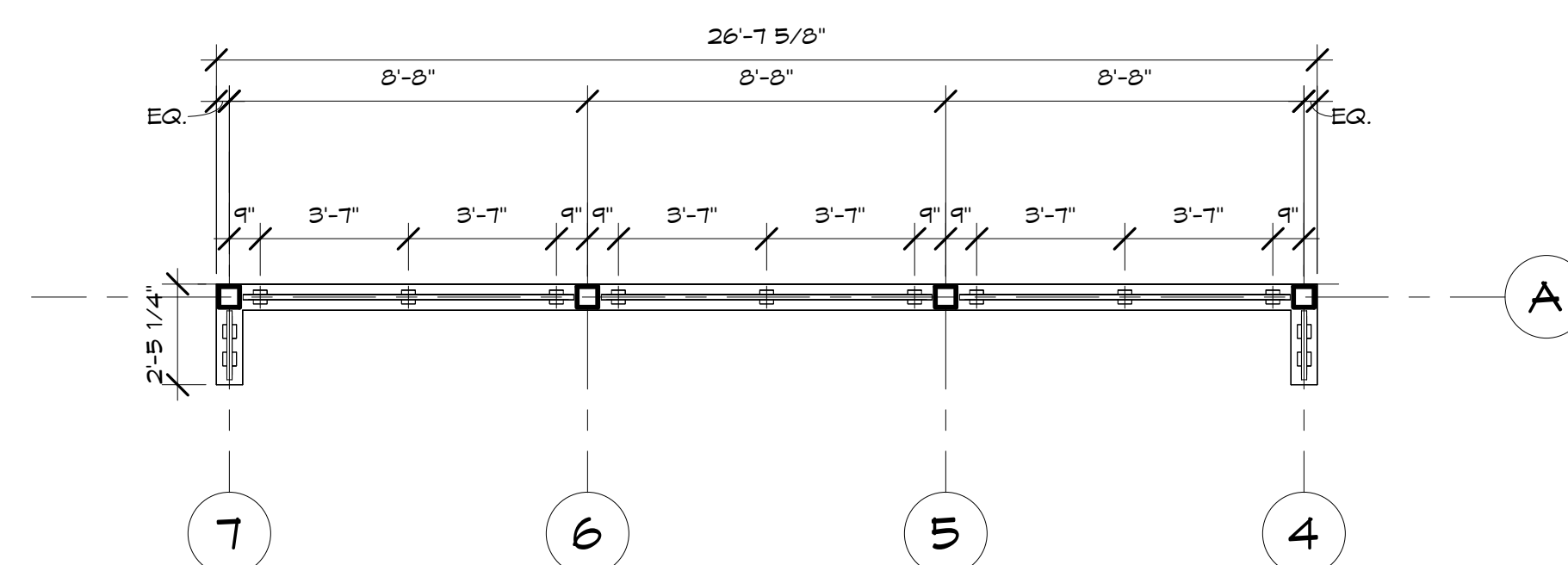
5 VISITORS DUGOUT - RIGHT SIDE
1/8" = 1'-0"



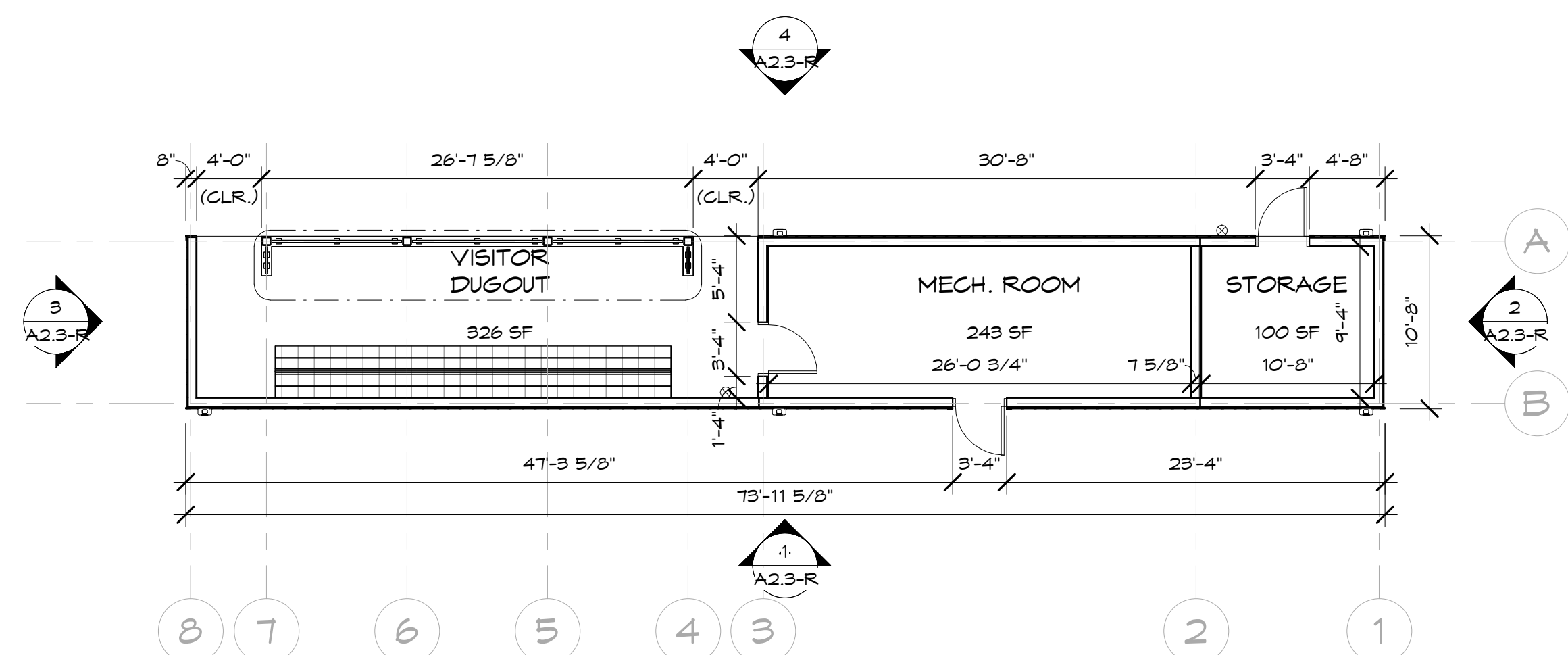
4 VISITORS DUGOUT - PROMENADE SIDE
1/8" = 1'-0"



3 VISITORS DUGOUT - ROOF PLAN
1/8" = 1'-0"



1A DUGOUT SCREEN WALL
1/4" = 1'-0"



1 VISITORS DUGOUT - FLOOR PLAN
1/8" = 1'-0"

VISITORS DUGOUT

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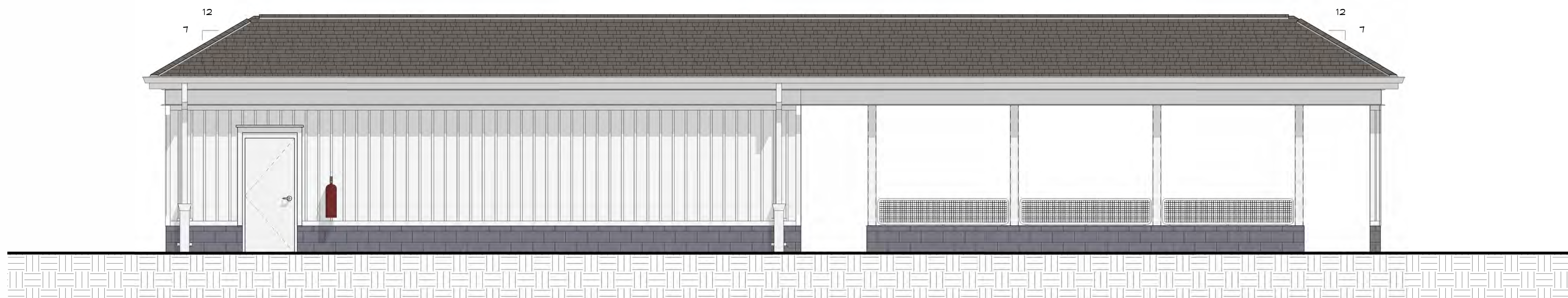
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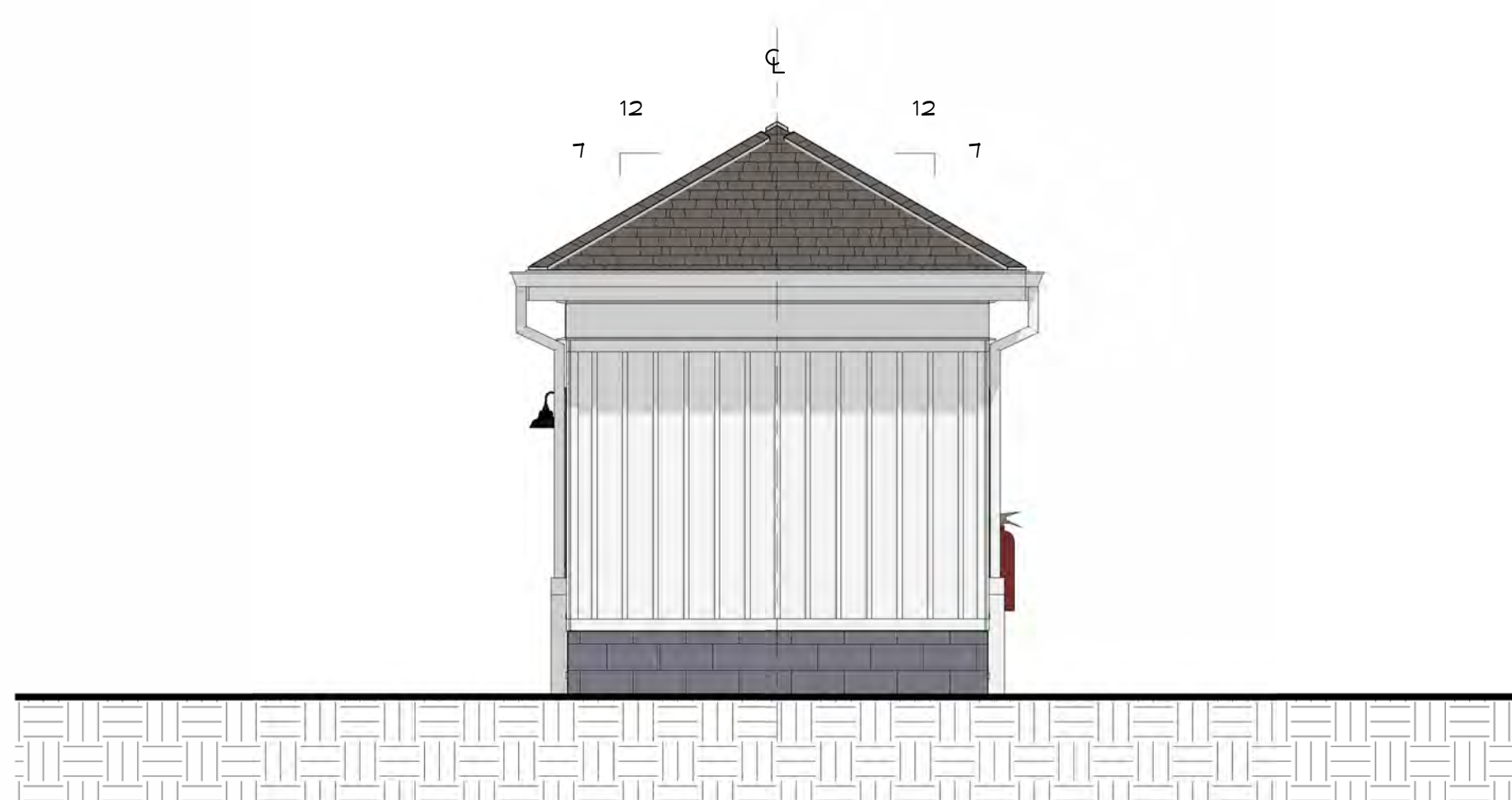
COMM. NO.: 2445

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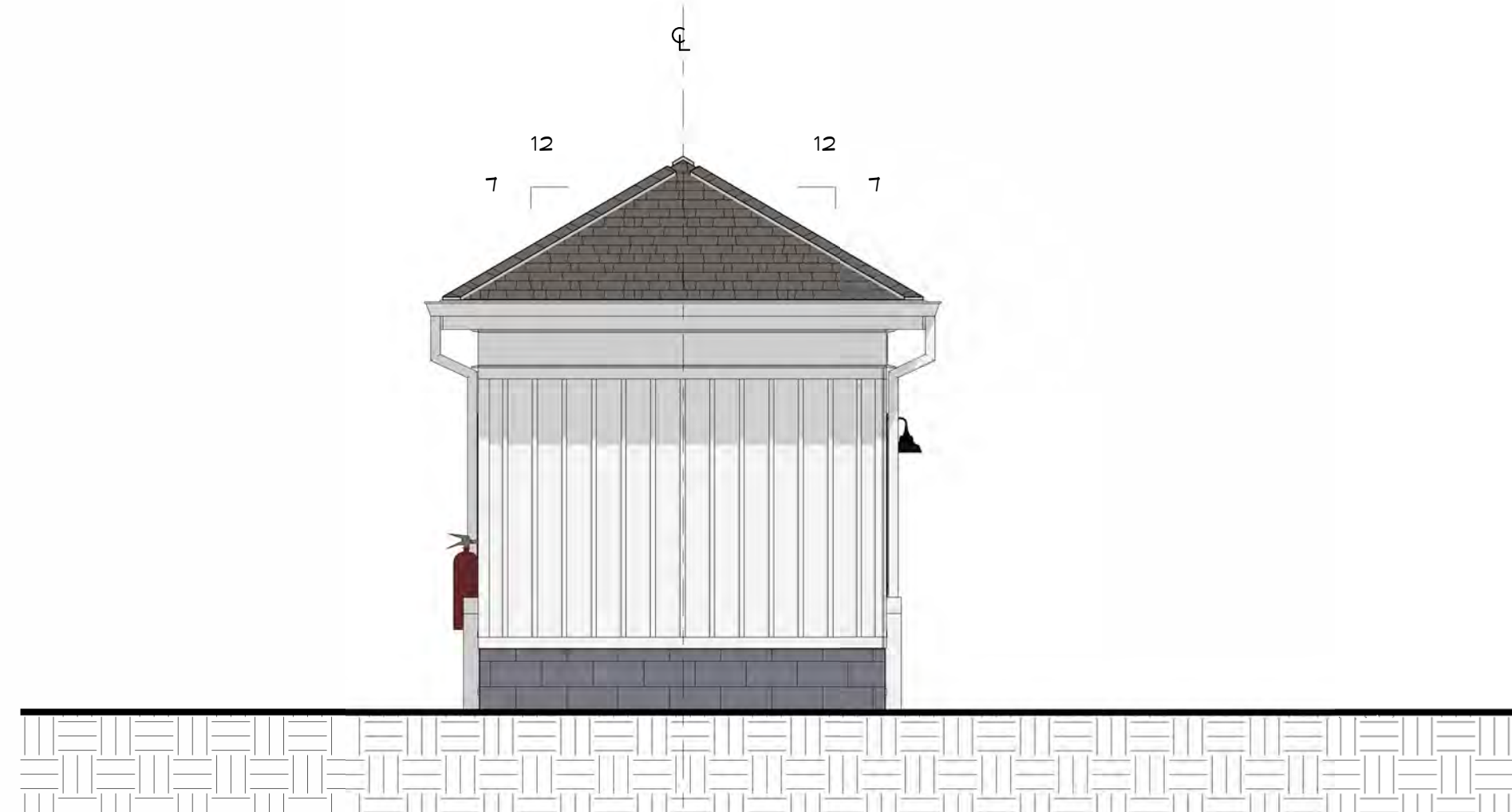
SIGNED 08-21-26
DATE



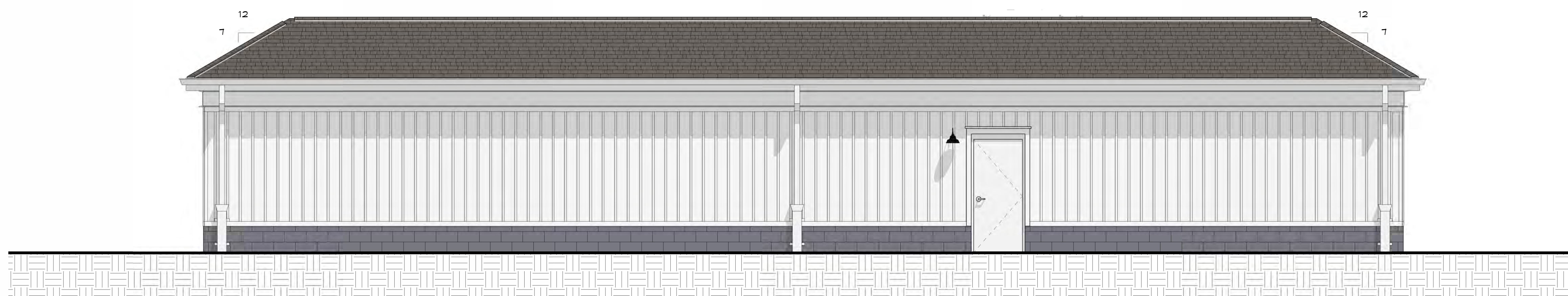
4 VISITORS DUGOUT - FIELD SIDE
1/4" = 1'-0"



2 VISITORS DUGOUT - LEFT SIDE
1/4" = 1'-0"



3 VISITORS DUGOUT - RIGHT SIDE
1/4" = 1'-0"



1 VISITORS DUGOUT - PROMENADE SIDE
1/4" = 1'-0"

VISITORS DUGOUT

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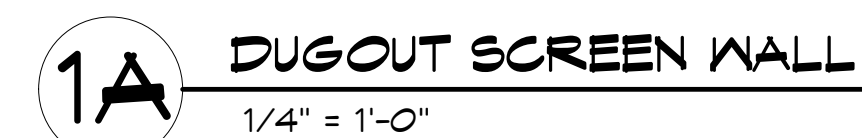
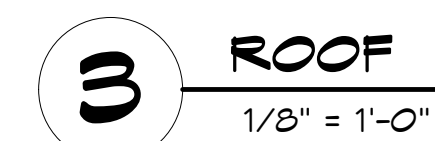
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A2.3-R

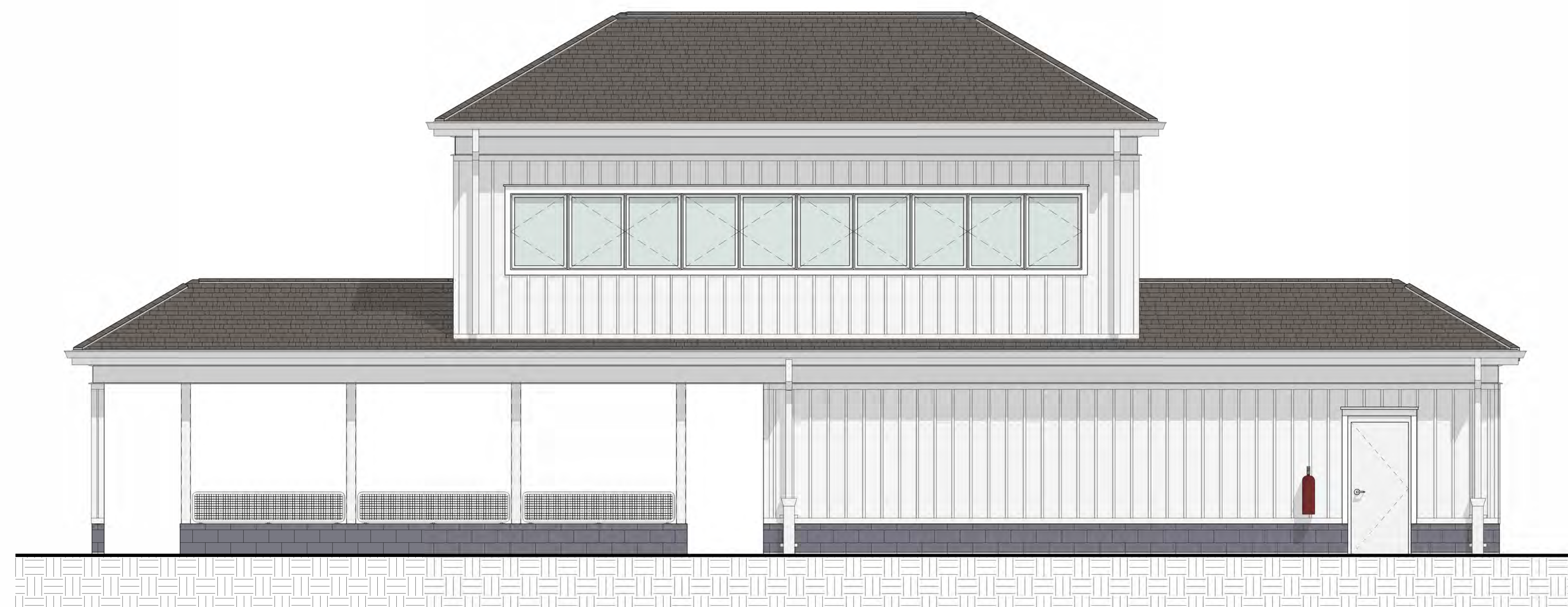
SIGNED _____ DATE 08-21-26



SIGNED	08-21-2008 DATE
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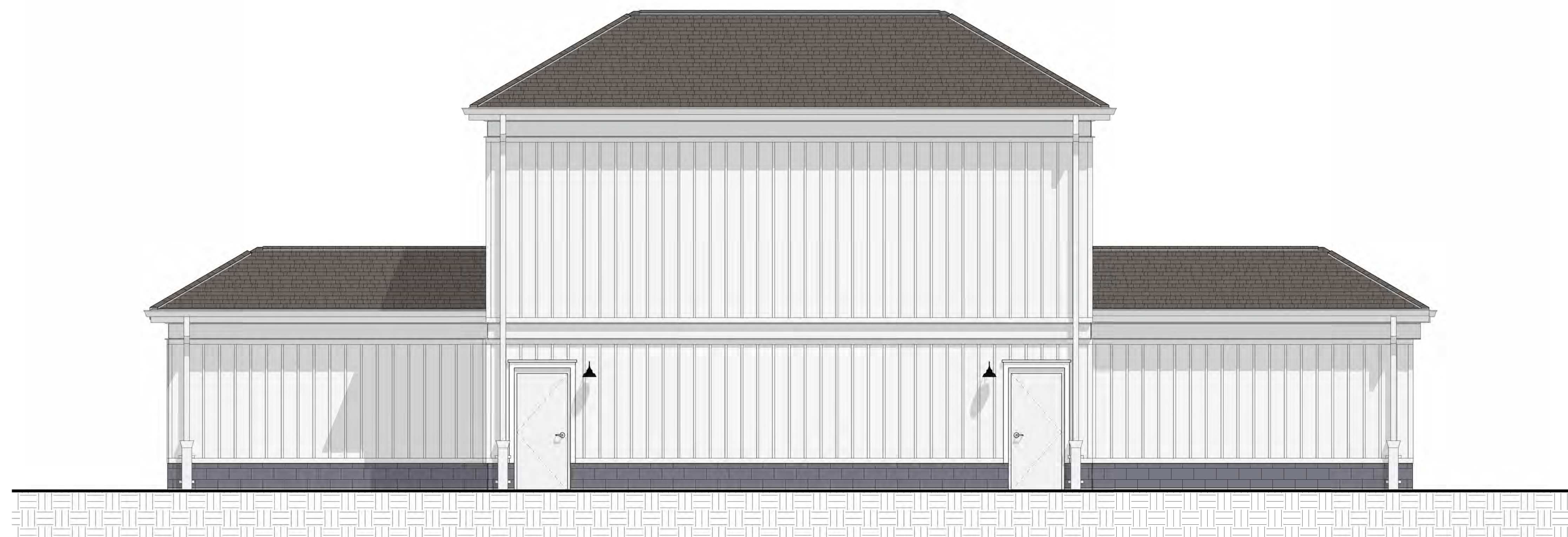
4 HOME DUGOUT - RIGHT SIDE
1/4" = 1'-0"



2 HOME DUGOUT - FIELD SIDE
1/4" = 1'-0"



3 HOME DUGOUT - LEFT SIDE
1/4" = 1'-0"



1 HOME DUGOUT - PROMENADE SIDE
1/4" = 1'-0"

HOME DUGOUT W/ PRESS BOX

ATHLETIC CAMPUS
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NEW ALBANY, OHIO 43054

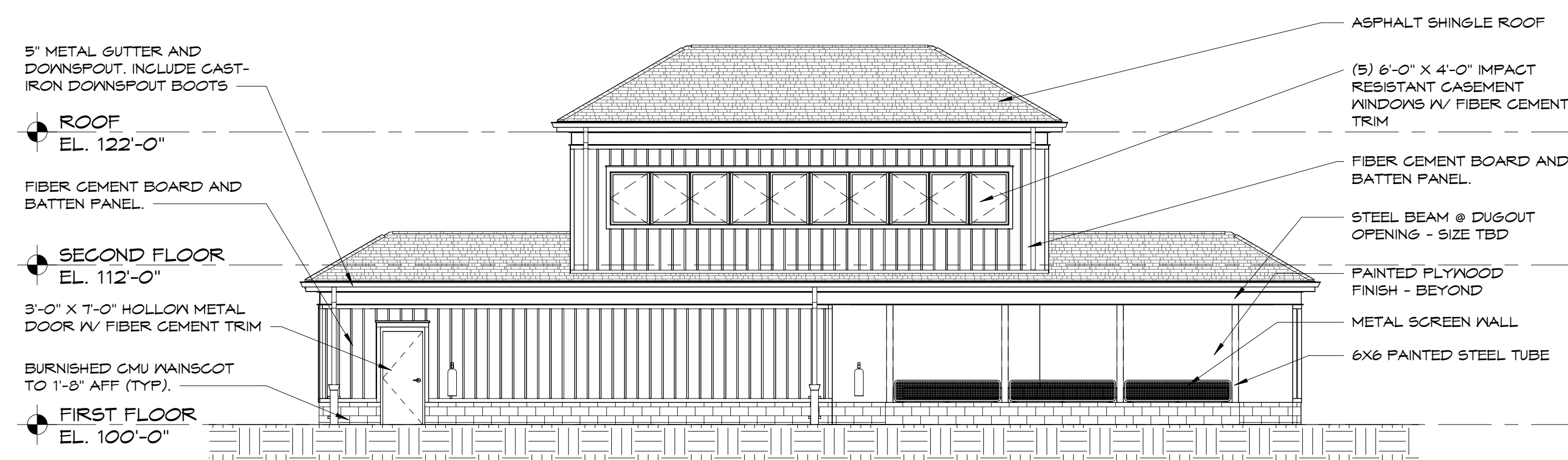
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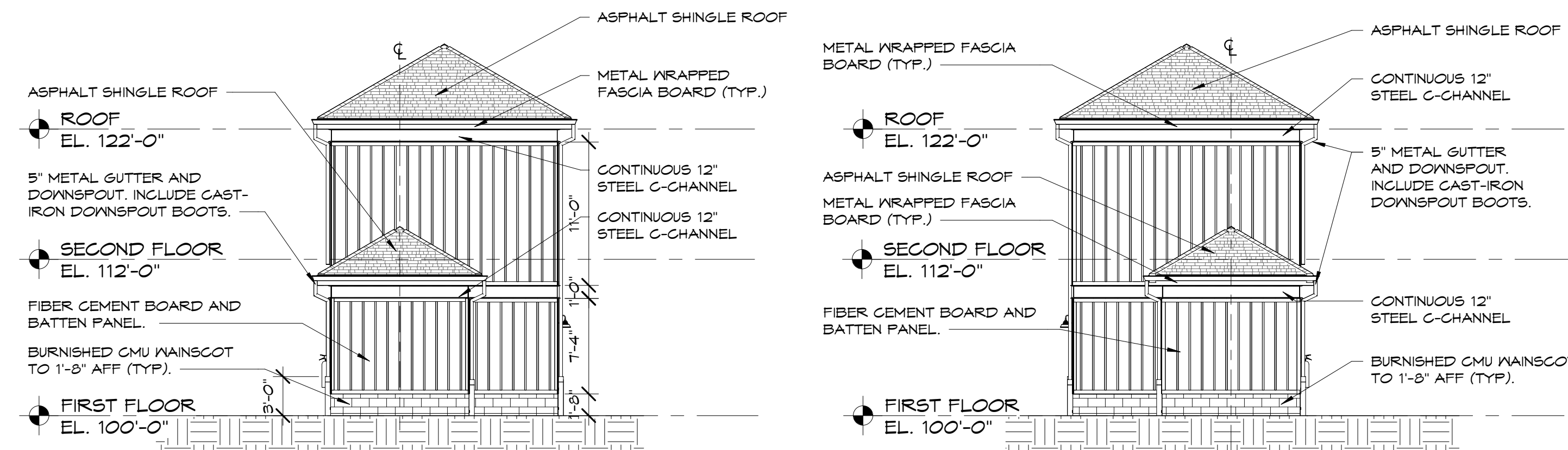
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A2.4-R

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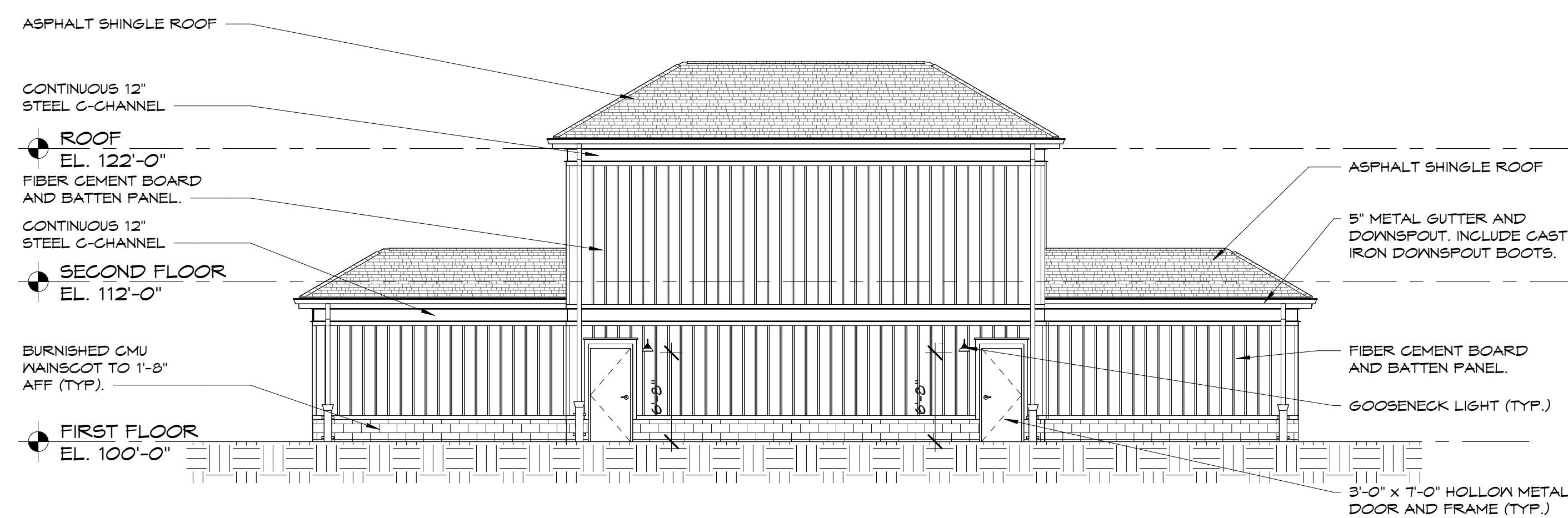


7 VISITORS DUGOUT - FIELD SIDE
1/8" = 1'-0"

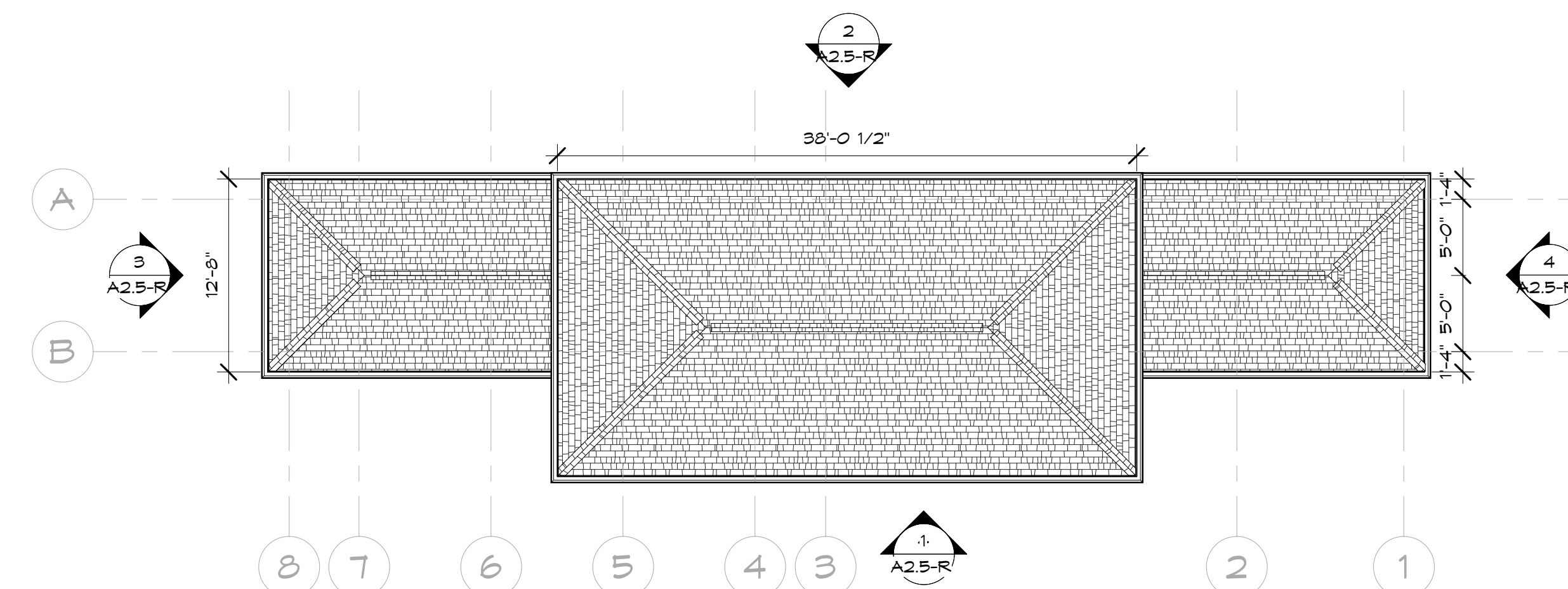


6 VISITORS DUGOUT - LEFT SIDE
1/8" = 1'-0"

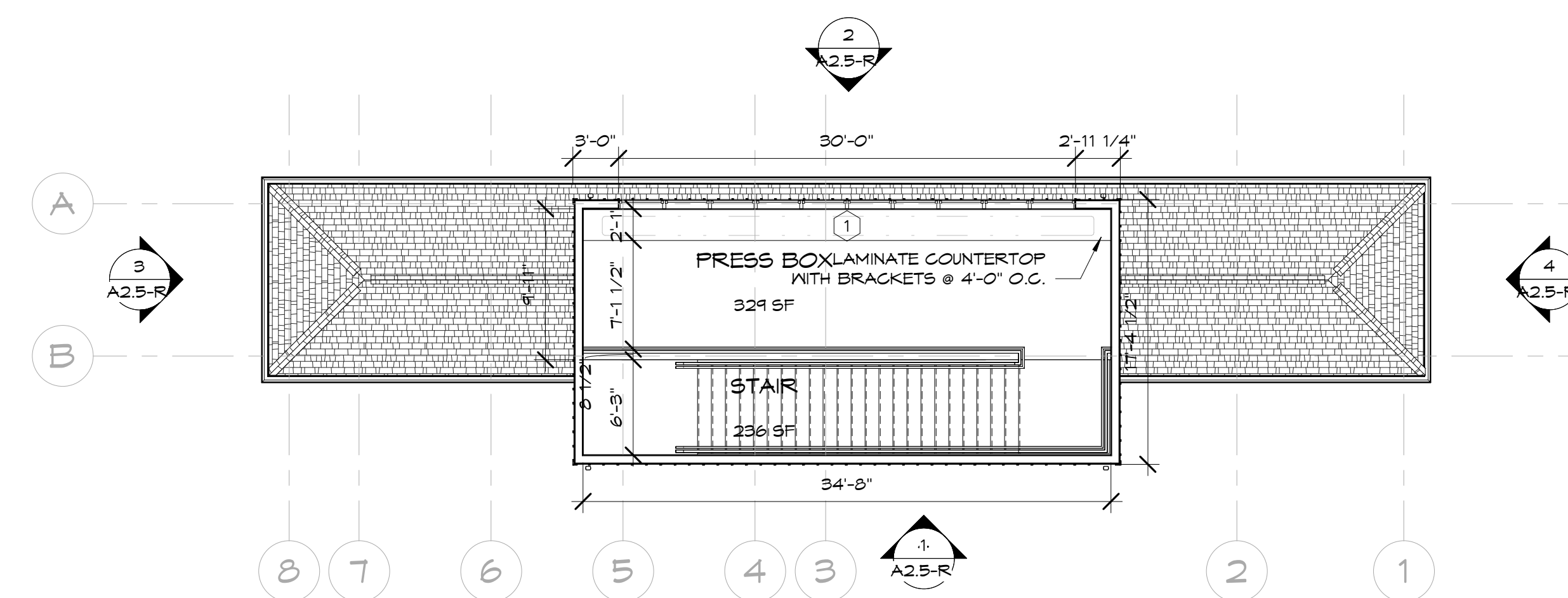
5 VISITORS DUGOUT - RIGHT SIDE
1/8" = 1'-0"



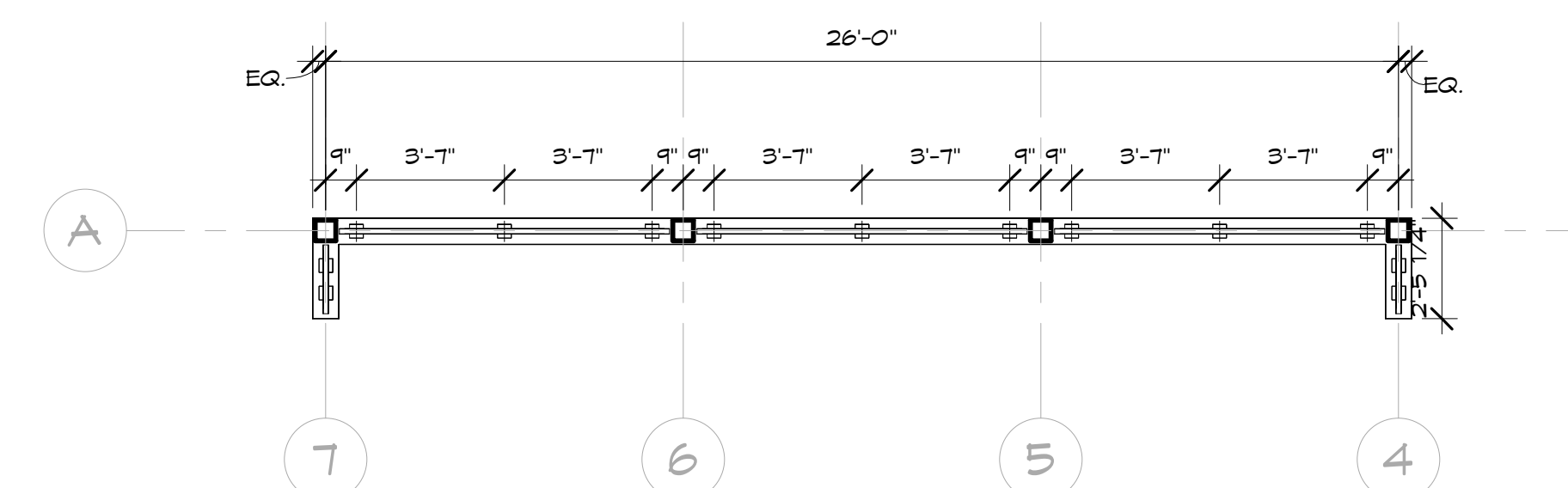
4 VISITORS DUGOUT - PROMENADE ELEVATION
1/8" = 1'-0"



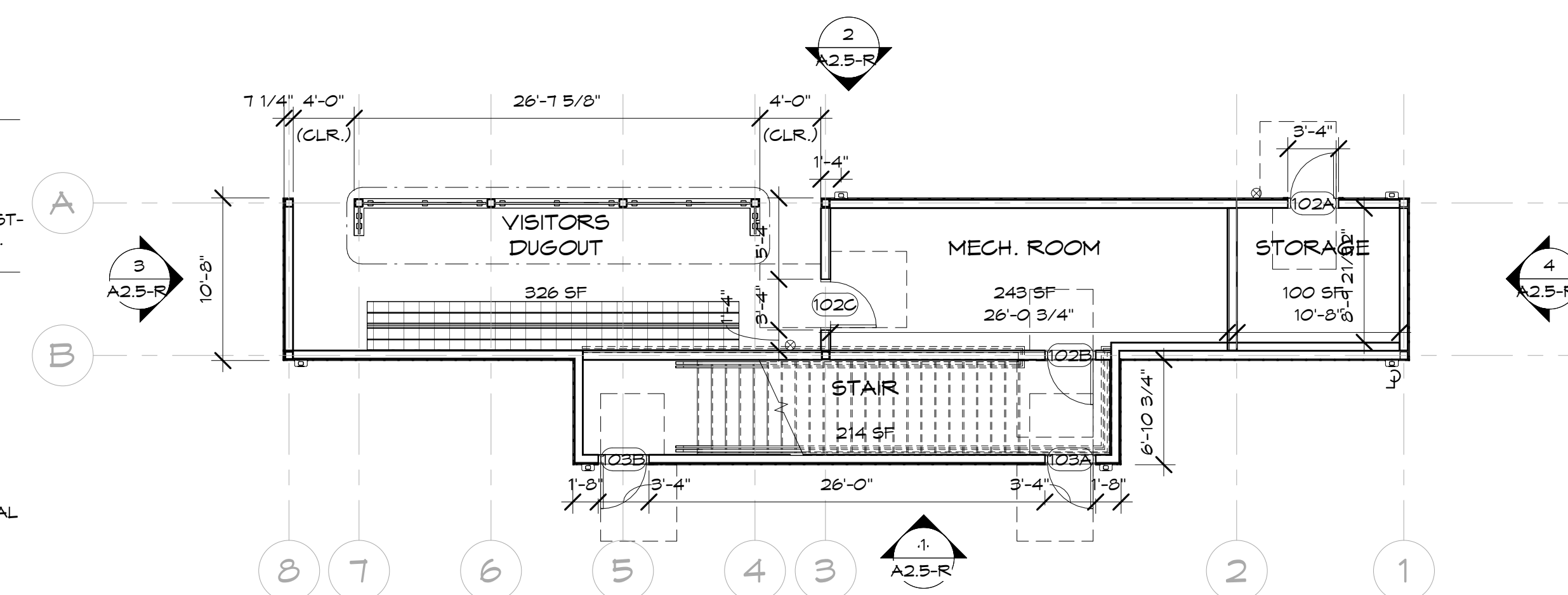
3 ROOF
1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"



1A DUGOUT SCREEN WALL
1/4" = 1'-0"



1 VISITORS DUGOUT - FLOOR PLAN
1/8" = 1'-0"

VISITORS DUGOUT W/ PRESS BOX

ATHLETIC CAMPUS
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PREPARED FOR:
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schorr architects inc.

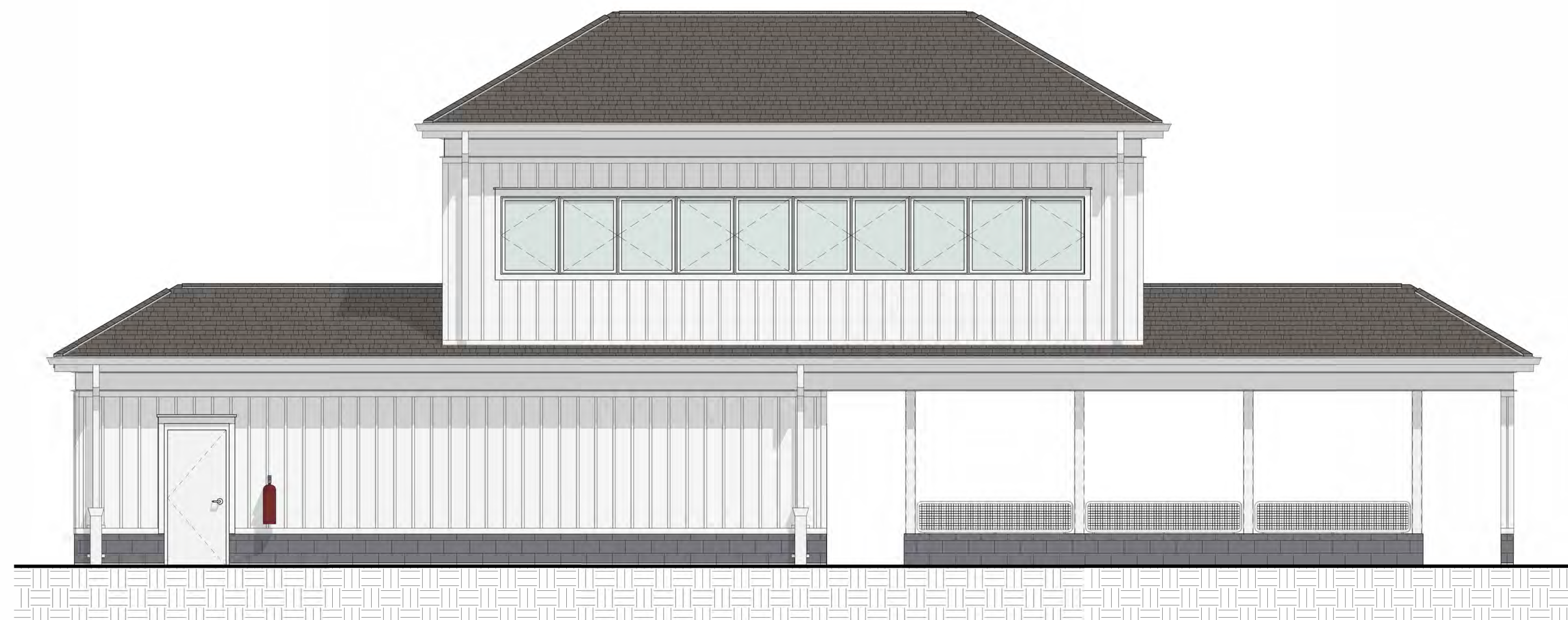
COMM. NO.: 2445

A2.5

SIGNED 08-21-26
DATE



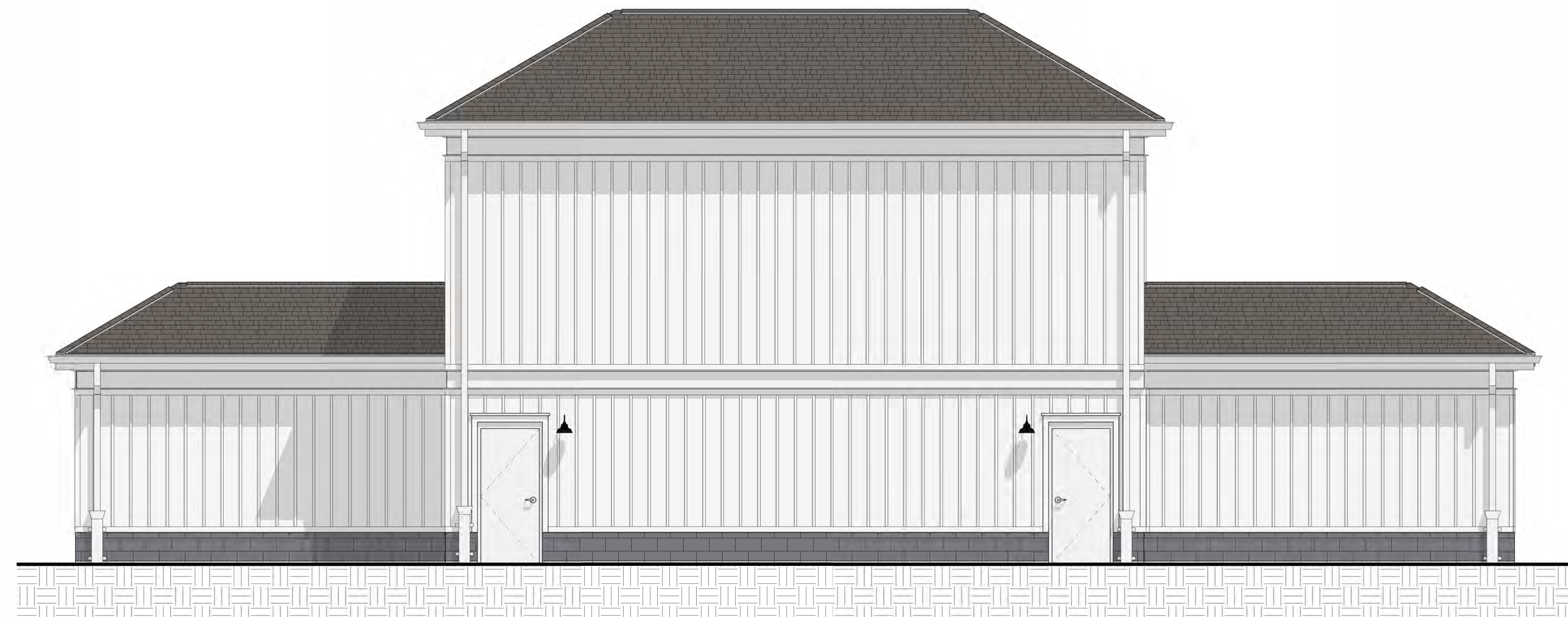
4 VISITORS DUGOUT - RIGHT SIDE
1/4" = 1'-0"



2 VISITORS DUGOUT - FIELD SIDE
1/4" = 1'-0"



3 VISITORS DUGOUT - LEFT SIDE
1/4" = 1'-0"



1 VISITORS DUGOUT - PROMENADE SIDE
1/4" = 1'-0"

VISITORS DUGOUT W/ PRESS BOX

ATHLETIC CAMPUS
6500 NEW ALBANY RD. E
NEW ALBANY, OHIO 43054

PREPARED FOR:
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55 N. HIGH STREET
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A2.5-R

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$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$



2 SOUTH ELEVATION RENDERING
1/4" = 1'-0"



1 NORTH ELEVATION RENDERING
1/4" = 1'-0"

HITTING FACILITY / RESTROOMS

ATHLETIC CAMPUS

6500 NEW ALBANY RD. E
NEW ALABANY, OHIO 43054

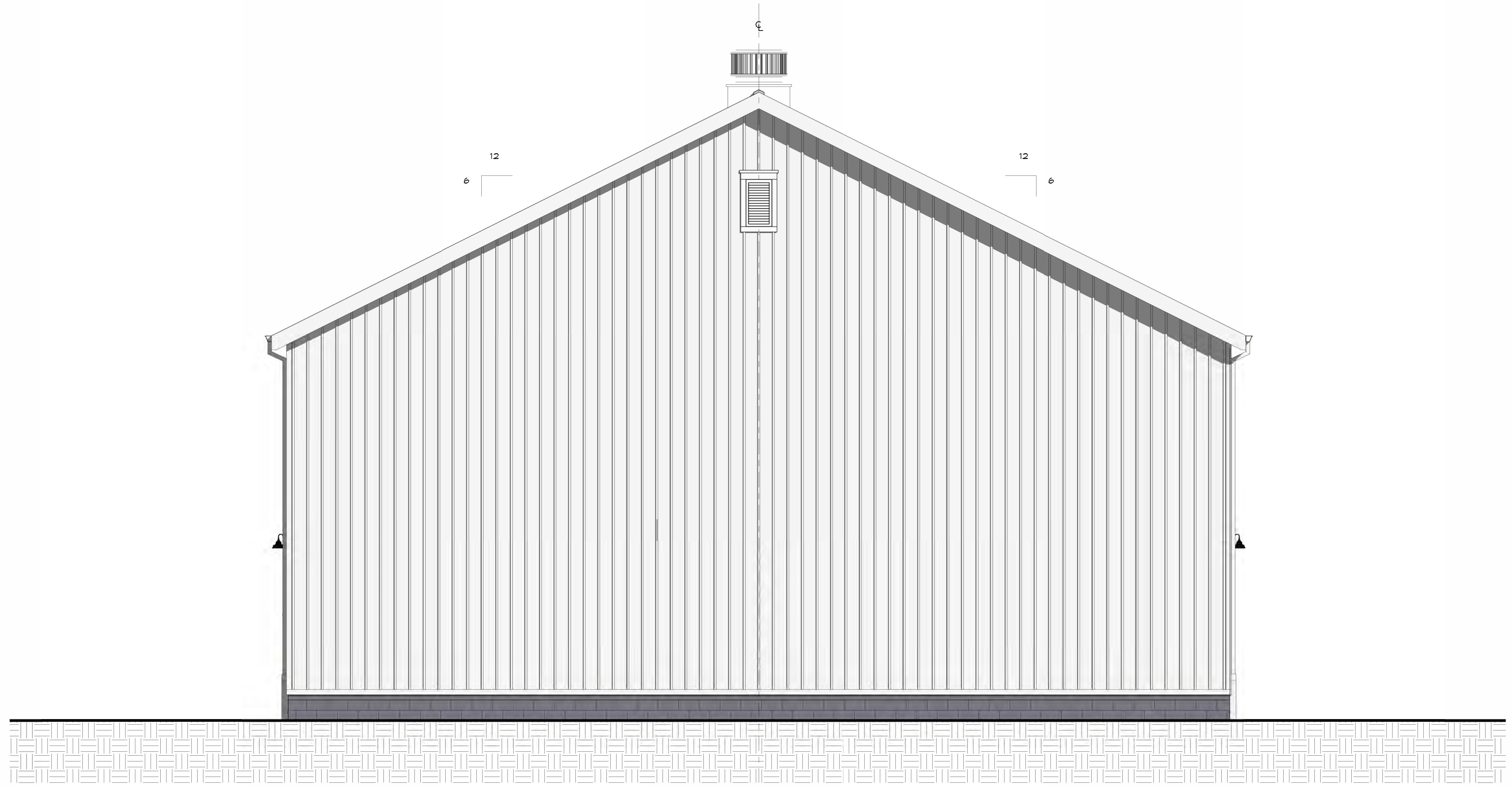
PREPARED FOR:
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inc.

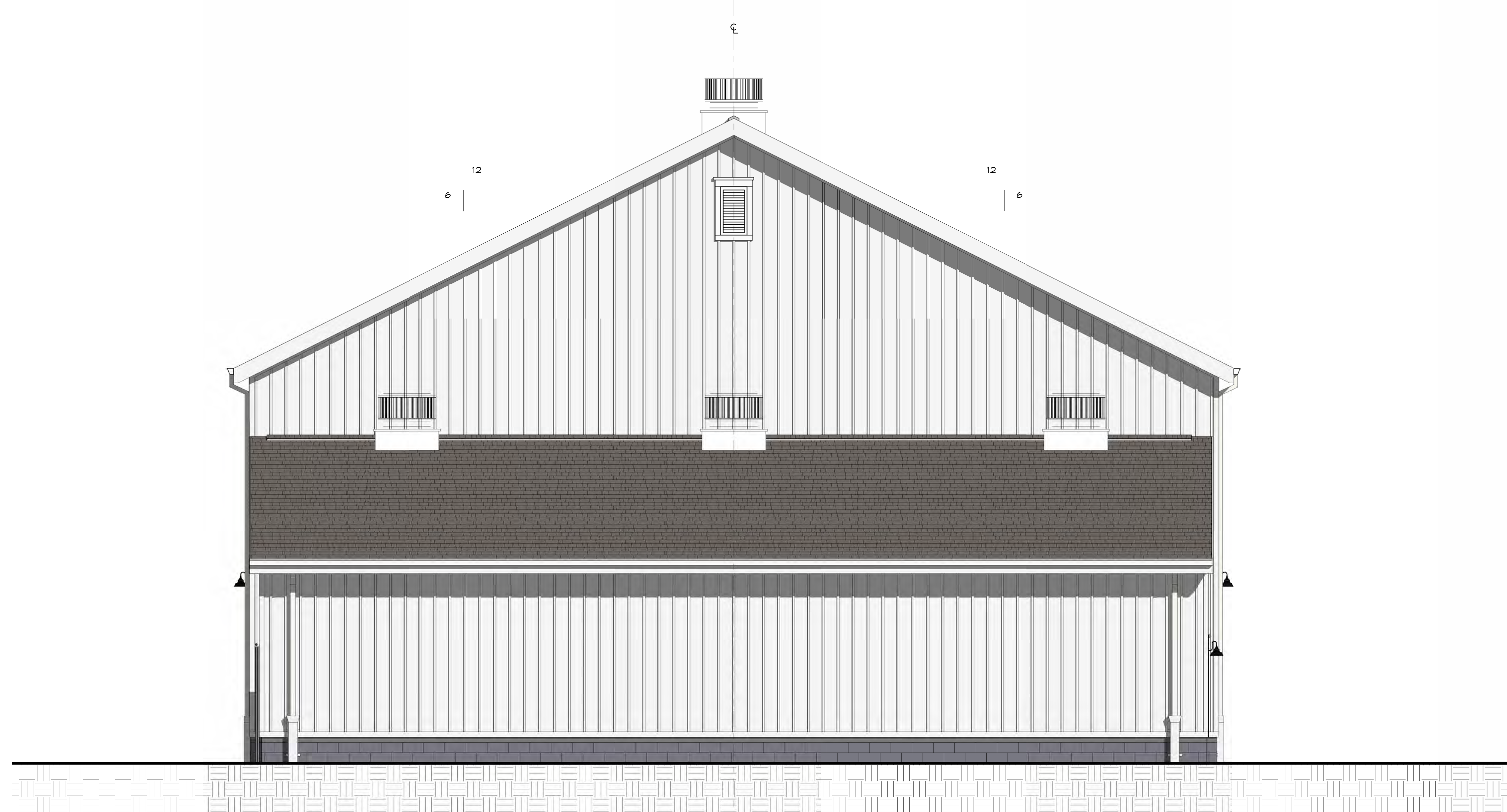
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A2.6-R1

SIGNED DATE 08-21-26



2 WEST ELEVATION RENDERING
1/4" = 1'-0"



1 EAST ELEVATION RENDERING
1/4" = 1'-0"

HITTING FACILITY / RESTROOMS

ATHLETIC CAMPUS
6500 NEW ALBANY RD. E
NEW ALABANY, OHIO 43054

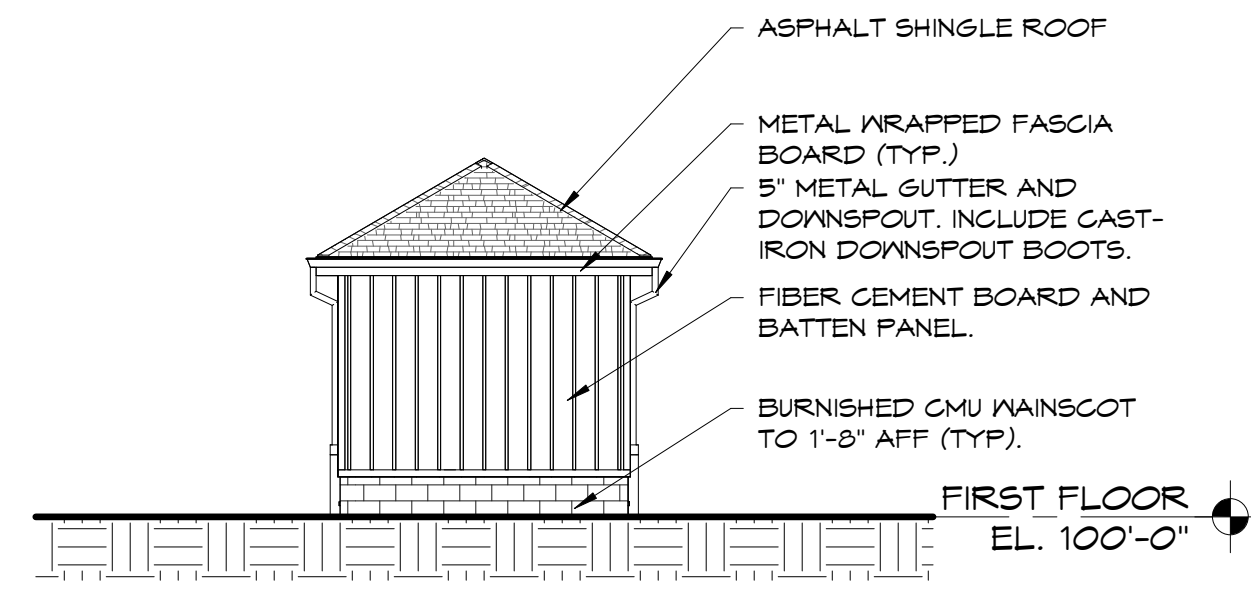
PREPARED FOR:
NEW ALBANY-PLAIN LOCAL SCHOOLS
55 N. HIGH STREET
NEW ALBANY, OH 43054

schorr architects inc.

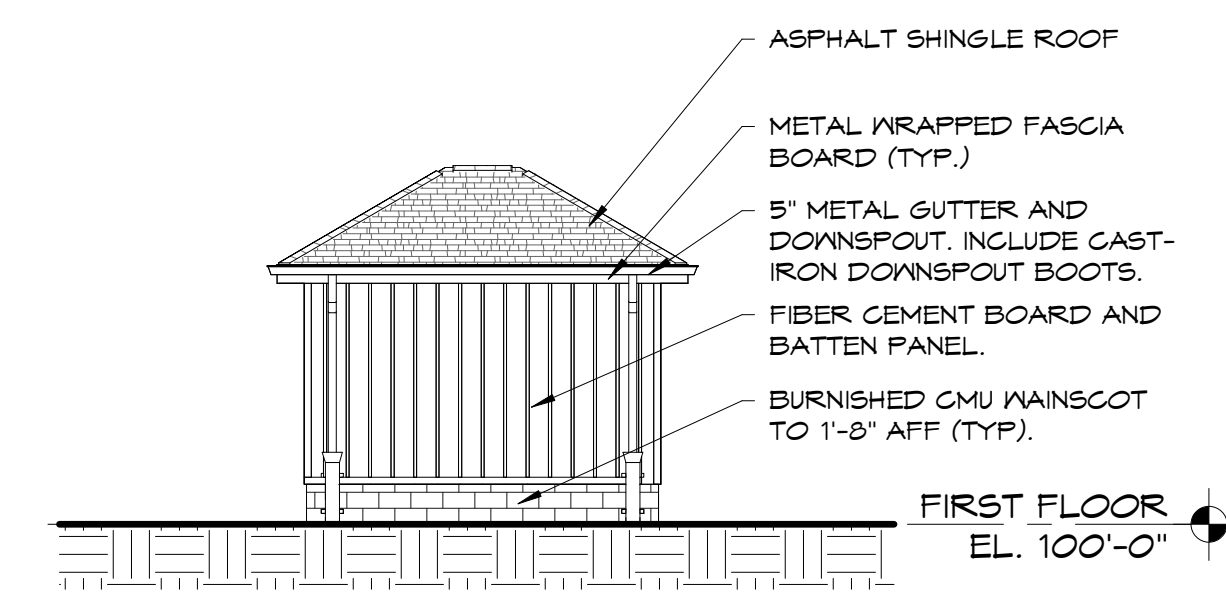
COMM. NO.: 2445

A2.6-R2

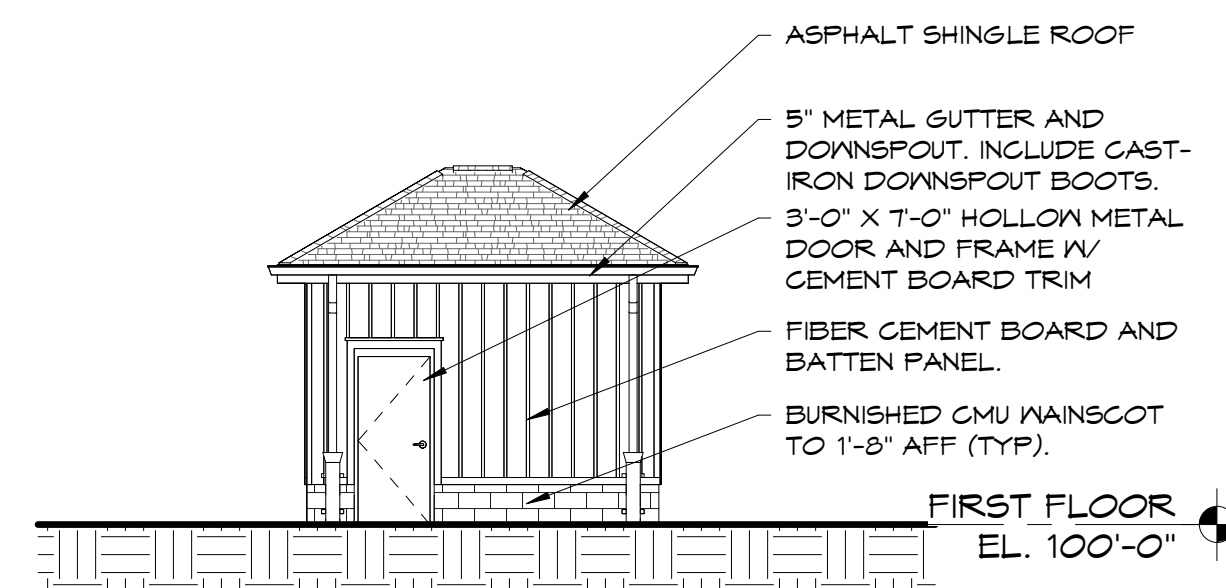
SIGNED _____ 08-21-26
DATE



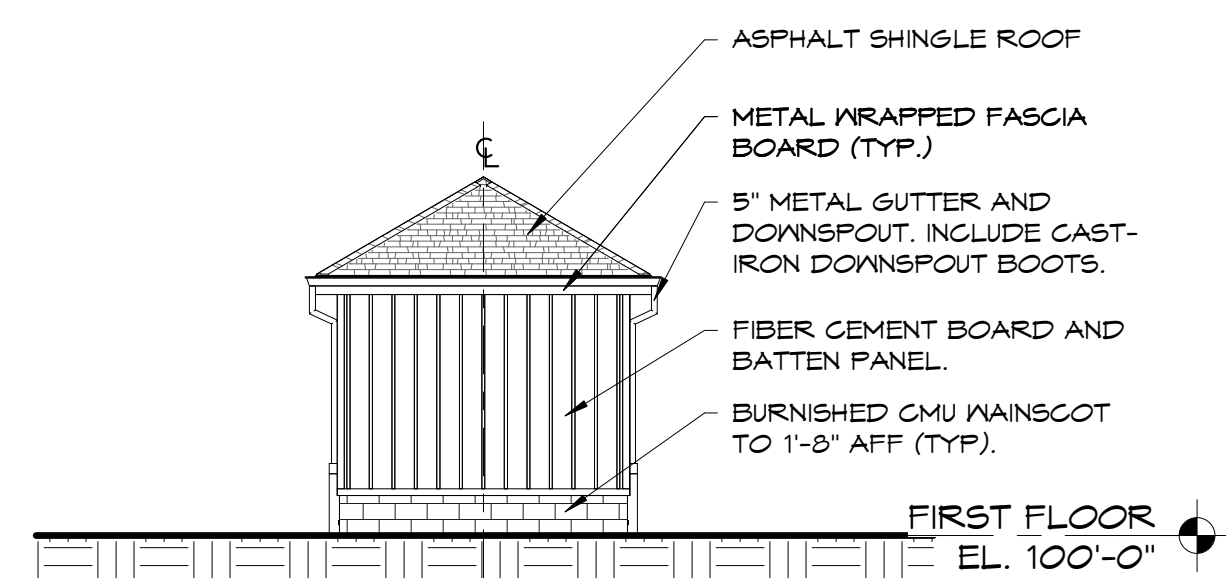
6 NORTH ELEVATION
1/8" = 1'-0"



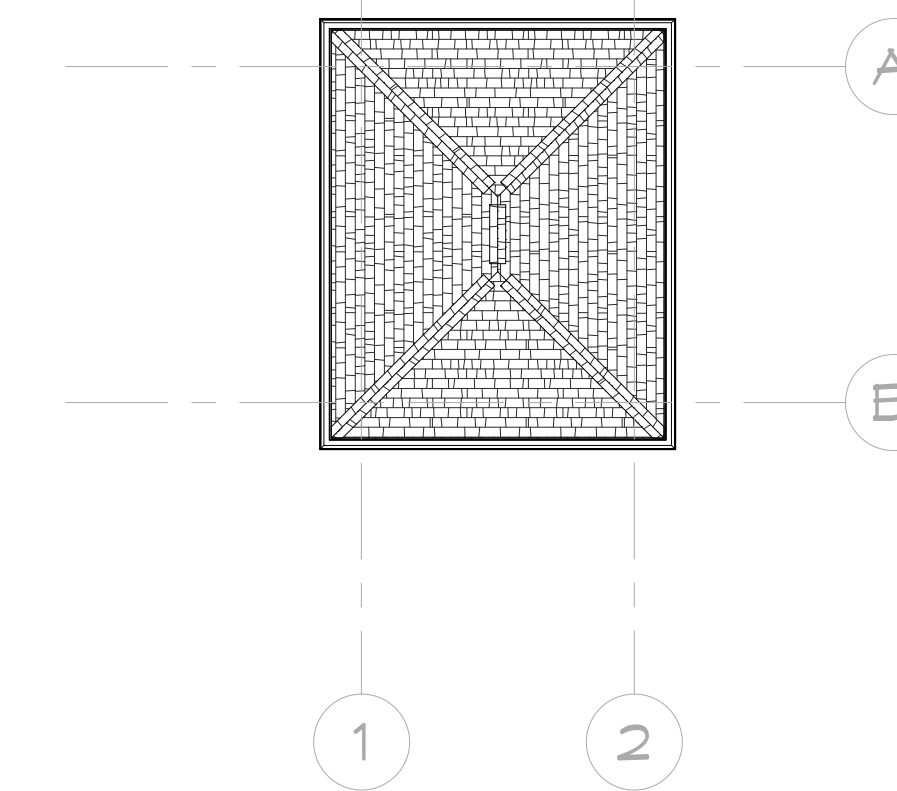
4 WEST ELEVATION
1/8" = 1'-0"



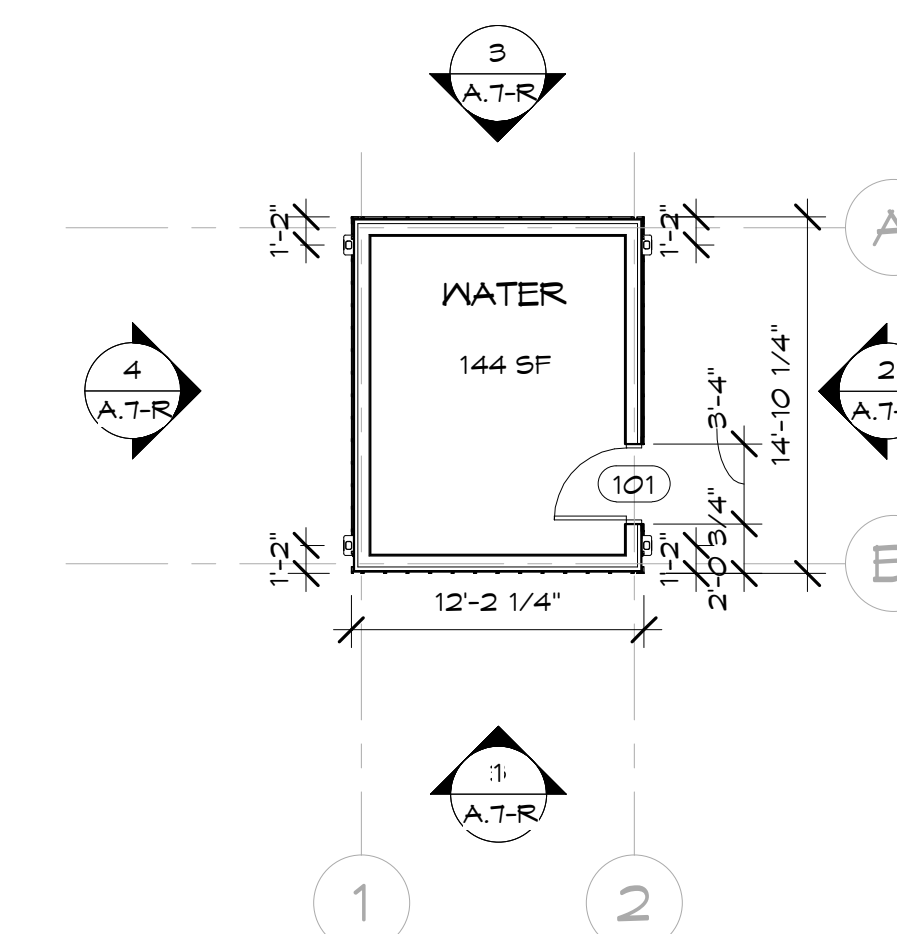
5 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 ROOF
1/8" = 1'-0"



1 WATER BUILDING - FLOOR PLAN
1/8" = 1'-0"

WATER METER BUILDING

ATHLETIC CAMPUS

6500 NEW ALBANY RD. E
NEW ALBANY, OHIO 43054

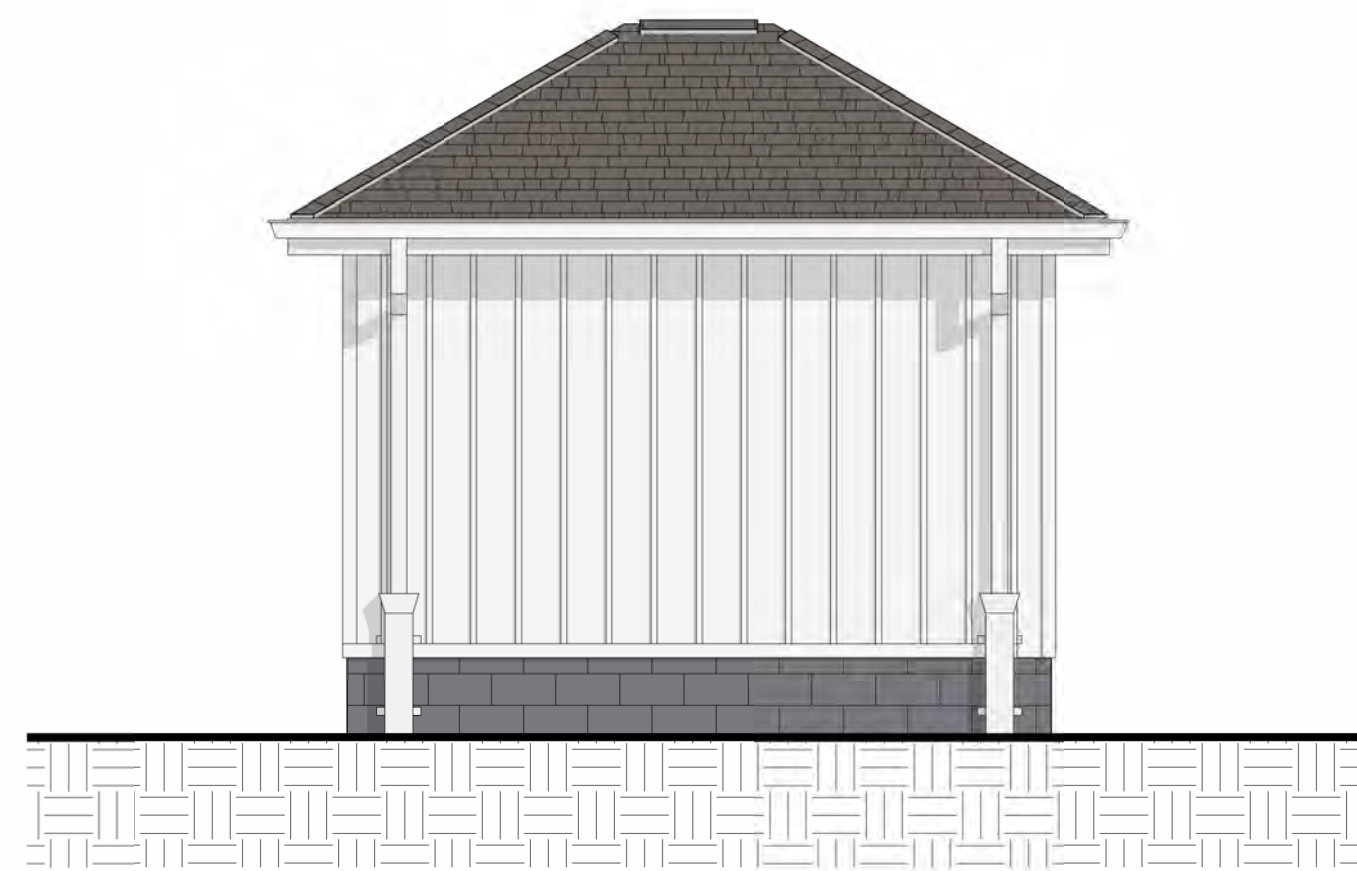
PREPARED FOR:
NEW ALBANY-PLAIN LOCAL SCHOOLS
55 N. HIGH STREET
NEW ALBANY, OHIO 43054

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inc.

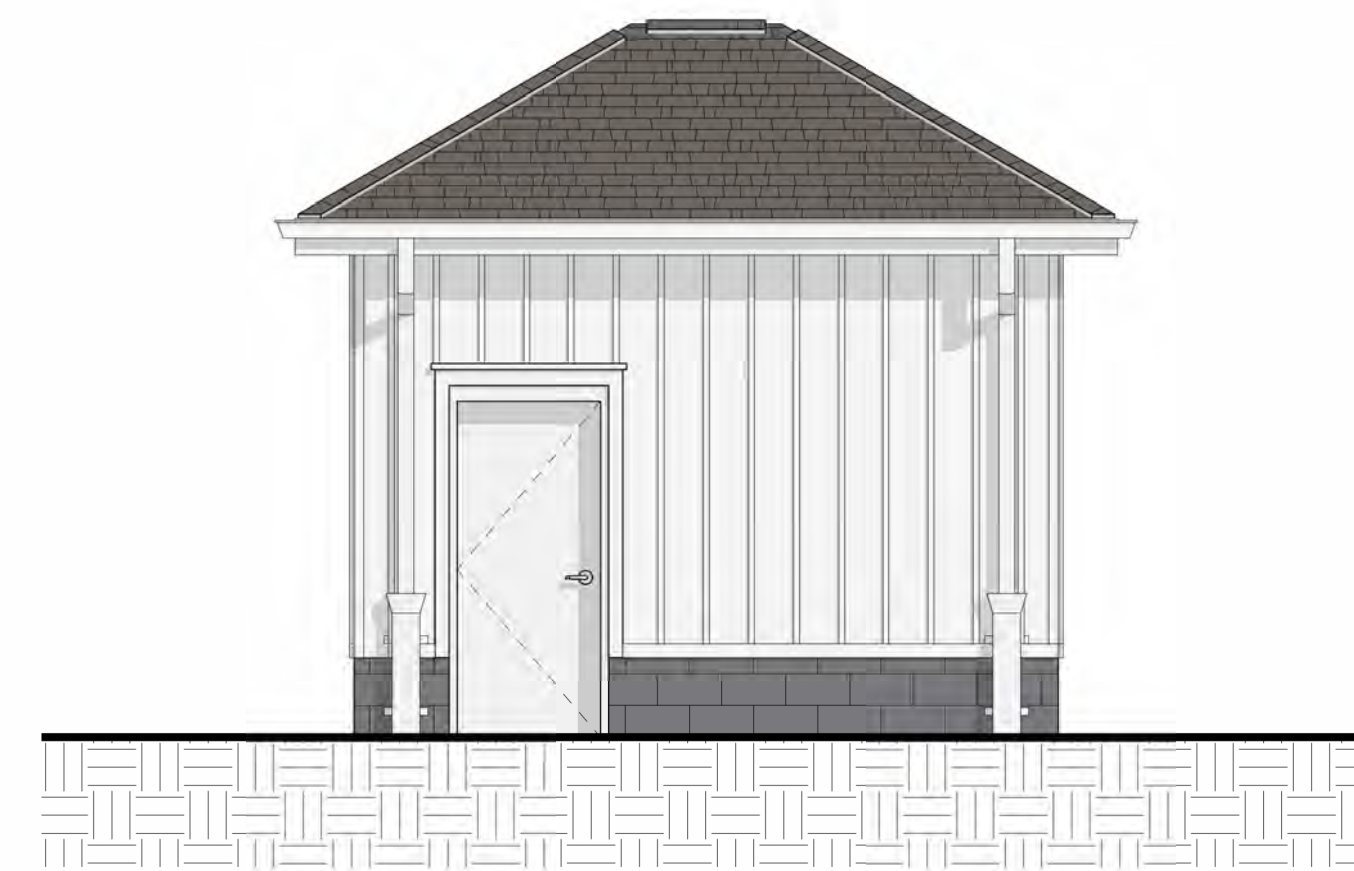
COMM. NO.: 2445

A2.7

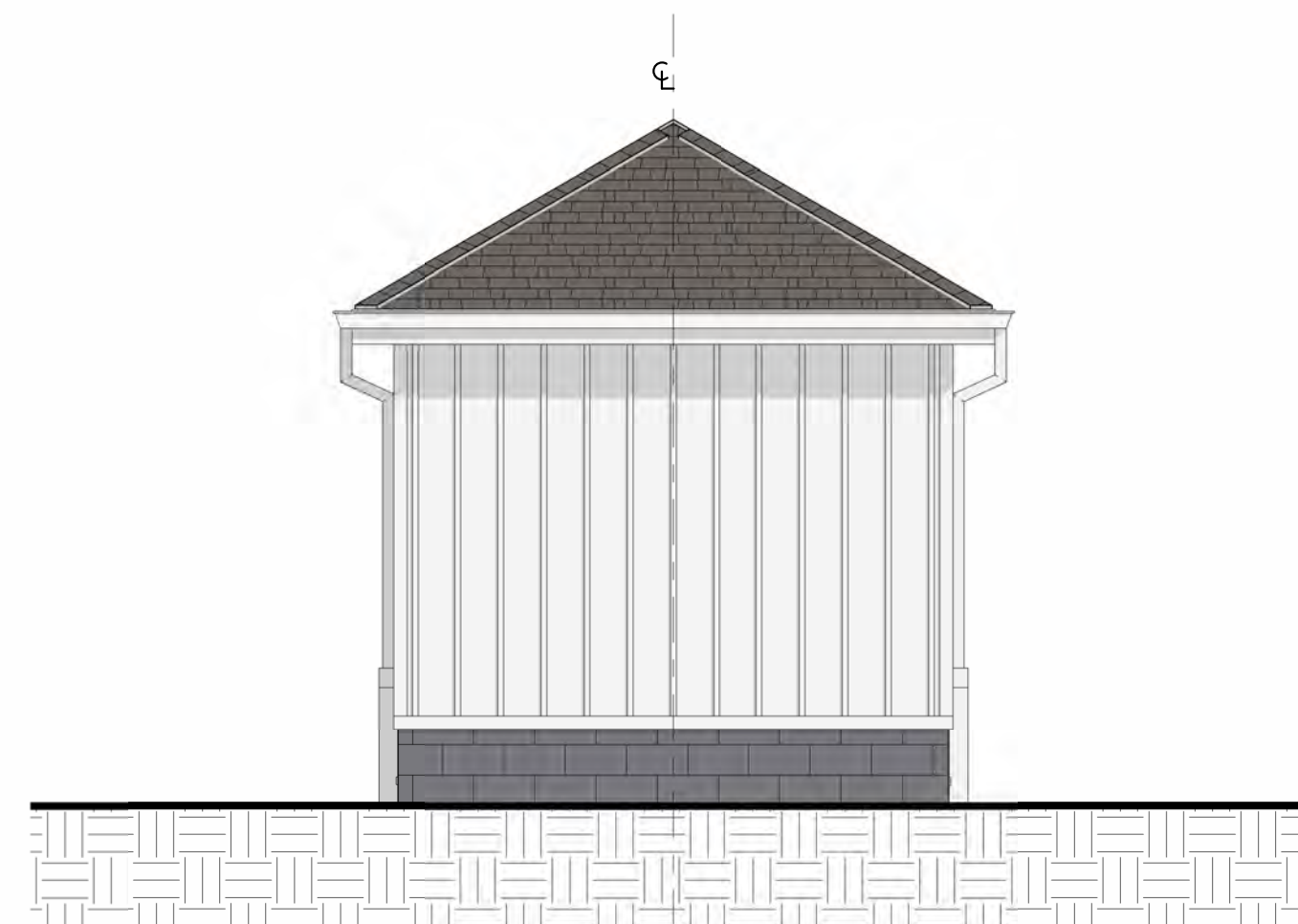
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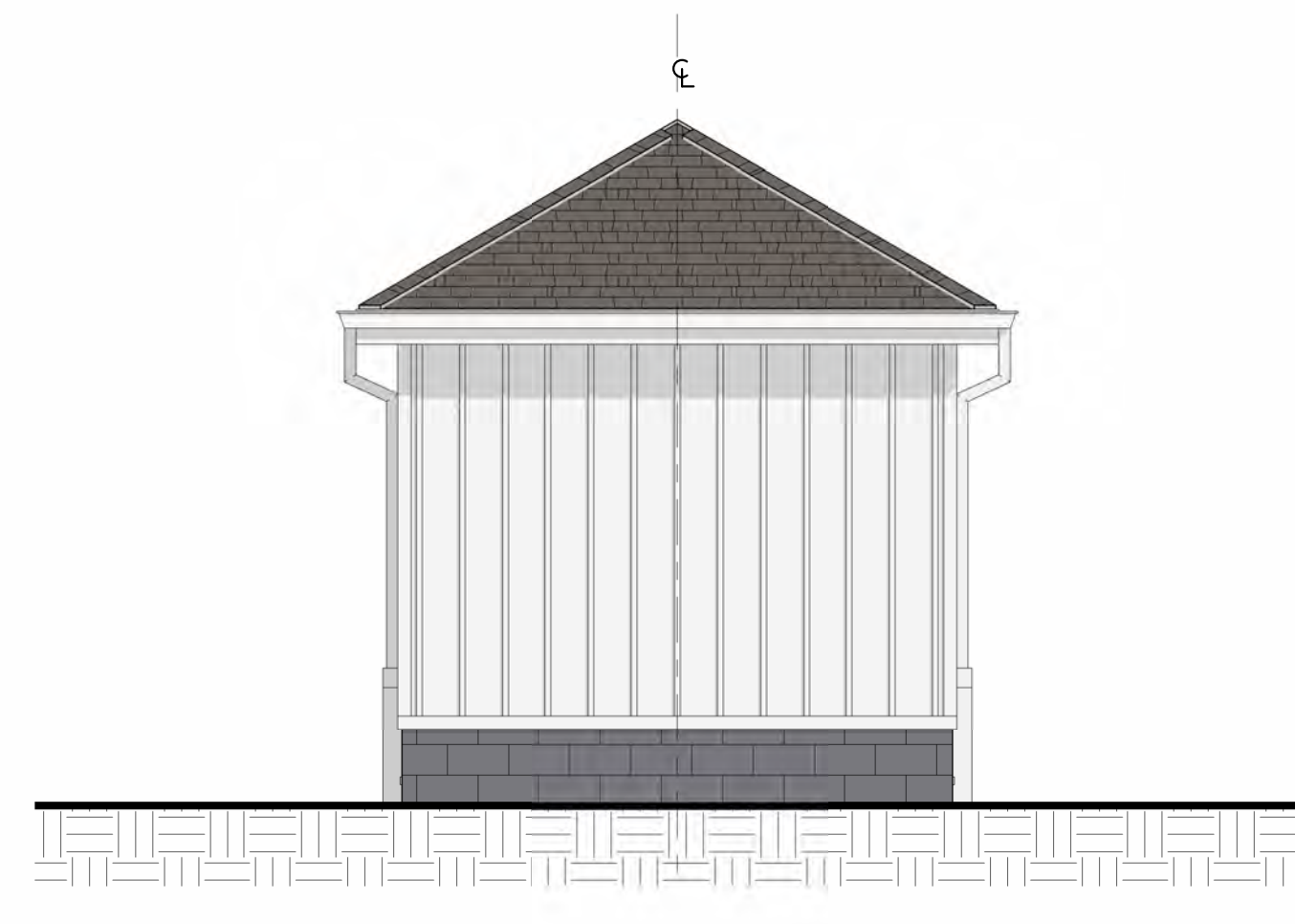
4 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

WATER METER BUILDING

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