



Community Development Department
MONTHLY REPORT
January 2025

Professionalism

Reliability

Creativity

Service

Inside This Issue:

Community Engagement and Outreach	2
Boards and Commissions	5
Economic Development Update	7
Innovate New Albany	10
Plan Review	12
Engineering	15
Field Work and Inspections	17
Commercial Construction	19
Statistics	25

COMMUNITY ENGAGEMENT AND OUTREACH

JANUARY 2025

Business Meetings & Events

New Albany and AEP Touchbase (January 7)
Ohio Health Touchbase (January 10)
Pharmavite Coordination (January 14)
German American Semiconductor Cities Network Meeting (January 15)
Columbus State Community College Event Discussion (January 17)
MA Design ECOS Check In (January 24)
Adams County Touchbase (January 24)
US 62 Interchange Focus Area Plan Final Steering Committee (January 28)
Ohio Health Touchbase (January 29)

Professional Development Organizations

Mid-Ohio Development Exchange Board Preparation Meeting (January 9)
Chamber and New Albany Plain Local Schools Touchbase (January 14)
Mid-Ohio Development Exchange Board Meeting (January 17)
Economic Development Advisory Council (January 17)
New Albany Chamber Board of Trustees Meeting (January 24)

Business Retention and Expansion Meetings

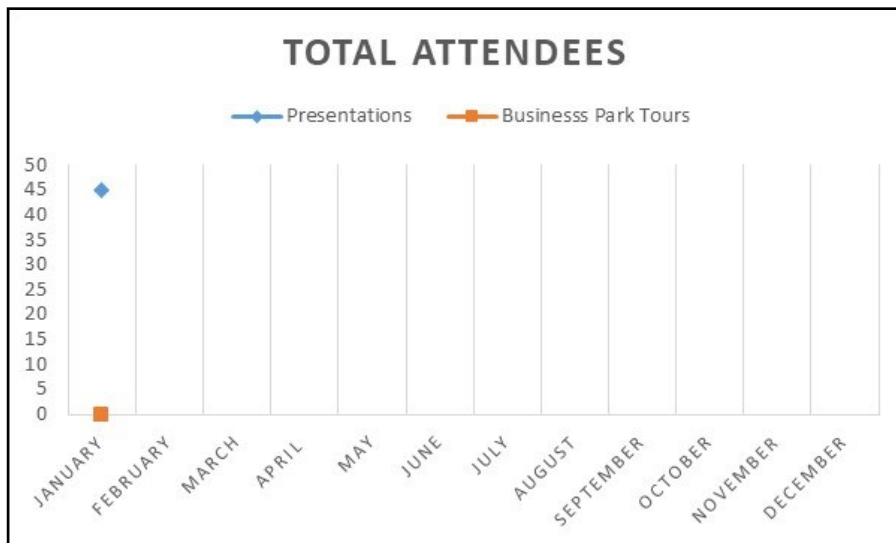
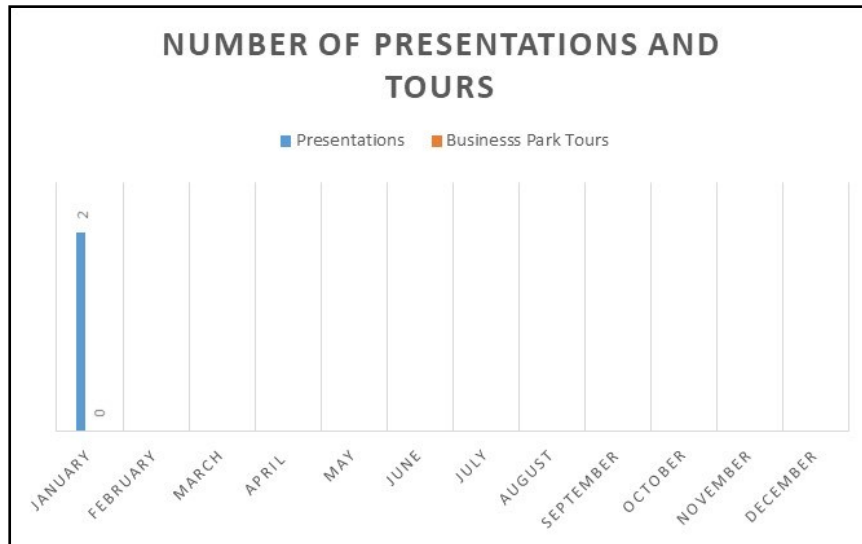
AWS Touchbase (January 9)
Axium and Columbus State Discussion (January 10)
Meta Touchbase (January 28)
Meta Touchbase (January 29)

Presentations & Tours

Chamber Leadership Presentation (30 people) - January 15
Denison Project Class (15 people) - January 22

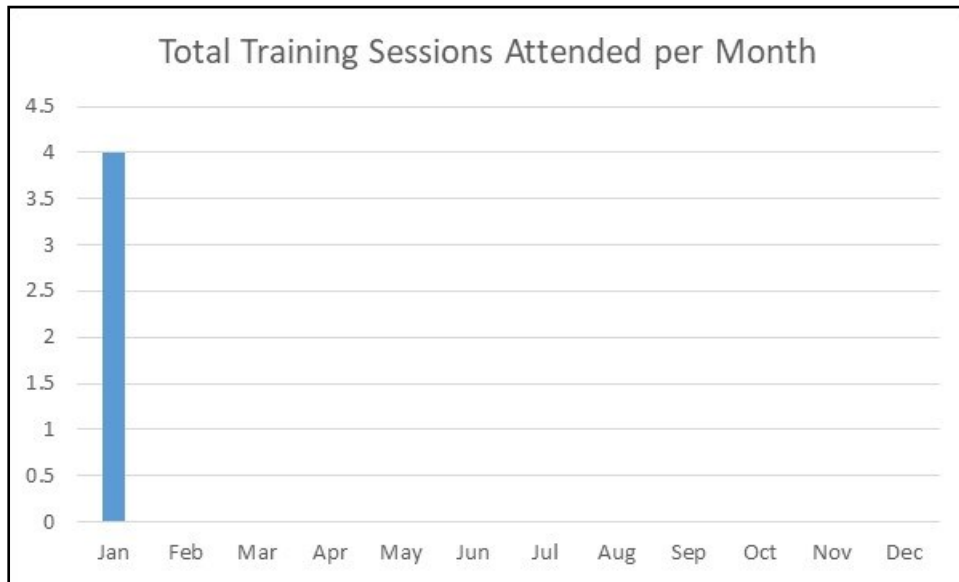
COMMUNITY ENGAGEMENT AND OUTREACH JANUARY 2025

Presentations and Tour Highlights



COMMUNITY ENGAGEMENT AND OUTREACH JANUARY 2025

Training Highlights



BOARD AND COMMISSIONS JANUARY 2025

Architectural Review Board: January 13, 2025

Applications:

Type: Certificate of Appropriateness
Location: 20 S High Street
Applicant: Busch Real Estate LLC
Request: Certificate of Appropriateness to allow multiple exterior changes including siding, windows as well as window and garage door replacements
Zoning: Historic Center
Board Action: Tabled without discussion to next regularly scheduled meeting

Type: Certificate of Appropriateness
Location: 28 N High Street
Applicant: New Albany Towne Center LLC c/o Kareem Amr
Request: Certificate of Appropriateness to allow for the demolition of one existing single-family residential home
Zoning: Historic Center
Board Action: Approved

Type: Certificate of Appropriateness
Location: Generally located north and west of E Main Street and east of 605
Applicant: New Albany Towne Center LLC c/o Kareem Amr
Request: Certificate of Appropriateness to add Hybrid Courtyard and Tuck-Under Townhome building typologies to the Urban Center Code for a development site
Zoning: Historic Center and Core Residential
Board Action: Tabled to next regularly scheduled meeting

Type: Certificate of Appropriateness
Location: Generally located north and west of E Main Street and east of 605
Applicant: New Albany Towne Center LLC c/o Kareem Amr
Request: Certificate of Appropriateness to construct a mixed use development consisting of three buildings including 3,000 square feet of commercial use, 104 residential units, and associated parking
Zoning: Historic Center and Core Residential
Board Action: Tabled to next regularly scheduled meeting

Other Business:

1. NAPLS Presentation

**BOARD AND COMMISSIONS
JANUARY 2025**

Planning Commission: January 22, 2025

Applications:

Type: Rezoning
Location: 13785 Lucille Lynd Rd, 13837 Lucille Lynd Rd, 13853 Lucille Lynd Rd, 14062 Worthington Rd, and 0 Worthington Rd
Applicant: MBJ Holdings, LLC c/o Aaron Underhill
Request: Rezoning of 28.10 acres from Limited Office Campus District (L-OCD) to Infill Planned Unit Development District (I-PUD) for an area to be known as the Beech Interchange Southeast Zoning District
Zoning: Limited Office Campus District (L-OCD)
Board Action: Approved

Other Business:

1. City Code Amendment: C.O. 1115 Conditional Uses
2. NAPLS Presentation

Board of Zoning Appeals: January 27, 2025

Applications:

Type: Variance
Location: 9360 Innovation Campus Way
Applicant: Alan Sotak
Request: Variance to Harrison West L-GE zoning text section IV(E)(3)(h) to eliminate the requirement to install rooftop equipment screening
Zoning: L-GE (Limited General Employment)
Board Action: Approved

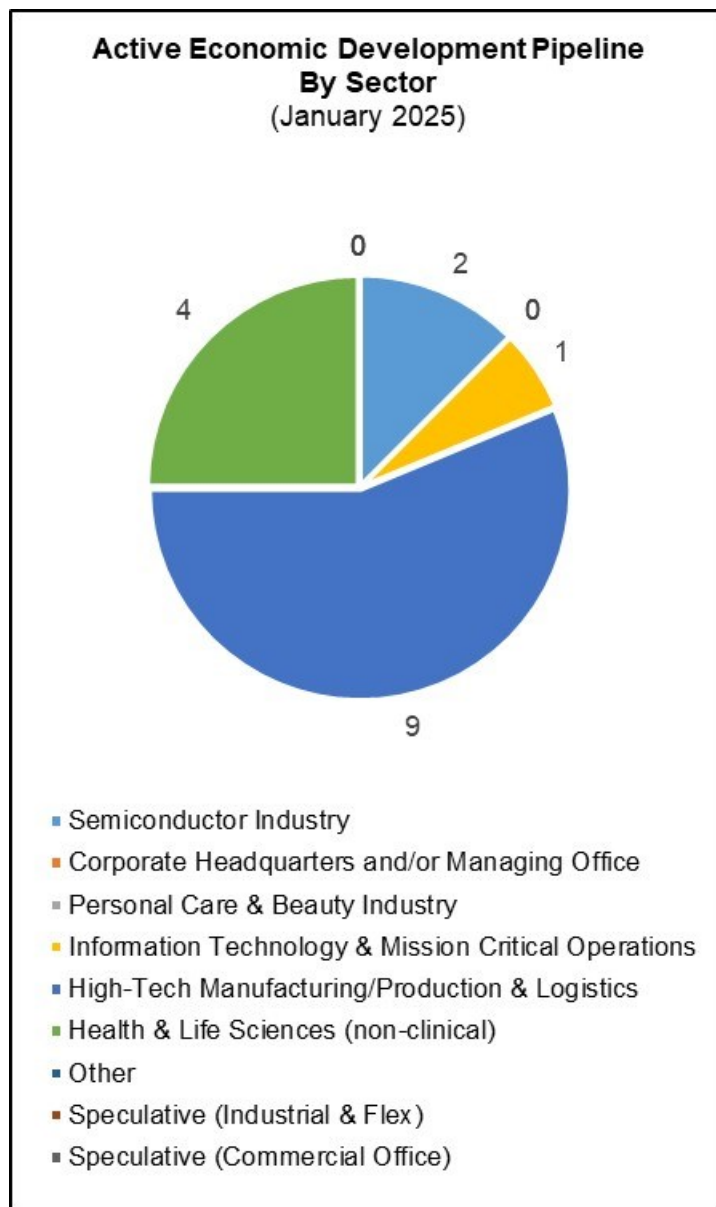
ECONOMIC DEVELOPMENT UPDATES JANUARY 2025

Active Economic Development Pipeline

(Including Site Selection Requests For Information)

In January, the department did not respond to any site selection requests. The department reviewed a total of five requests and determined that the stated requirements could not be met in New Albany due to the number of acres needed, utility demands or type of industry.

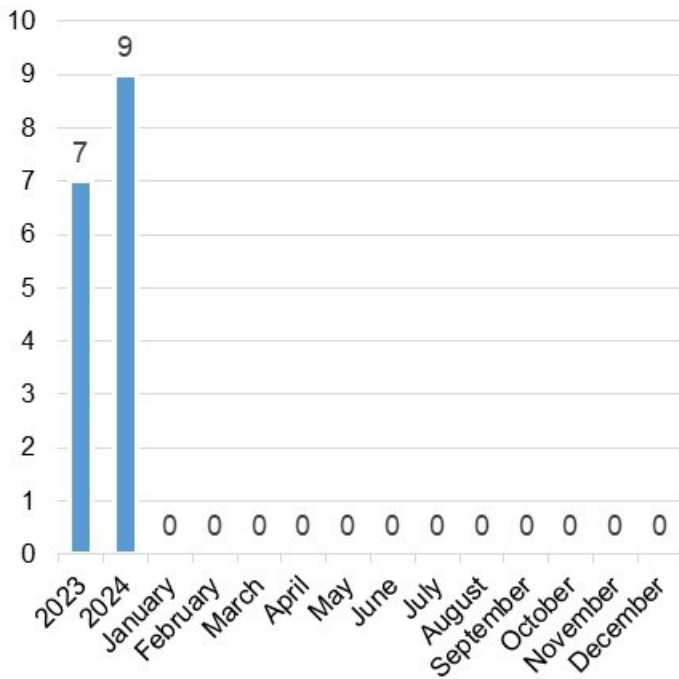
Currently, the department has an active portfolio of approximately 16 projects.



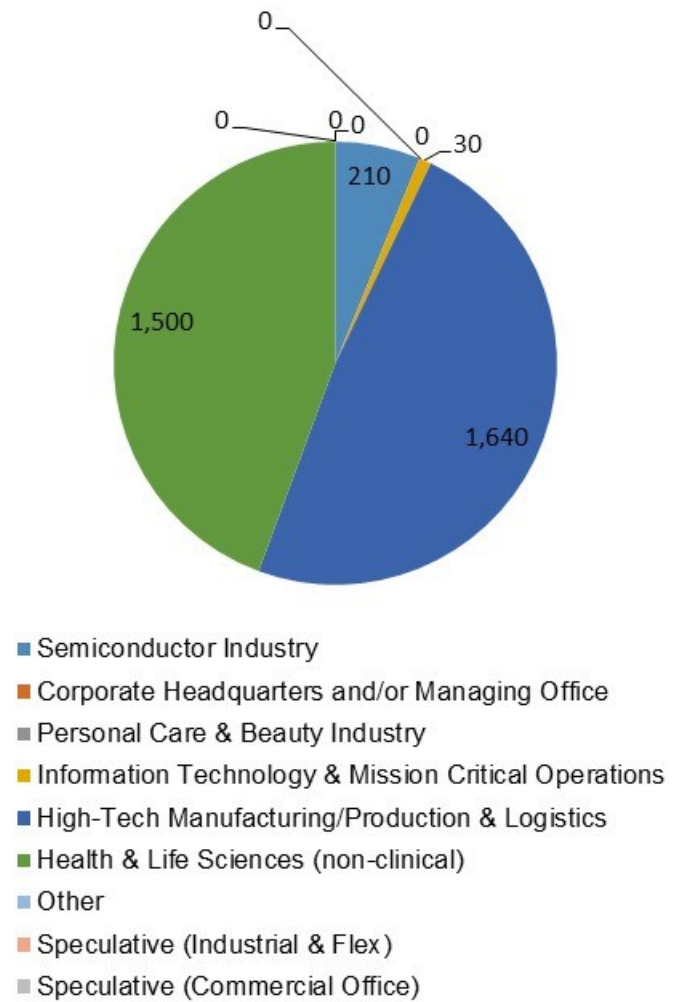
ECONOMIC DEVELOPMENT UPDATES

JANUARY 2025

Active Economic Development Pipeline By Month (January 2025)



Active Economic Development Pipeline No. of Proposed Jobs By Sector (January 2025)

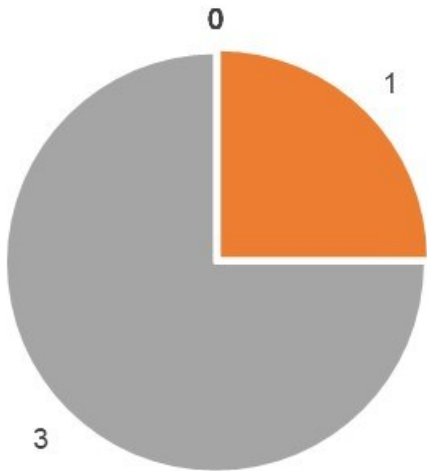


ECONOMIC DEVELOPMENT UPDATES

JANUARY 2025

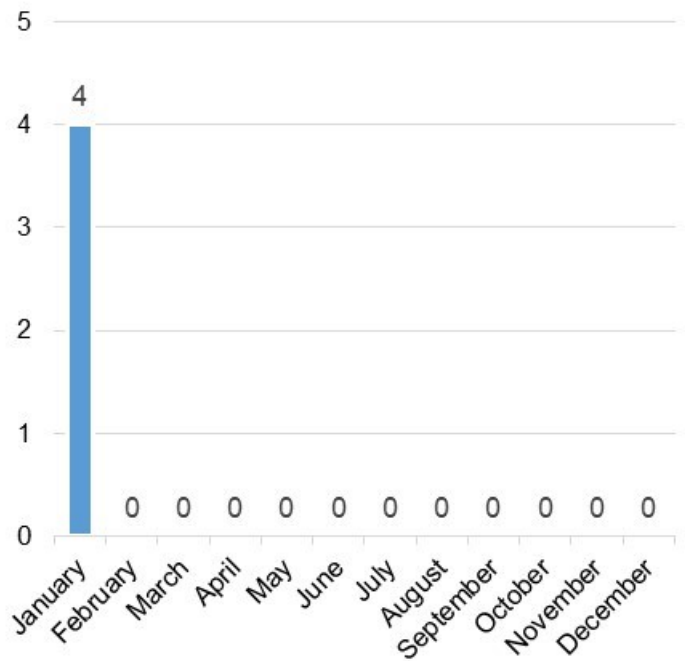
Business Retention & Expansion Meetings

Economic Development Business Retention & Expansion Visits By Sector
(January 2025)



- Corporate Headquarters and/or Managing Office
- Personal Care & Beauty Industry
- Information Technology & Mission Critical Operations
- High-Tech Manufacturing/Production & Logistics
- Health & Life Sciences (non-clinical)
- Research & Development
- Other
- Speculative (Industrial & Flex)
- Speculative (Commercial Office)
- Semiconductor Industry

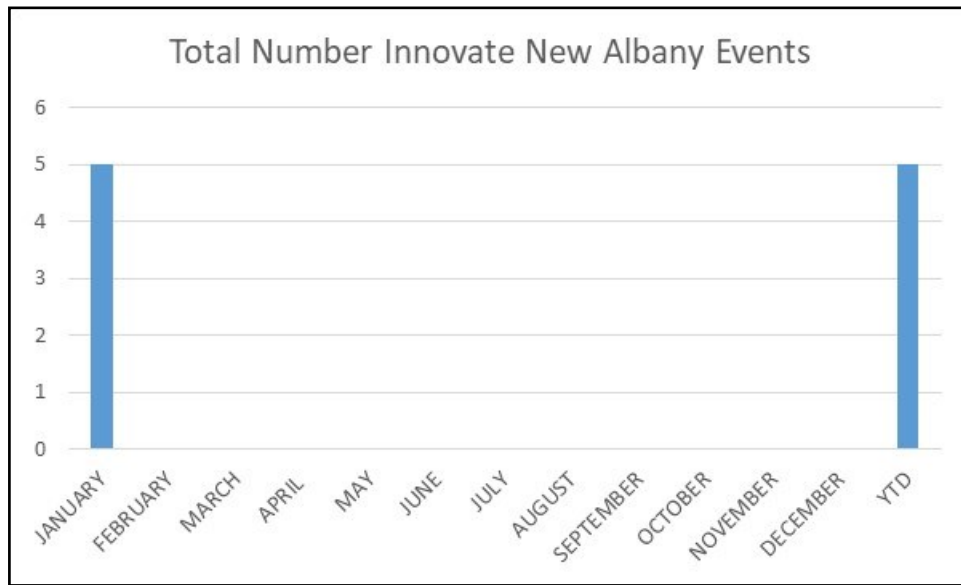
Economic Development Business Retention & Expansion Visits By Month
(January 2025)



INNOVATE NEW ALBANY JANUARY 2025

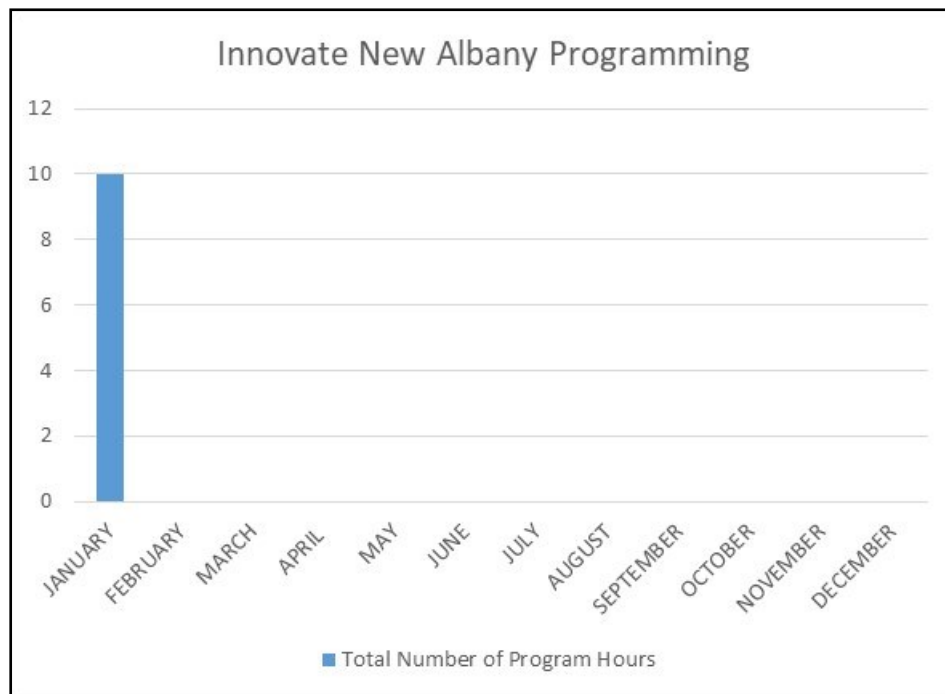
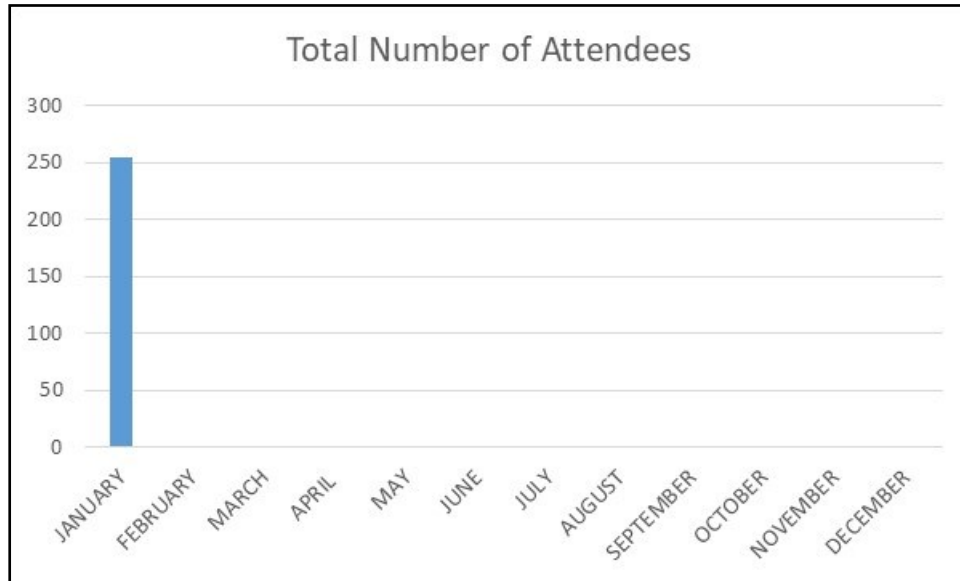
Innovate New Albany Event and Program Information

Below are two graphs that describe the number and types of events hosted by Innovate New Albany. The graphs on the following page describe the number of attendees and program hours.



INNOVATE NEW ALBANY JANUARY 2025

Innovate New Albany Event Highlights



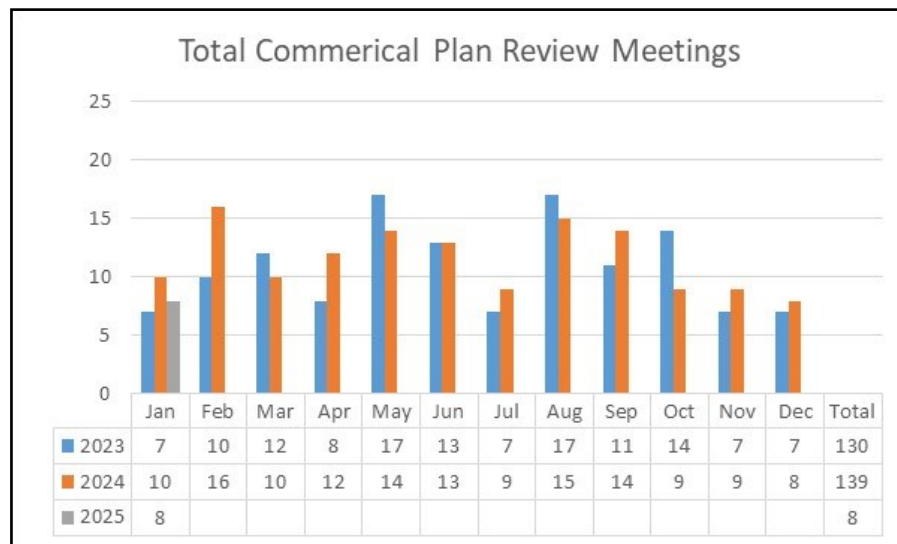
PLAN REVIEW JANUARY 2025

Residential Walk-Through Meetings



The development department offers in person meetings for small residential projects with the contractor/owners and the zoning and building plan reviewers.

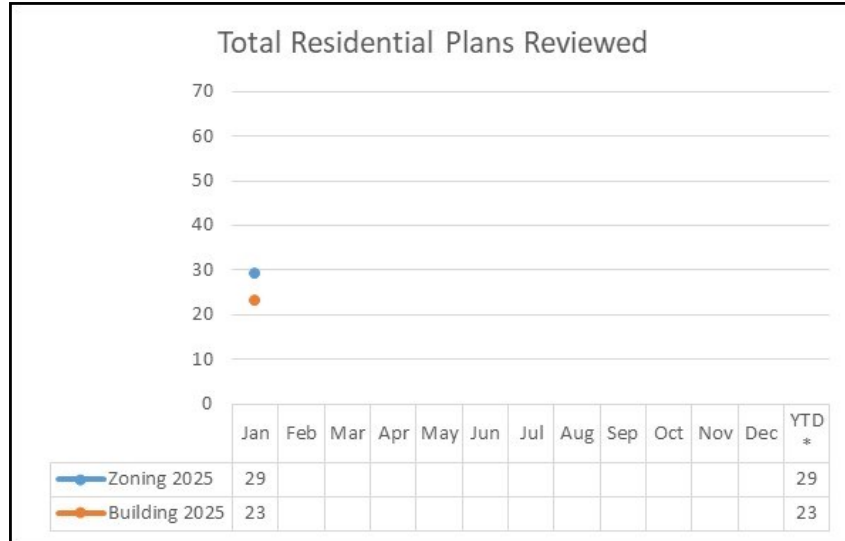
Commercial Walk-Through Meetings



The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination.

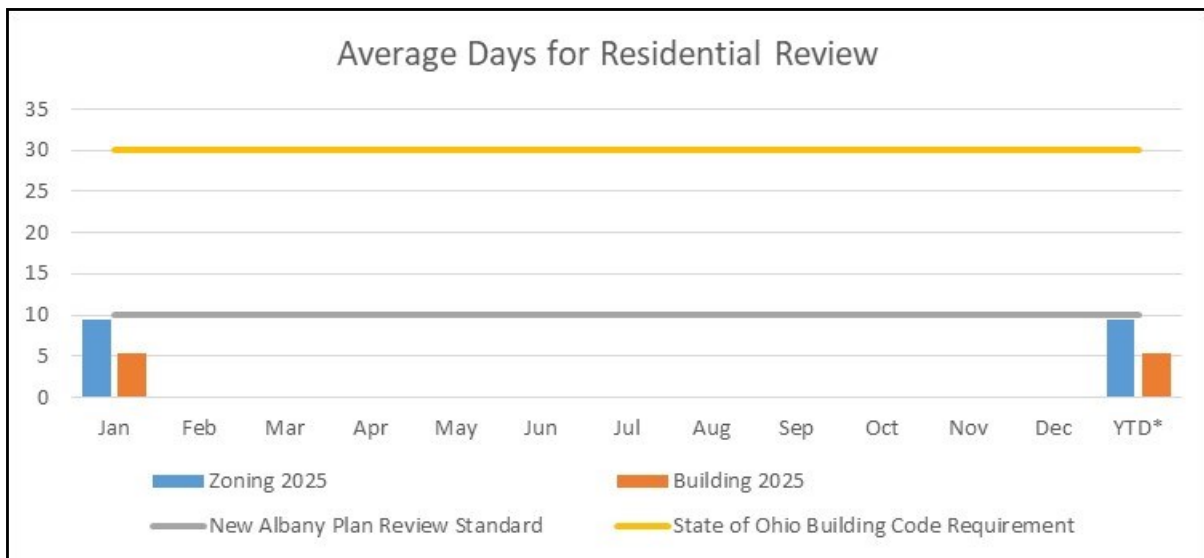
PLAN REVIEW JANUARY 2025

Residential Plan Review



This graph shows the total number of residential plan reviews completed each month. This includes new projects, response to denials and revisions to approved plans.

*YTD is the total from January to the end of current month.

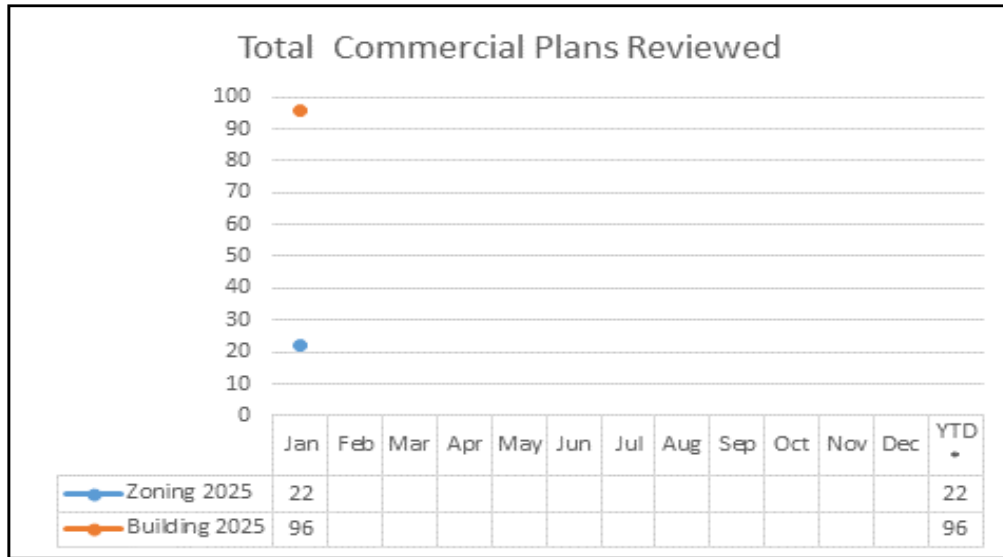


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

*YTD is the total from January to the end of current month.

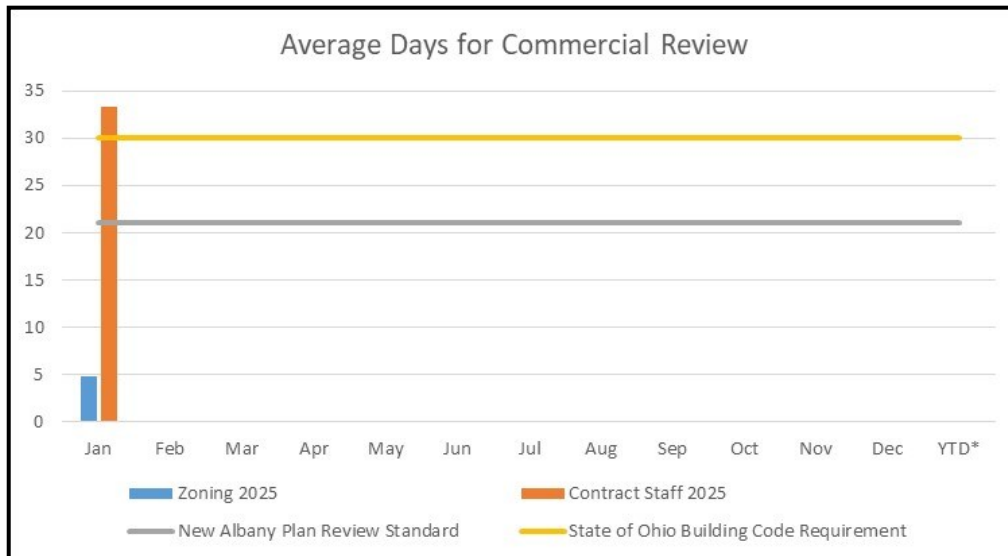
PLAN REVIEW JANUARY 2025

Commercial Plan Review



This graph shows the total number of commercial plans reviewed each month. This includes new projects, response to denials and revisions to approved plans.

*YTD is the total from January to the end of current month.



This graph shows the average number of days for commercial plans reviewed by building and zoning each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

*YTD is the total from January to the end of current month.

ENGINEERING
JANUARY 2025

Engineering Plan Reviews

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
Hamlet	12/06	12/17	11	18
Tenby Mass Ex	1/13	1/16	3	18
Fieldhouse	1/24	1/28	4	18
AWS N Beech Rd	1/10	1/21	11	18
NAO Revision	12/23	1/14	22	18
Tenby PSIP	1/16	1/29	10	18
Van Trust Phase 2	1/15	1/21	6	18

Engineering Pre-Construction Meetings

No pre-construction meetings were held in January.

ENGINEERING JANUARY 2025

Projects in Design

Name of Project: Ganton Parkway Extension

Status: Initial survey is complete. Design is complete for portion in front of QTS. Design continues for the remainder of the proposed roadway.

Name of Project: Green Chapel Road Improvements, Phase 2

Status: Roadway design continues for portion between US 62 and Clover Valley Road. Right-of-way acquisition is in progress. Construction is expected to begin late summer of 2025.

Capital Improvement Projects

Name of Project: Mink Road Improvements and Clover Valley Road, Harrison Road and Jug Street Improvements

Notice to Proceed: Issued

Progress: Final pavement is complete and roadway has all lanes open to traffic.

Name of Project: Green Chapel Road Improvements, Phase 1

Notice to Proceed: Issued

Progress: Eastbound and westbound lanes are open to traffic. Punch list items are being addressed.

Name of Project: Clover Valley 2.0 MG Water Tank

Notice to Proceed: Issued

Progress: Construction continues on the water storage tank.

Name of Project: Briscoe Parkway

Notice to Proceed: Issued

Progress: Roadway construction has been completed for segment 2 between Harrison and Clover Valley Roads. Contractor is addressing punch list items. Roadway construction will begin on the remainder of the proposed roadway in Q1 2025.

Name of Project: Beech Road Water Booster Station

Progress: Initial site work has started including installation of proposed underground items.

Name of Project: 24" Water Main for Beech Road, Green Chapel Road and Clover Valley Road

Progress: Project has been awarded. Work will begin in February 2025.

FIELD WORK AND INSPECTIONS

JANUARY 2025

Code Enforcement Activity

Address: 6700, 6770, & 6800 Central College Road

Date of Complaint: August 28, 2024

Violations: Poor property maintenance, building enclosure, tall grass, poor landscape maintenance, unsecured structures, and accumulation of rubbish.

Complaint Description: The zoning officer conducted an inspection on August 29th and confirmed there are violations associated with the properties. The property owner contacted the zoning officer on September 18th and requested an extension. The property owner submitted applications and the city issued permits to demolish all three buildings. All three buildings have been demolished.

Status: Open

Address: 9230 Pamplin Way

Date of Complaint: October 24, 2019

Complaint Description: Encroachment in a preservation zone.

Violations: Working without a permit, encroachment of a preservation zone, and not following the court agreement.

Activity: A resolution agreement for this property requires the removal of the paver patio from a conservation area, and then re-establishing this area with natural grasses and trees. In accordance with the agreement, the owner removed the paver patio and re-established natural grasses in the disturbed areas in 2022. During a subsequent inspection in 2024, the city staff observed that the naturalized grass had been removed and replaced with maintained turf grass and required tree plantings are not in the locations marked by the staff in accordance with the agreement. Based upon the city prosecutor's recommendation, the city staff proposed a new resolution agreement but the property owner did not agree with the terms of it so the city took court action. During the mayor's court hearing on May 30th, the property owner requested the trial be transfer to the downtown Columbus Municipal Court. The property owner's attorney filed a motion to dismiss the case, but a judge denied it and found the conservation easement is an enforceable restriction. In October, the property owner's attorney and city prosecutor reached a deal requiring the homeowner to bring the property into compliance so the November 4th trial was cancelled. The city prosecutor is scheduling a follow-up arraignment date to confirm compliance with the deal.

Status: Open

Address: 10135 Johnstown Road

Date of Complaint: February 3, 2016

Complaint Description: Multiple vehicles on the property and the welfare of the resident.

Violations: Unsafe structure, unsafe equipment, parking limitations, sanitation, accessory structures, motor vehicles, glazing, window and door frames, protective treatment, structural members, exterior walls, roofs and drainage, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, mechanical appliances, residential occupancy.

Activity: There have been no changes to the site's current condition. The city staff will continue to monitor this property quarterly.

Status: On observation

FIELD WORK AND INSPECTIONS JANUARY 2025

Code Enforcement Activity

Address: 5155 Johnstown Road

Date of Complaint: January 08, 2025

Complaint Description: Pallets/racks are being stored on the single-family home property.

Violations: Exterior storage of supplies/materials/goods associated with the nursery on/around the single-family home..

Activity: The zoning officer conducted an inspection on January 9th, confirmed there are violations associated with the property, and sent a notice of violation to the property owner on January 16th. The property owner contacted the zoning officer on January 21st and asked for clarification of the violation. The property owner contacted the zoning officer on January 22nd stating the violation would be resolved by the time of reinspection. The zoning officer sent confirmation as well as an exhibit to the property owner on January 27th as a follow up before reinspection. The zoning officer performed a reinspection and found the violation had been corrected

Status: Closed

COMMERCIAL PROJECT CONSTRUCTION STATUS JANUARY 2025

Innovation Campus Way and Beech Road Corridor

Name of Project: Holiday Inn Express

Location: 1955 Beech Road

Square Footage: 60,164

Start Date: February 2021



Holiday Inn Express

Name of Project: Montauk Innovations—NBY5A

Location: 1101 Beech Road

Square Footage: 342,626

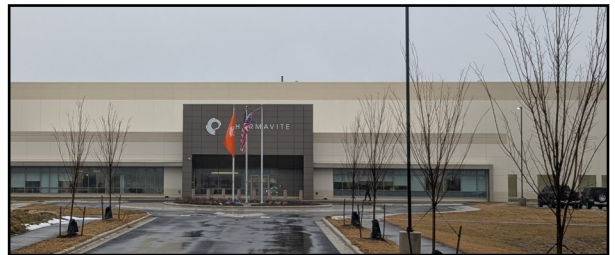
Start Date: November 2023

Name of Project: Montauk Innovations—NBY6A

Location: 1101 Beech Road

Square Footage: 288,530

Start Date: December 2023



Pharmavite

Name of Project: DSV

Location: 2905 Clover Valley Road

Square Footage: 1,214,267

Start Date: October 2023

Name of Project: Pharmavite

Location: 13700 Jug Street

Square Footage: 218,795

Start Date: April 2023

Name of Project: Meta LCO DCB1

Location: 1500 Beech Road

Square Footage: 362,317

Start Date: September 2023

Name of Project: Meta LCO DCB2

Location: 1500 Beech Road

Square Footage: 302,944

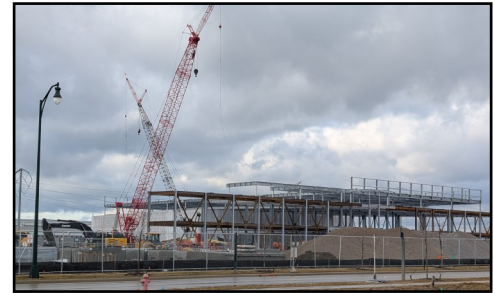
Start Date: September 2023

COMMERCIAL PROJECT CONSTRUCTION STATUS JANUARY 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: NBY Hub 2
Location: 1101 Beech Road
Square Footage: 21,667
Start Date: October 2024

Name of Project: Vantage Building 1
Location: 3325 Horizon Court
Square Footage: 200,107
Start Date: October 2024



Vantage

Name of Project: QTS NAL 2 DC 2
Location: 675 Beech Road
Square Footage: 292,500
Start Date: September 2024

Name of Project: QTS NAL 2 DC 1
Location: 785 Beech Road
Square Footage: 320,200
Start Date: October 2023

Name of Project: QTS NAL 1 DC 2
Location: 1225 Beech Road
Square Footage: 442,521
Start Date: May 2024

Name of Project: QTS NAL 1 DC 1
Location: 1235 Beech Road
Square Footage: 442,521
Start Date: October 2023

Name of Project: AWS, building B
Location: Generally located at Beech and Jug
Square Footage: 260,435
Start Date: September 2024

COMMERCIAL PROJECT CONSTRUCTION STATUS JANUARY 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: AWS, Building C

Location: Generally located at Beech and Jug

Square Footage: 248,750

Start Date: November 2024

Name of Project: AWS, Building D

Location: Generally located at Beech and Jug

Square Footage: 248,750

Start Date: March 2024

Name of Project: AWS, Building E

Location: Generally located at Beech and Jug

Square Footage: 256,305

Start Date: October 2024

Name of Project: AWS, Building A

Location: Generally located at Miller and Beech

Square Footage: 251,265

Start Date: November 2024

Name of Project: AWS, Building F

Location: Generally located at Miller and Beech

Square Footage: 6,933

Start Date: November 2024

Name of Project: Vantage Building 2

Location: 3265 Horizon Court

Square Footage: 500,107

Start Date: January 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS JANUARY 2025

Walton Parkway / New Albany Road E Corridor

Name of Project: Edged Energy
Location: 6385 New Albany Road E
Square Footage: 205,974
Start Date: July, 2024



Edged Energy

COMMERCIAL PROJECT CONSTRUCTION STATUS JANUARY 2025

Partial Occupancy Status

Name of Project: Medical Center of New Albany

Location: 6455 W. Campus Oval

Expiration Date: N/A

Name of Project: Montauk Innovations, LLC (NBY3A)

Location: 1101 Beech Road

Expiration Date: January 30, 2025

Name of Project: Montauk Innovations, LLC (NBY3a Z2)

Location: 1101 Beech Road

Expiration Date: February 21, 2025

Name of Project: Taylor Farm Park storage/restroom

Location: 5526 E Dublin Granville Road

Expiration Date: January 2, 2025

Name of Project: Montauk Innovations—NBY4A

Location: 1101 Beech Road

Expiration Date: March 24, 2025

Name of Project: AWS, Building B

Location: Generally located at Jug and Harrison

Expiration Date: December 28, 2024

Name of Project: AWS, Building C

Location: Generally located at Jug and Harrison

Expiration Date: February 2, 2025

Name of Project: AWS, Building D

Location: Generally located at Jug and Harrison

Expiration Date: March 3, 2025

Name of Project: AWS, Building E

Location: Generally located at Jug and Harrison

Expiration Date: November 30, 2024

COMMERCIAL PROJECT CONSTRUCTION STATUS JANUARY 2025

Partial Occupancy Status continued...

Name of Project: AWS, Building G

Location: Generally located at Jug and Harrison

Expiration Date: December 11, 2024

Name of Project: AWS, Building H

Location: Generally located at Jug and Harrison

Expiration Date: December 11, 2024

Name of Project: AWS, Building K

Location: Generally located at Jug and Harrison

Expiration Date: May 5, 2025

Name of Project: AWS, Building A

Location: Generally located at Beech and Jug

Expiration Date: March 28, 2025

Name of Project: AWS, Building J

Location: Generally located at Beech and Jug

Expiration Date: April 28, 2025

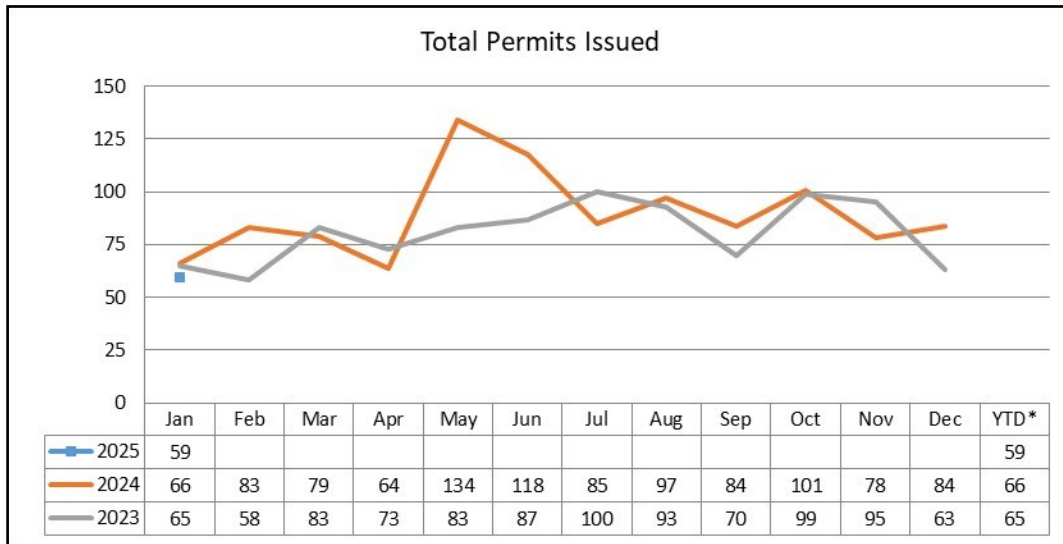
Name of Project: AWS, Building K

Location: Generally located at Beech and Jug

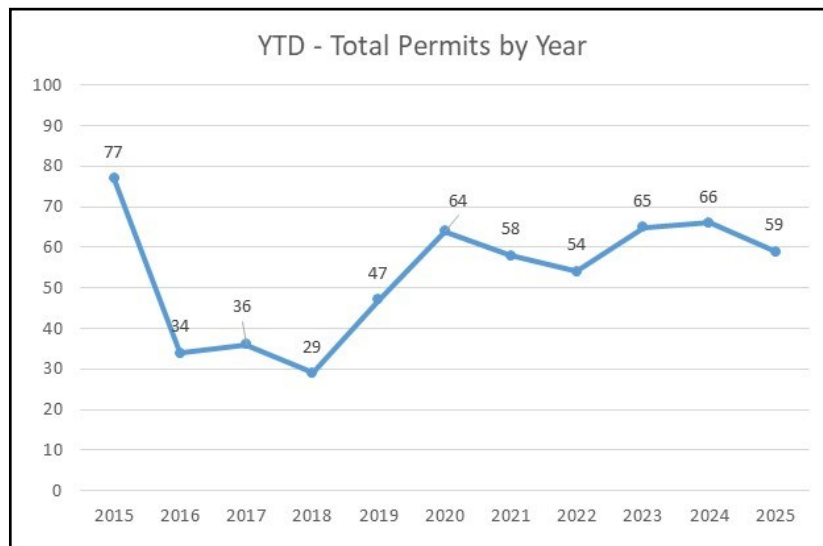
Expiration Date: April 28, 2025

BUILDING AND ZONING STATISTICS

JANUARY 2025

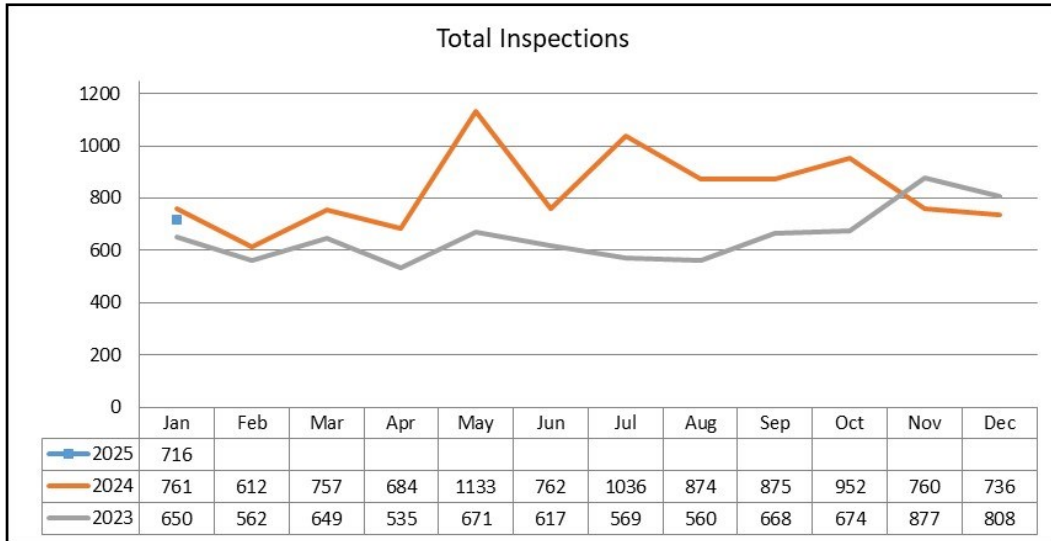


*YTD is the total from January to the end of current month.



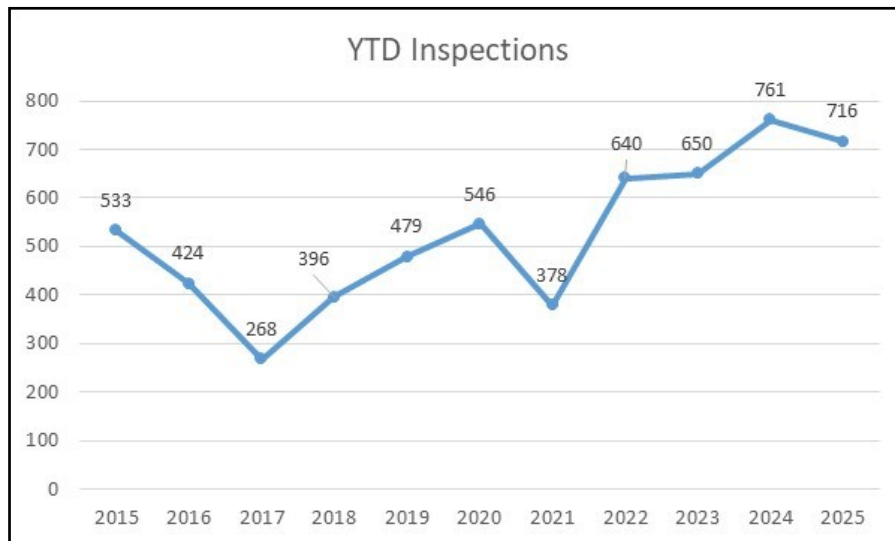
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and overall project coordination. However, this change does not always reflect the number of plan/permit reviews in a single permit.

BUILDING AND ZONING STATISTICS JANUARY 2025



This graph represents the number of building and zoning inspections completed per month.

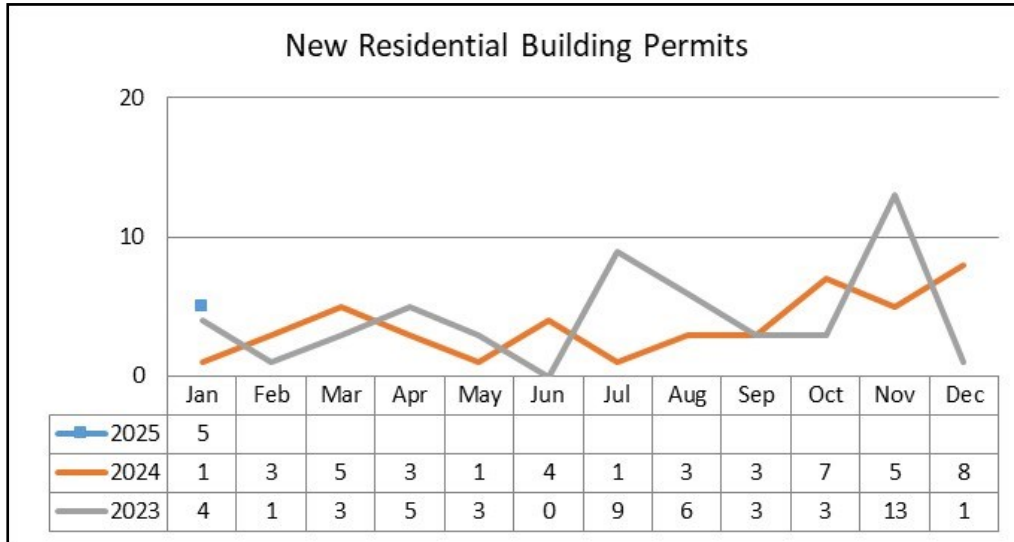
*YTD is the total from January to the end of current month.



This graph represents the number of building and zoning inspections completed per year.

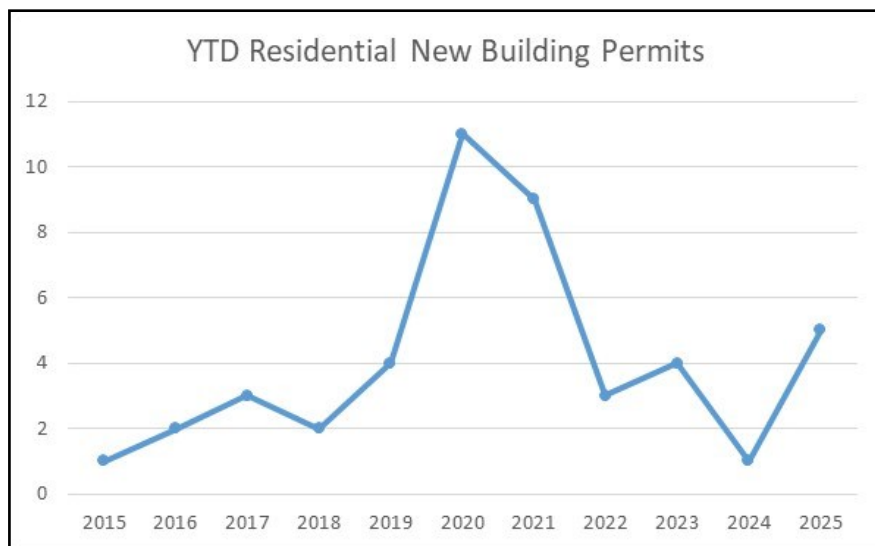
*YTD is the total from January to the end of current month.

BUILDING AND ZONING STATISTICS JANUARY 2025



This graph represents the number of new residential permits per month over a three year period of time.

*YTD is the total from January to the end of current month.



This graph represents the total number of new residential permits issued per year over a 10 year period.

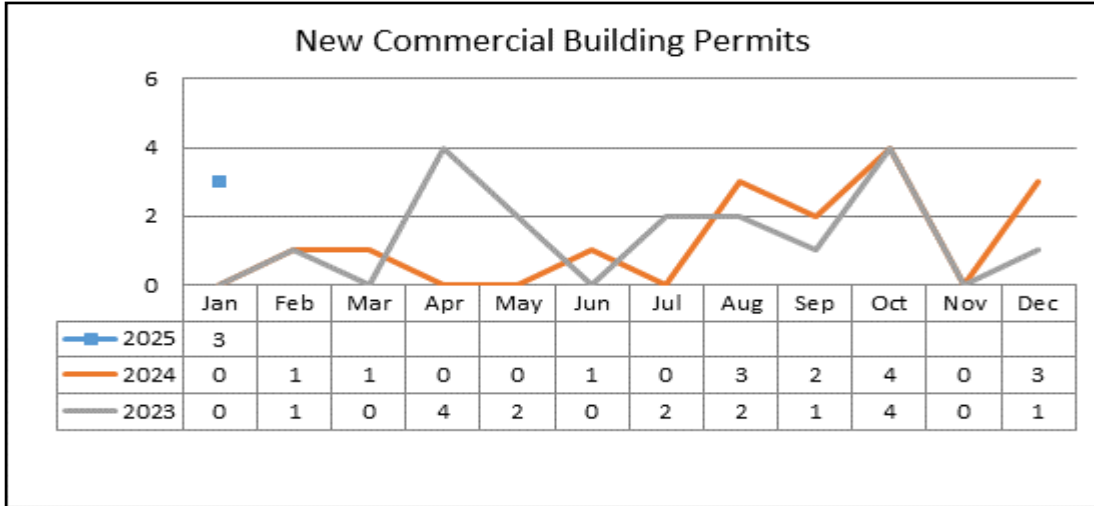
*YTD is the total from January to the end of current month.

BUILDING AND ZONING STATISTICS JANUARY 2025

Subdivision Summary

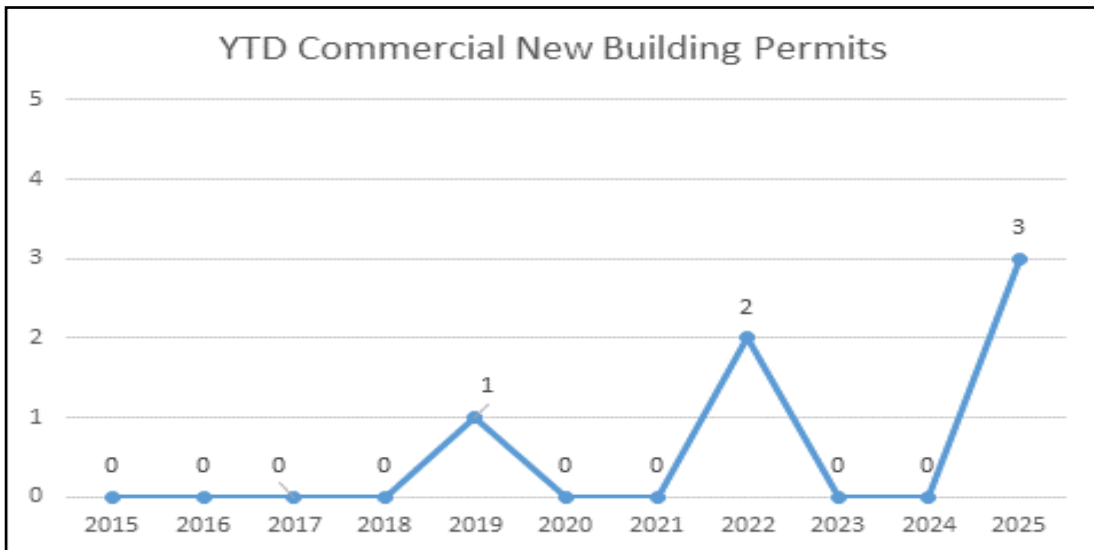
Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	11	49
Courtyard at New	105	93	12
Nottingham Trace	240	151	89
NACC 28	66	57	9
NACC 29 (Oxford)	30	28	2
NACC 22	43	42	1
Hawksmoor	16	11	5
NA Links 13-1	19	18	1
NACC 20-3	23	21	2
NACC 11/11a	102	99	3
NACC 5a/c	35	34	1
Balfour Green	2	1	1
Crescent Pond	3	3	0
NACC 14	50	49	1
NACC 15aa	8	7	1
NACC 15e	23	22	1
NACC 27 (Straits)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

COMMERCIAL BUILDING STATISTICS JANUARY 2025



This graph represents the number of new commercial building permits per month over a three year period of time.

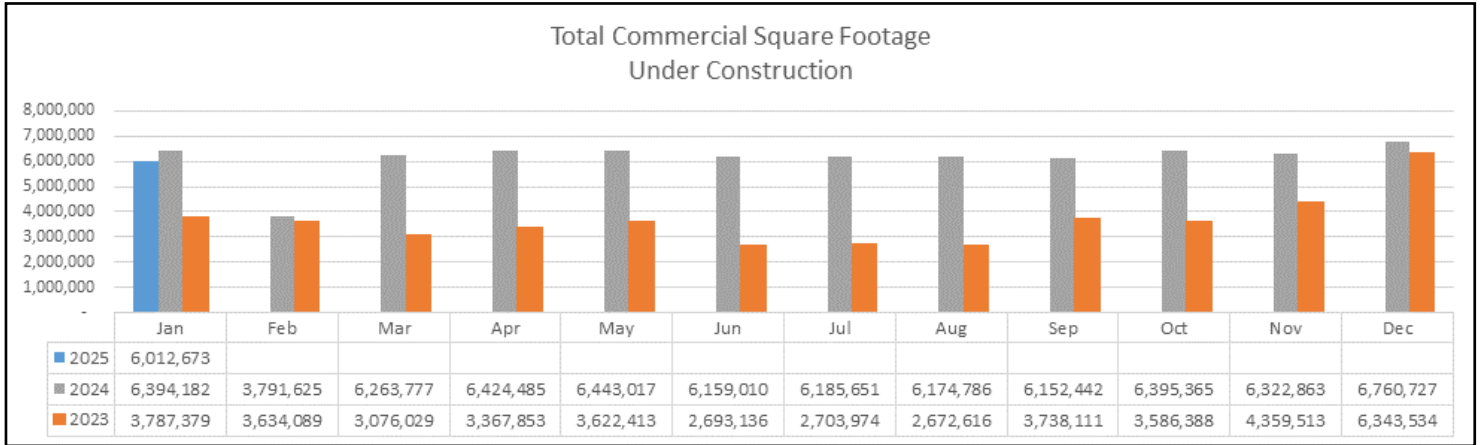
*YTD is the total from January to the end of current month.



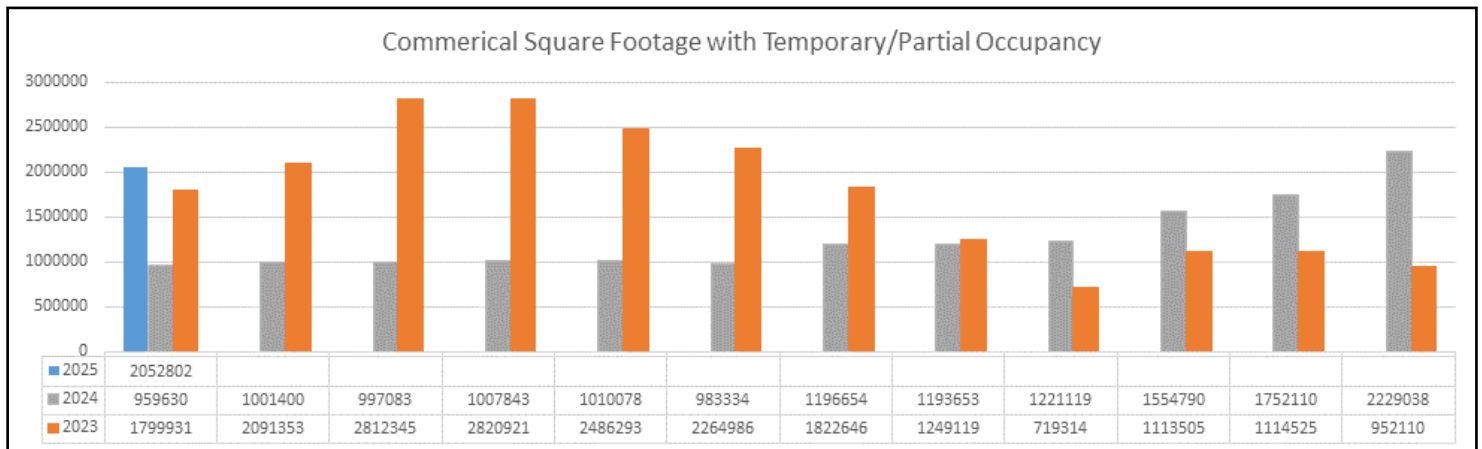
This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.

*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS JANUARY 2025

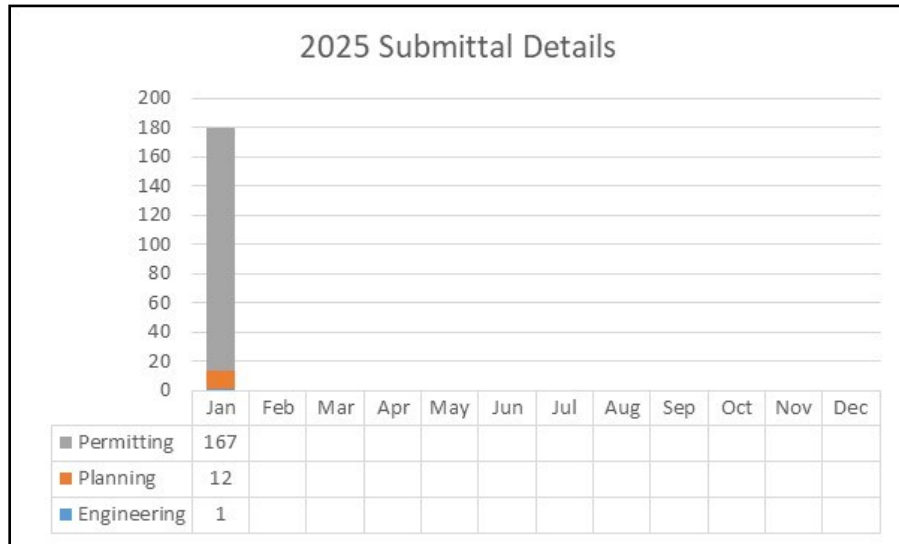


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

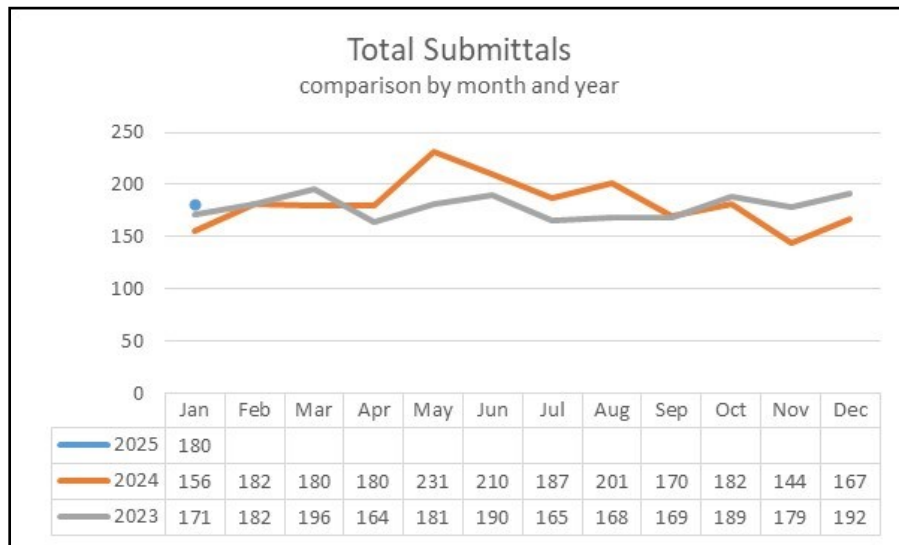


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS JANUARY 2025



This graph shows the total number of submittals processed by the development department during each month by each discipline.



This graph shows the total number of submittals processed by the development department per month compared over a three year period of time.