



Community Development Department
MONTHLY REPORT
February 2025

Professionalism

Reliability

Creativity

Service

Inside This Issue:

Community Engagement and Outreach	2
Boards and Commissions	5
Economic Development Update	8
Innovate New Albany	11
Plan Review	16
Engineering	19
Field Work and Inspections	21
Commercial Construction	23
Statistics	29

COMMUNITY ENGAGEMENT AND OUTREACH

FEBRUARY 2025

Business Meetings & Events

Smart Farm Touchbase (February 5)
QTS Topping Out Ceremony (February 6)
US 62 Interchange Focus Group (February 11)
Cabot Properties and City of New Albany (February 11)
Lincoln Property and City of New Albany (February 11)
German American Semi-Conductor Cities Network Networking Event (February 12)
Ohio Power Siting Board (February 19)
MA Design and City of New Albany ECOS Update (February 27)
Supply Chain Conversation with US Commercial Service (February 28)
Ohio Life Science Communities Program (February 28)

Professional Development Organizations

Economic Development Advisory Council (February 7)
Mid-Ohio Development Exchange Business Meeting (February 7)
Vorys Economic Development Incentive Conference (February 21)
Mid-Ohio Development Exchange Board Prep Call (February 25)

Business Retention and Expansion Meetings

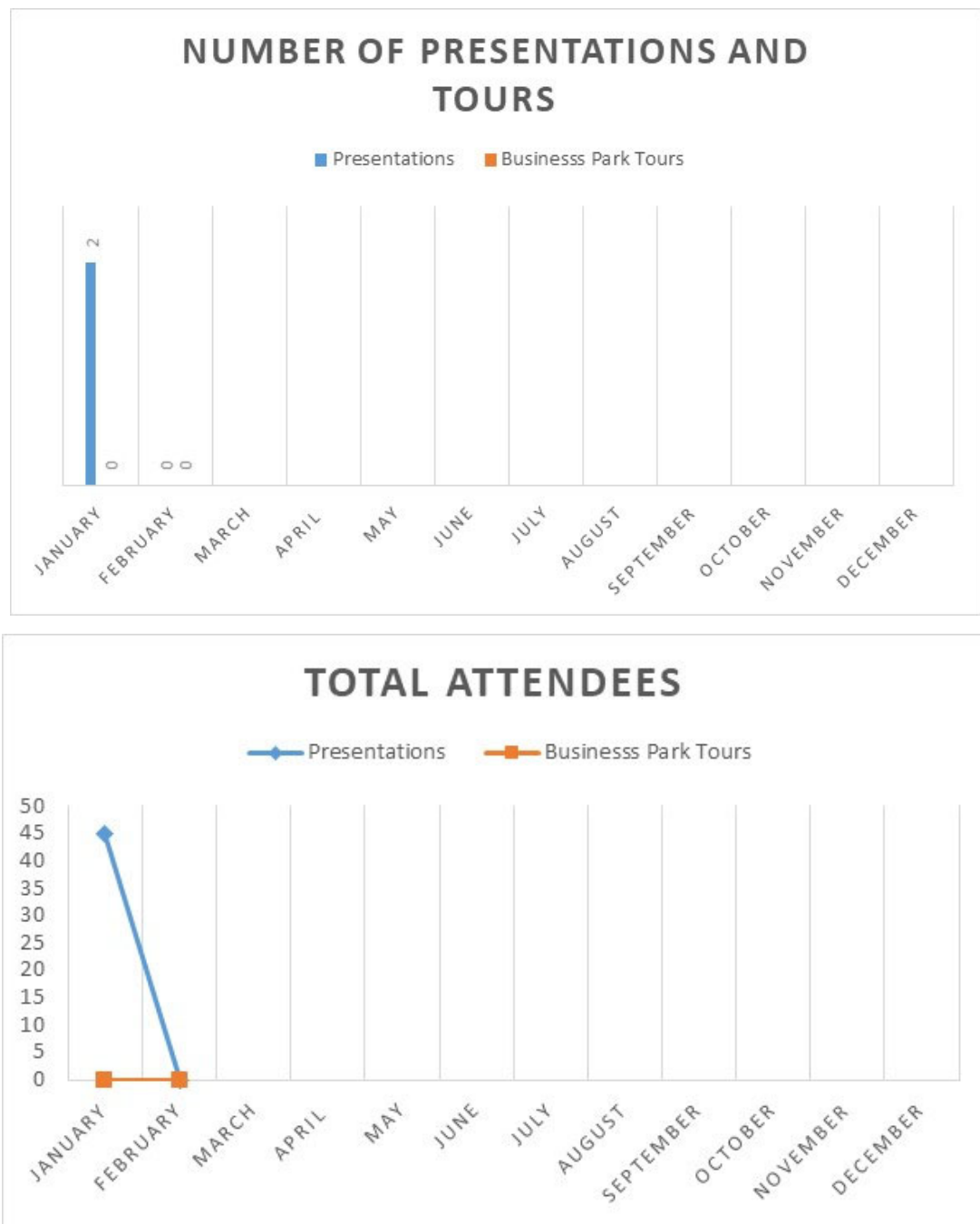
Abercrombie & Fitch (February 5)
Meta (February 12)
AWS (February 13)
Meta (February 20)

Presentations & Tours

There were no presentations or tours given in February.

COMMUNITY ENGAGEMENT AND OUTREACH
FEBRUARY 2025

Presentations and Tour Highlights

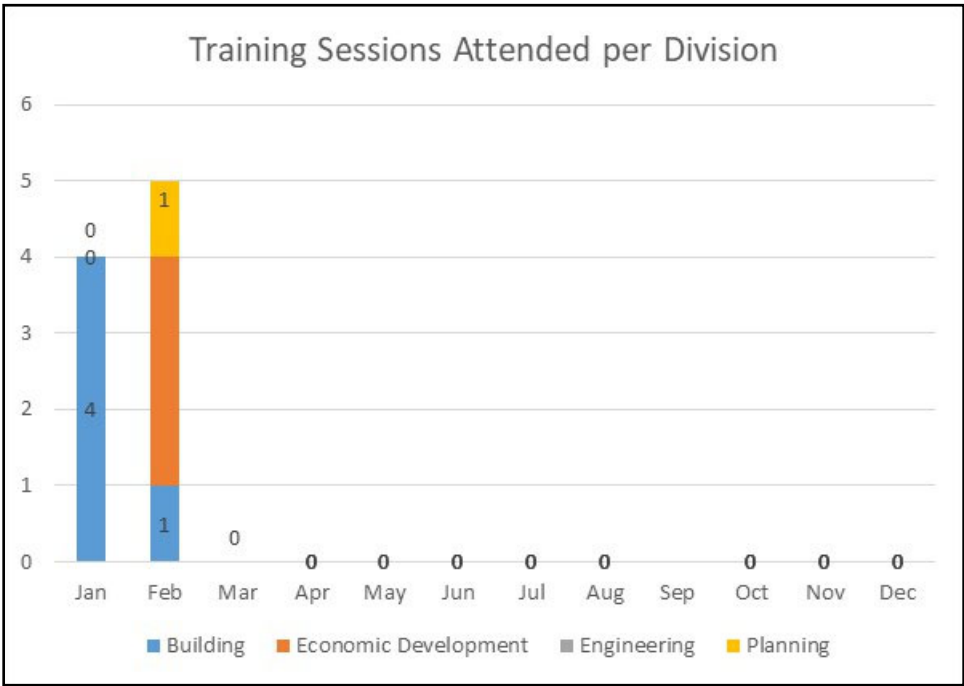


COMMUNITY ENGAGEMENT AND OUTREACH
FEBRUARY 2025

Training Highlights

MAPS Class

On February 5th, the planner II attended the “How Leaders Create a Healthy and Productive Workplace.” This course focused on six factors that create the right working conditions for building trust, strengthening teams, and driving better outcomes. The class worked in groups on different work scenarios that focused on each of the six factors.



BOARD AND COMMISSIONS

FEBRUARY 2025

Planning Commission: February 3, 2025

Applications:

Type: Final Plat
Location: Generally located at the southwest and southeast corners of New Albany Condit Road and Central College Road intersection
Applicant: NONA Master Development LLC c/o Aaron Underhill, Esq.
Request: Final Plat for Phase 1 of the Hamlet development project
Zoning: Infill-Planned Unit Development (I-PUD)
Board Action: Approved

Type: Final Plat
Location: Generally located south of 161 and north of E Dublin-Granville Road
Applicant: City of New Albany
Request: Final plat for the dedication of public right-of-way for Ganton Parkway West Phase 4
Zoning: Comprehensive Planned Unit Development (C-PUD)
Board Action: Approved

Other Business:

1. TMD Update Workshop
2. Floodplain Chapter Update Workshop

Architectural Review Board: February 10, 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

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: Approved with conditions

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: Approved with conditions

BOARD AND COMMISSIONS

FEBRUARY 2025

Planning Commission: February 19, 2025

Applications:

Type: Final Development Plan
Location: Generally located at the northwest corner of Mink Street and Innovation Campus Way
Applicant: J. Carter Bean Architect LLC c/o Carter Bean
Request: Final development plan to allow for construction of a 4,816 square foot Speedway gas station
Zoning: Infill-Planned Unit Development (I-PUD)
Board Action: Tabled

Type: Variance
Location: Generally located at the northwest corner of Mink Street and Innovation Campus Way
Applicant: J. Carter Bean Architect LLC c/o Carter Bean
Request: Variances to the number of active and operable doors and signage associated with a final development plan application for a Speedway gas station
Zoning: Infill-Planned Unit Development (I-PUD)
Board Action: Tabled

Type: Final Development Plan
Location: 7375 Souder Road
Applicant: AEP, Ohio Transmission Company, Inc. c/o Amy Toohey
Request: Final development plan to allow for construction of an AEP electrical sub station.
Zoning: Infill-Planned Unit Development (I-PUD)
Board Action: Tabled

Other Business:

1. Informal Presentation for a Conditional Use for 5065 Forest Drive
2. City Code Amendment: C.O. 1154.08 Technology Manufacturing District Parcel and Yard Requirements
3. City Code Amendment: C.O. 1155 Flood Damage Reduction
4. City Code Amendment: C.O. 1171.03 Preservation of Natural Features

Rock Fork-Blacklick Accord: February 20, 2025

Applications:

Type: Rezoning
Location: Generally located east of Babbitt Road, west of Beech Road, and south of Worthington Road
Applicant: City of New Albany and The New Albany Company LLC, c/o Aaron Underhill, Esq.
Request: Proposal to rezone to allow for limited uses sound in the city of New Albany's General Employment District (GE)
Zoning: Agriculture
Board Action: Approval recommended

BOARD AND COMMISSIONS
FEBRUARY 2025

Board of Zoning Appeals: February 24, 2025

Applications:

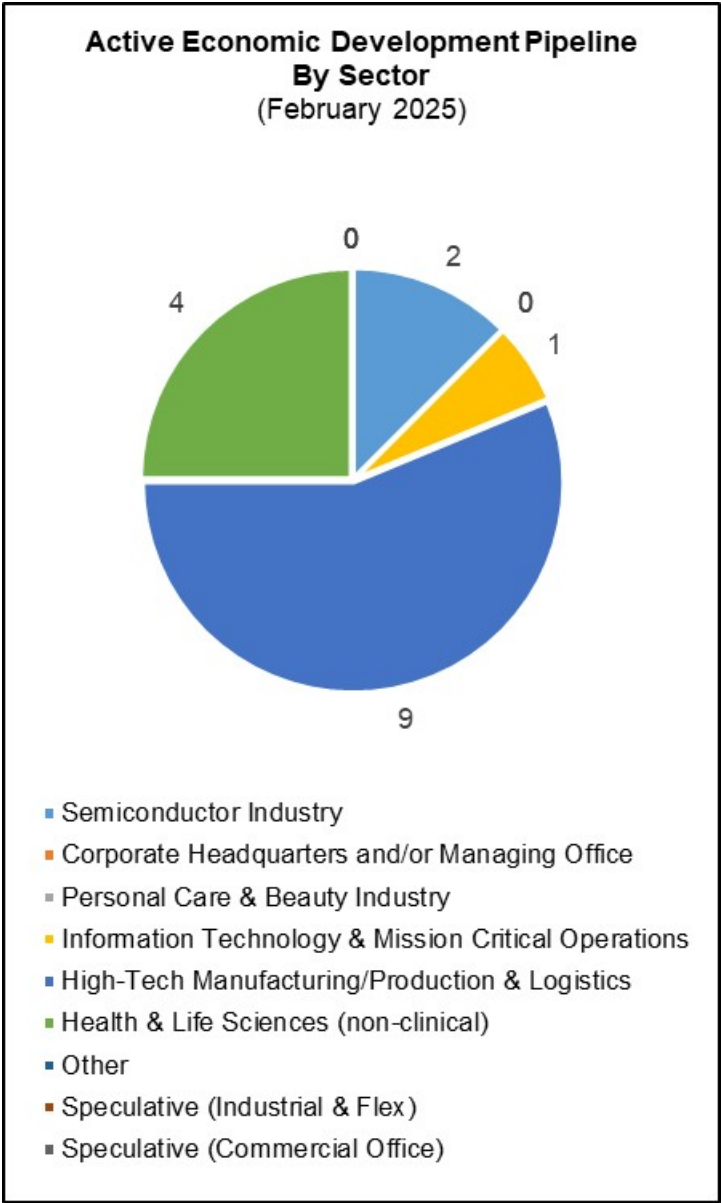
Type: Variance
Location: 13360 Miller Road
Applicant: Ryan O’Grady
Request: Variance to Business and Commercial L-GE zoning text section VI(B) to delay the installation of the required landscaping along adjacent residential use properties.
Zoning: Limited General Employment (L-GE)
Board Action: Approved

ECONOMIC DEVELOPMENT UPDATES
FEBRUARY 2025

Active Economic Development Pipeline
(Including Site Selection Requests For Information)

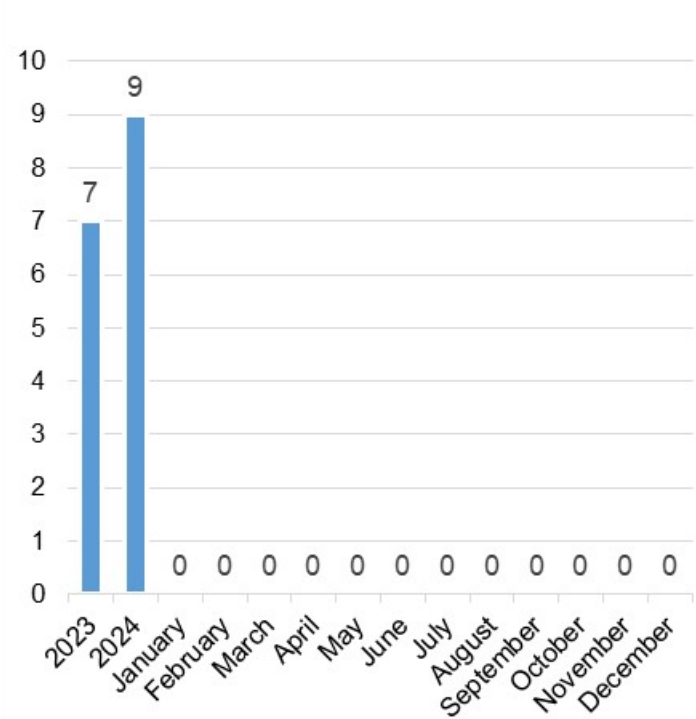
In February, the department did not respond to any site selection requests. The department reviewed a total of five requests and determined that the stated requirements could not be met in New Albany due to the number of acres needed, utility demands or type of industry.

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

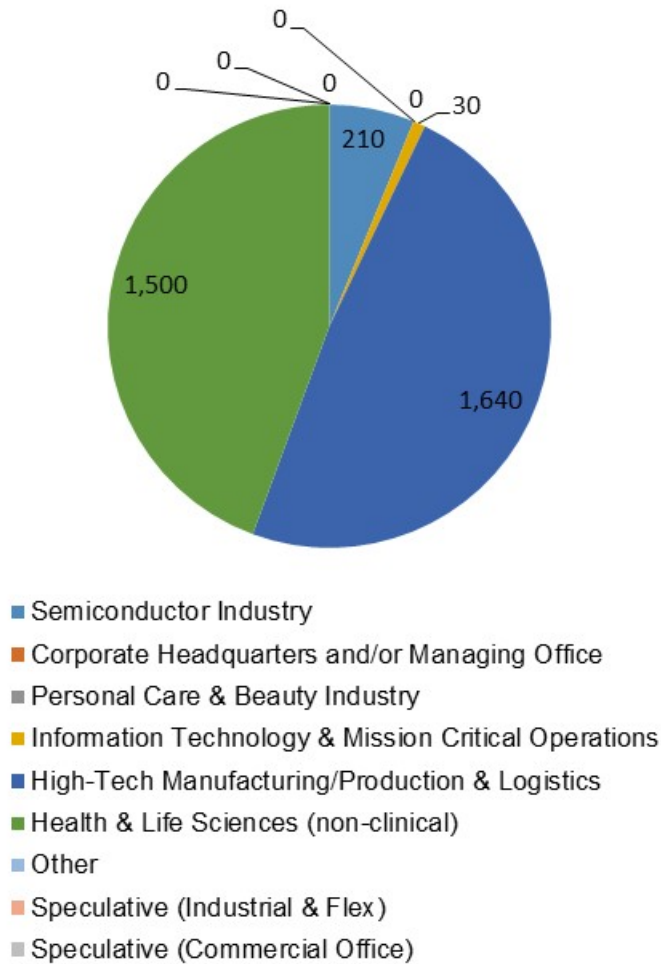


ECONOMIC DEVELOPMENT UPDATES
FEBRUARY 2025

**Active Economic Development Pipeline
By Month
(February 2025)**



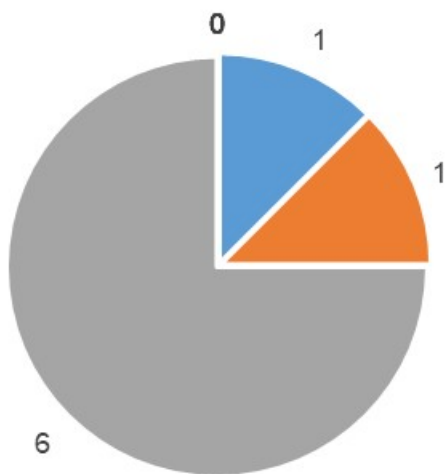
**Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(February 2025)**



ECONOMIC DEVELOPMENT UPDATES
FEBRUARY 2025

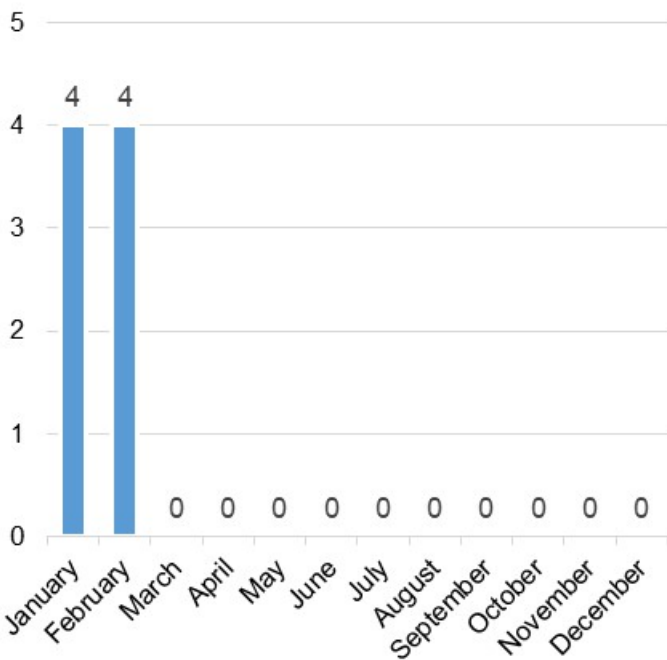
Business Retention & Expansion Meetings

**Economic Development Business
Retention & Expansion Visits
By Sector**
(February 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

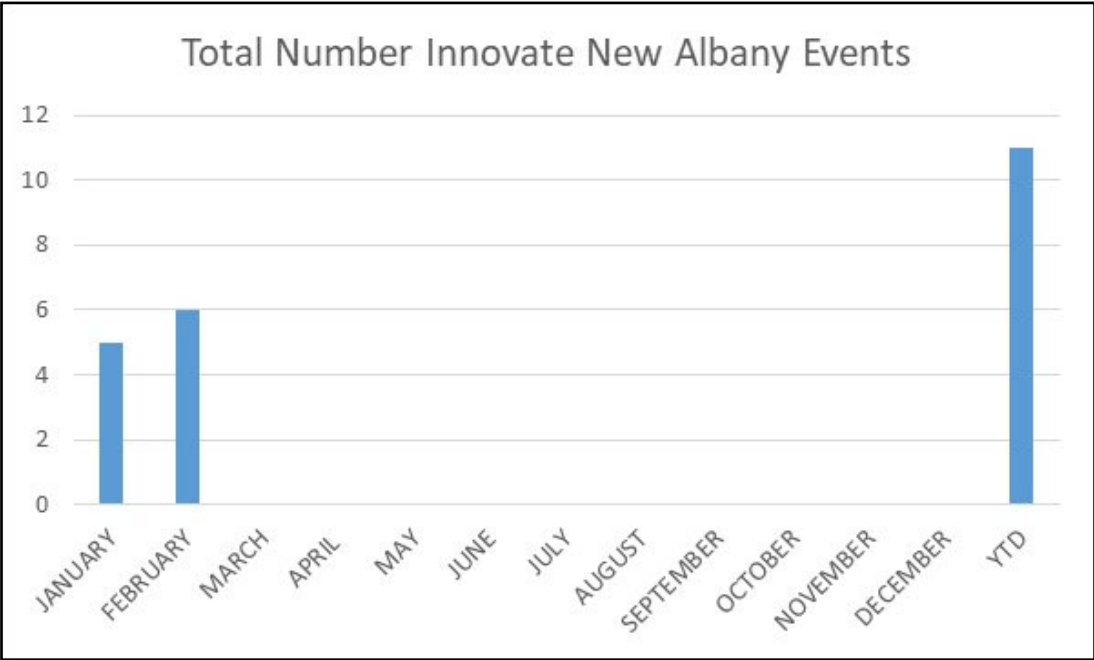
**Economic Development Business
Retention & Expansion Visits
By Month**
(February 2025)



INNOVATE NEW ALBANY
FEBRUARY 2025

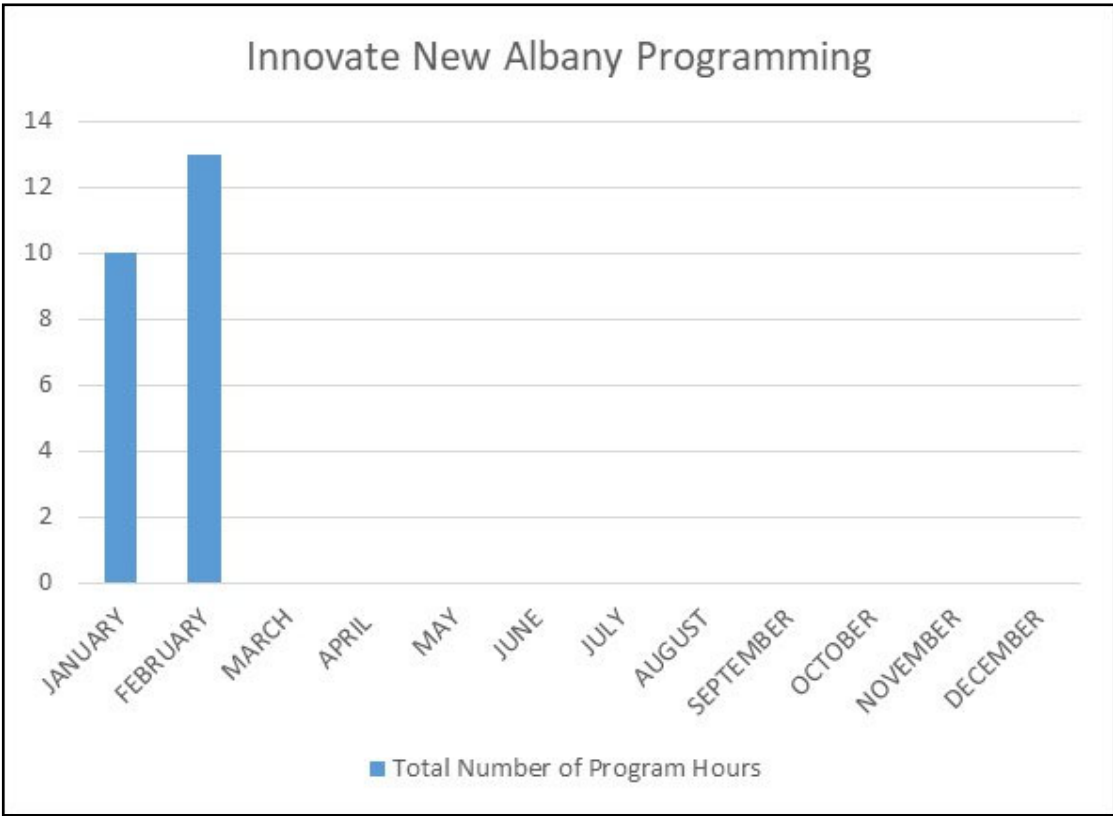
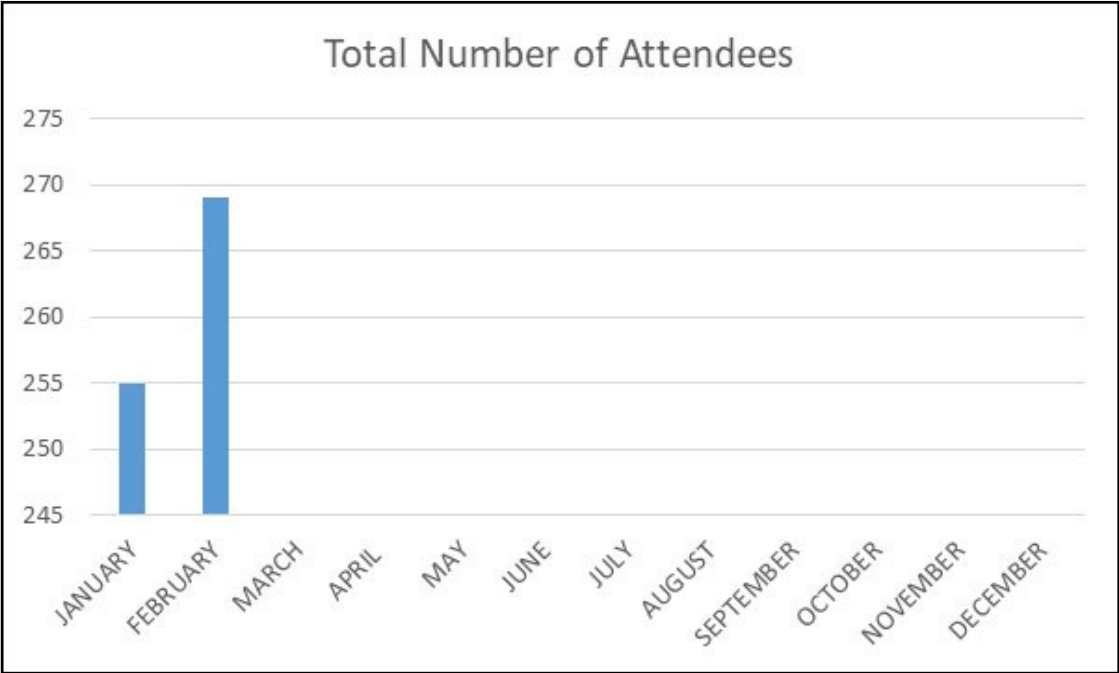
Innovate New Albany Event and Program Information

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
FEBRUARY 2025

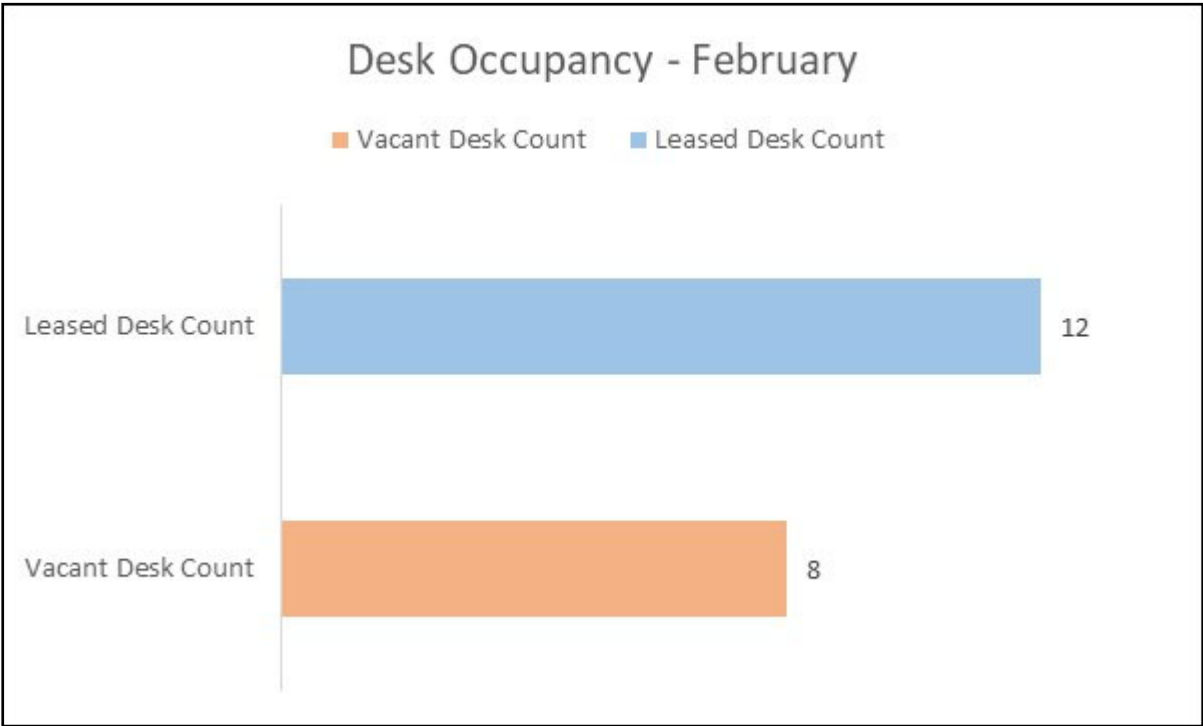
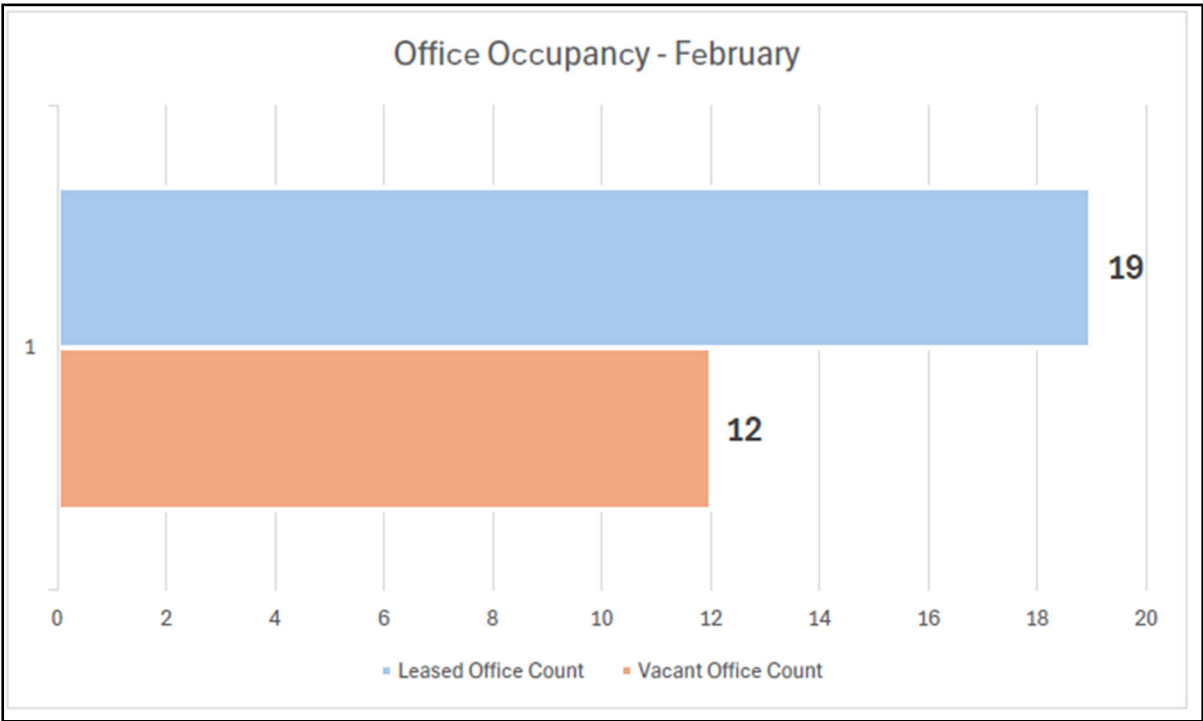
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
FEBRUARY 2025

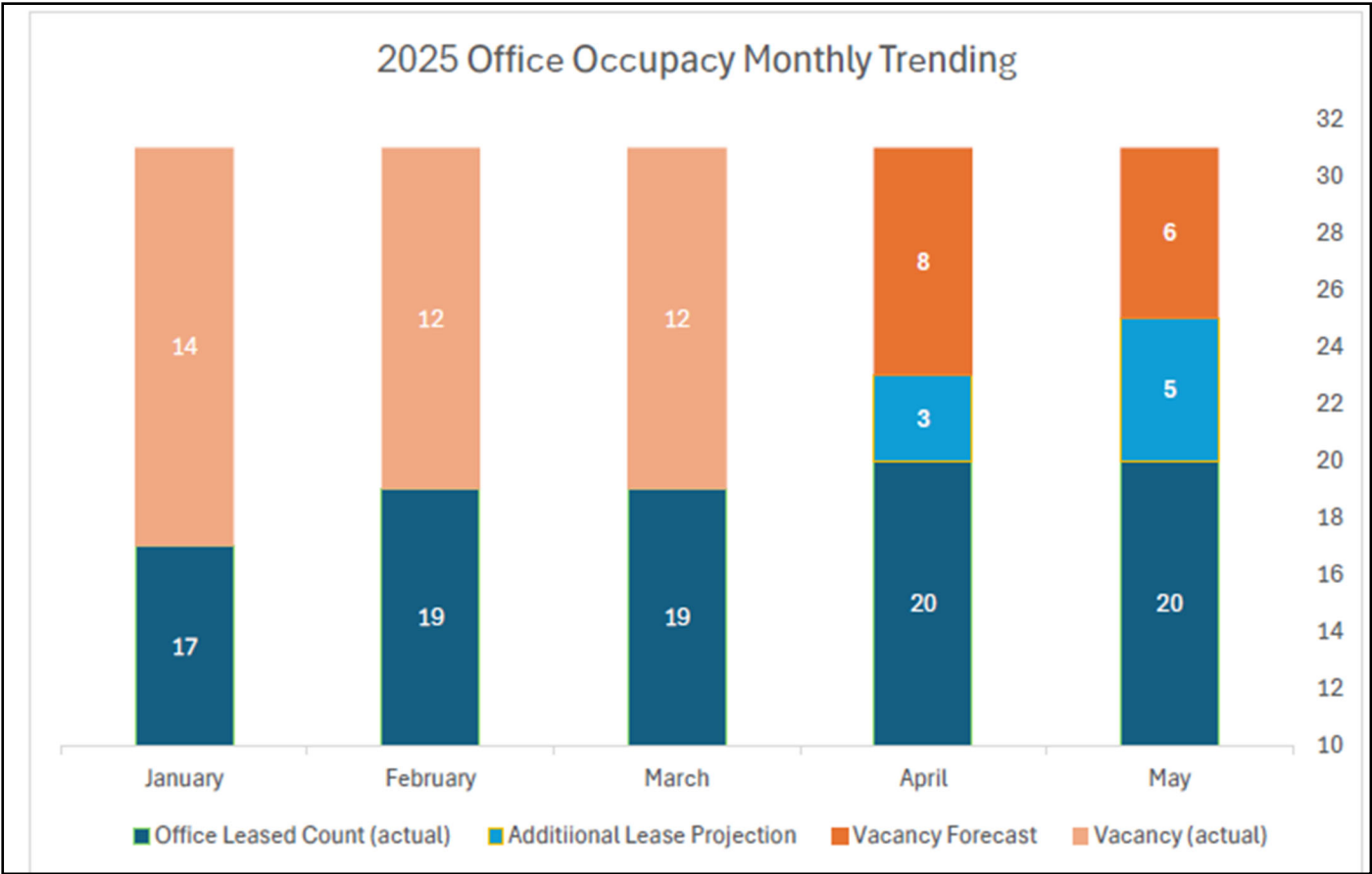
Brick House Blue at Innovate New Albany

Below are graphs that describe the current state of the physical rental space of Brick House Blue at Innovate New Albany. The next pages have graphs that describe future vacancy forecasting and describe the revenue associated with desk and office rental.



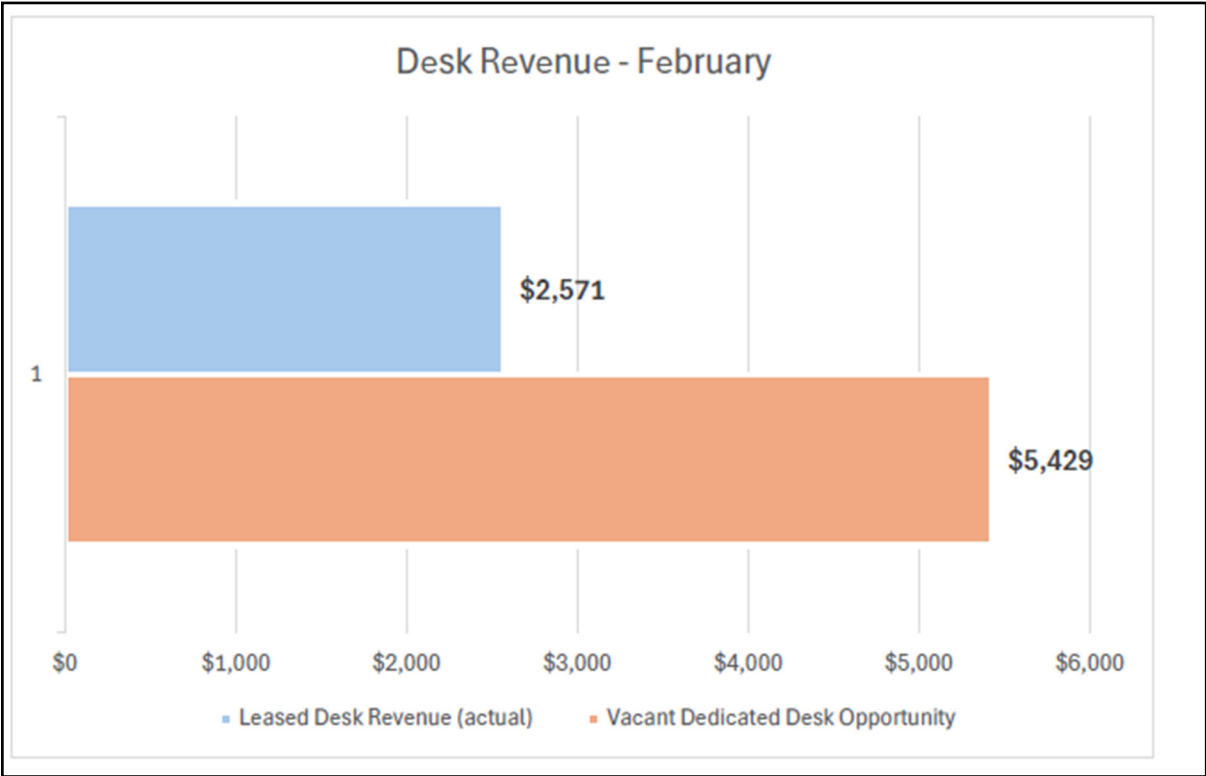
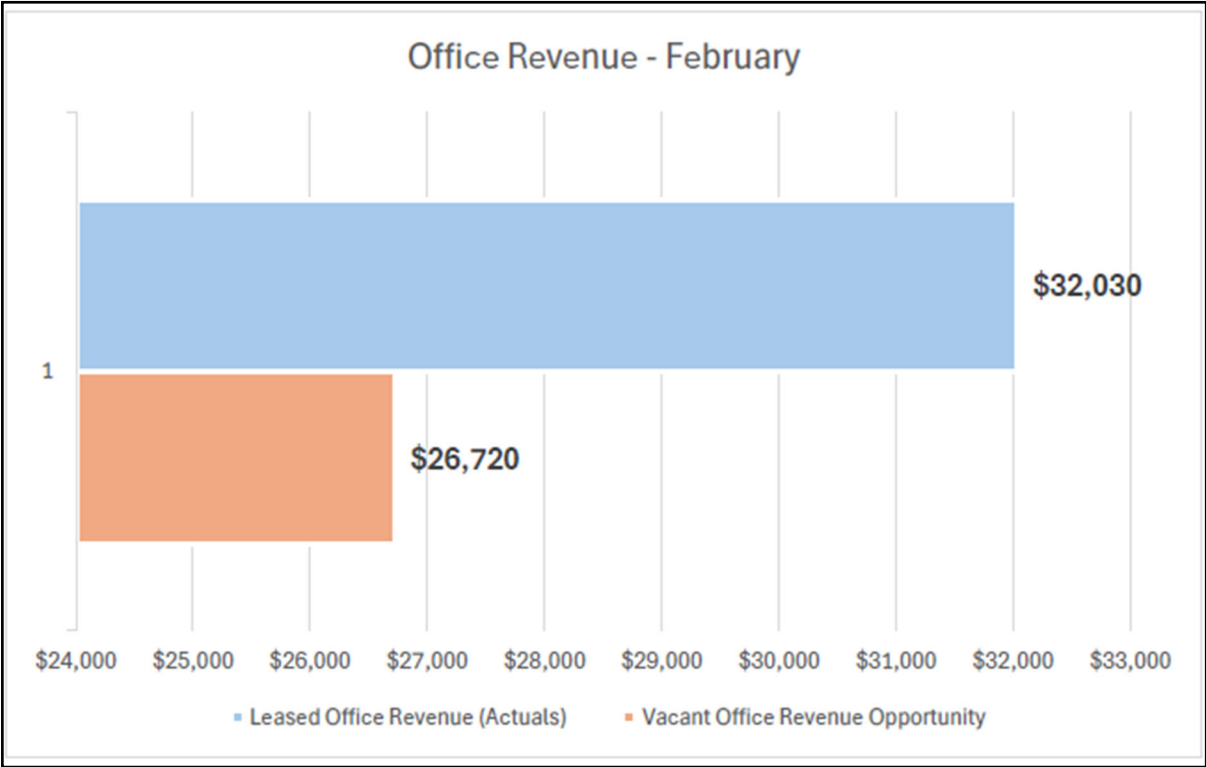
INNOVATE NEW ALBANY
FEBRUARY 2025

Brick House Blue at Innovate New Albany



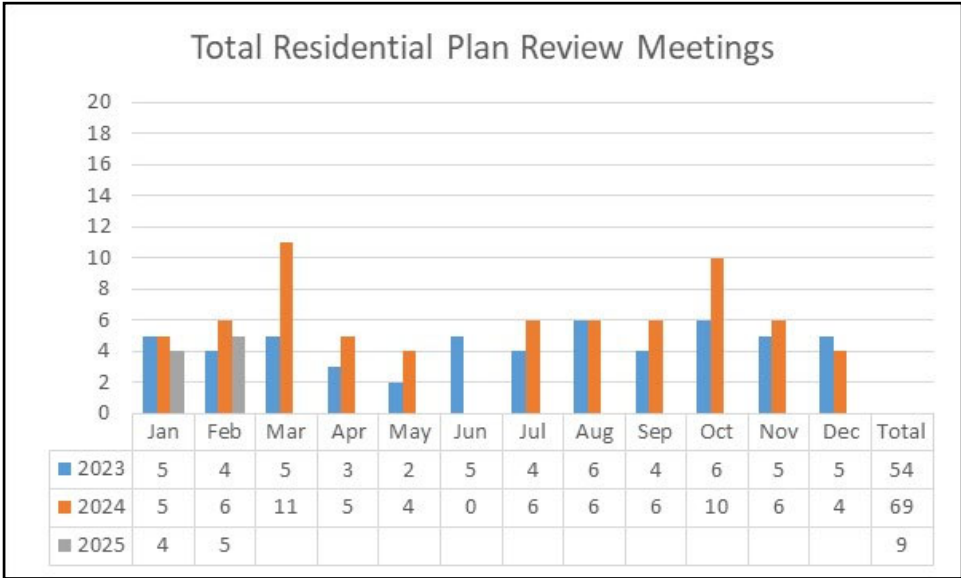
INNOVATE NEW ALBANY
FEBRUARY 2025

Brick House Blue at Innovate New Albany



PLAN REVIEW
FEBRUARY 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.

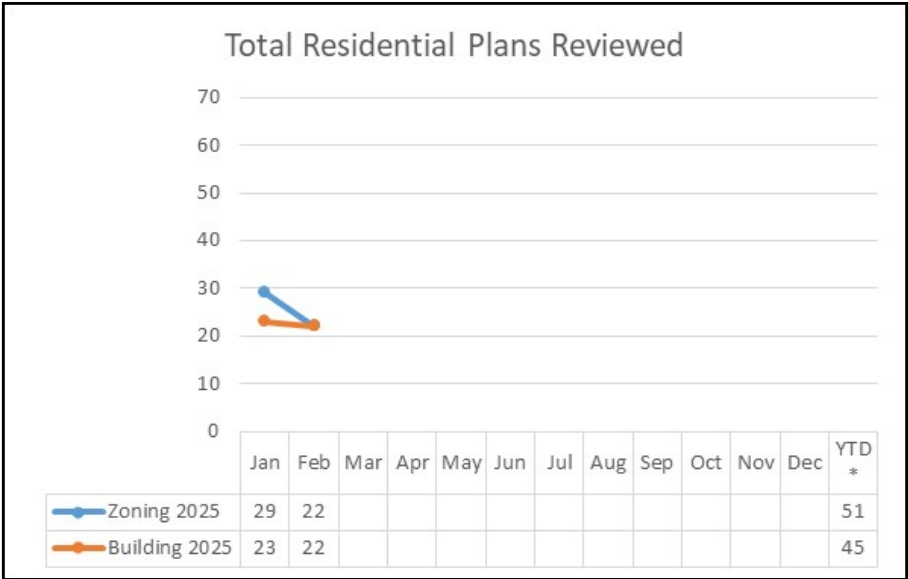
Commercial Walk-Through Meetings



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.

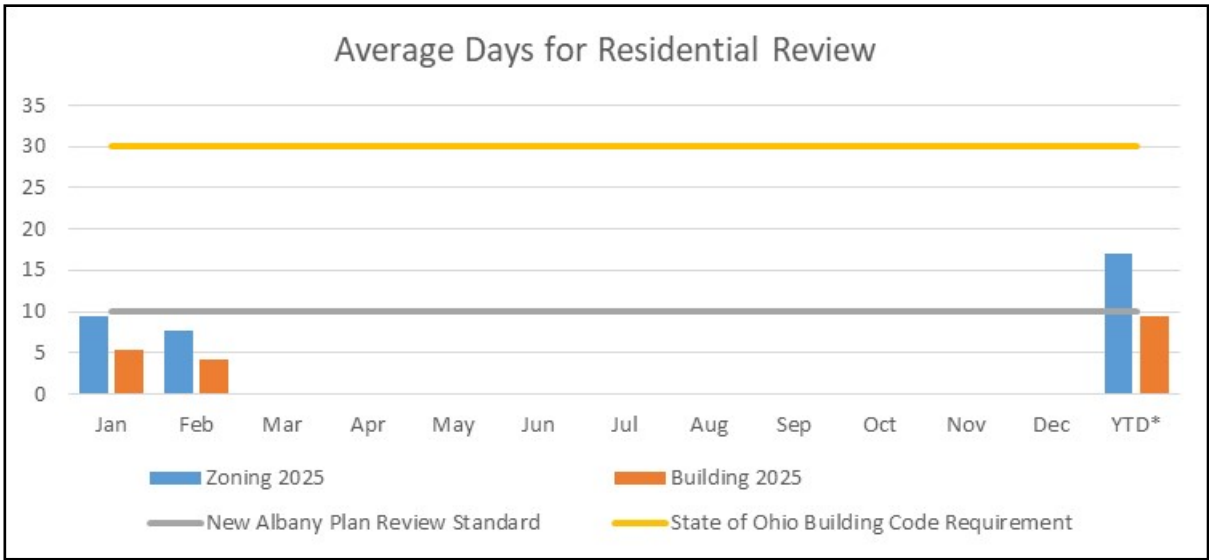
PLAN REVIEW
FEBRUARY 2025

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.

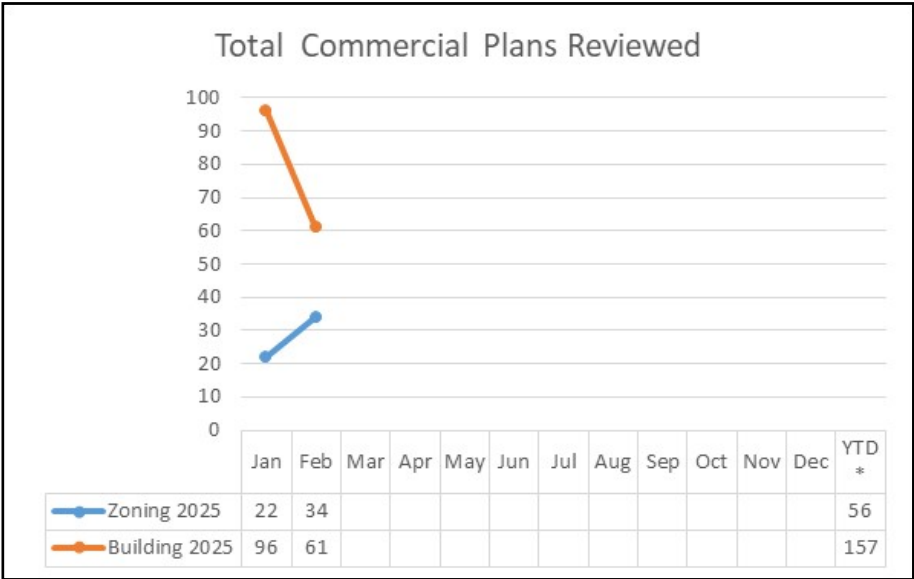


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

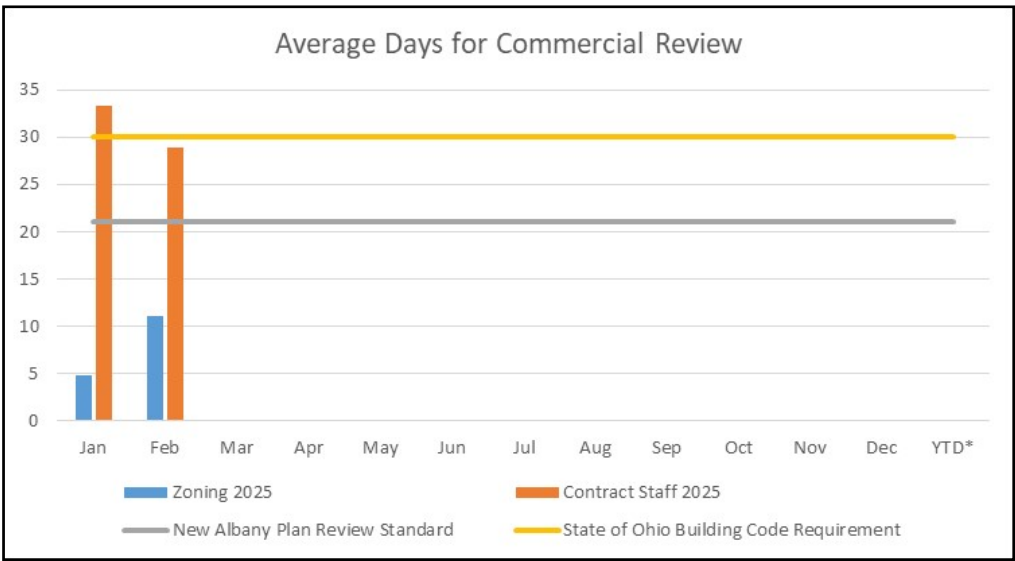
PLAN REVIEW
FEBRUARY 2025

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 FEBRUARY 2025

Engineering Plan Reviews

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
Fieldhouse	1/22	2/05	14	18
CTL Labs	2/03	2/08	5	18
Fieldhouse Mass Ex	2/13	2/18	5	18
Faith Life Sanitary	1/27	2/17	21	18
NBY7	2/19	2/24	5	18
Panda Express	2/19	2/24	5	18
AWS 098	2/20	2/25	5	18
Tenby Mass Ex	2/06	2/11	5	18
Hamlet Sanitary	2/24	3/10	14	18
Tenby Sanitary	2/26	3/12	14	18

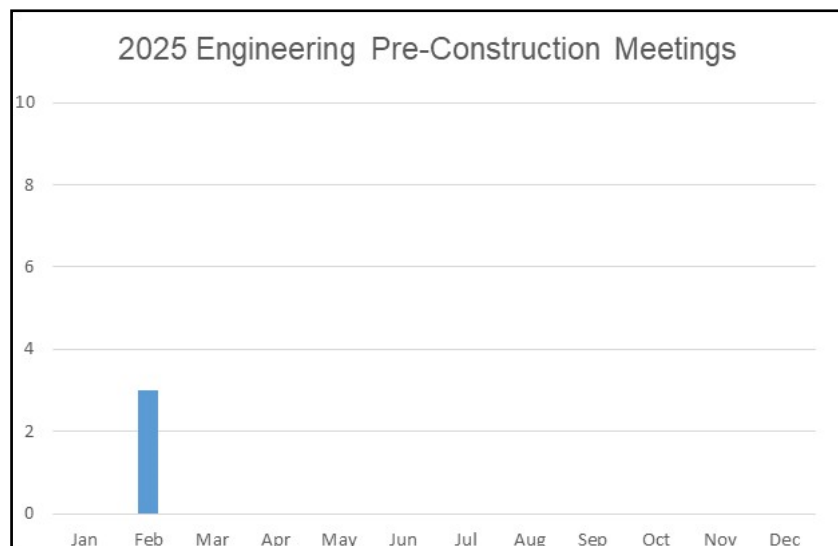
Engineering Pre-Construction Meetings

Engineering held three (3) pre-construction meetings in February:

Courtyard at Haines Creek Sanitary: 2/21

NBY7 Sanitary: 2/28

Smith's Mill Center: 2/28



ENGINEERING

FEBRUARY 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.

Name of Project: Jug Street and Central College Road Re-Alignment

Status: Preliminary lay-out has been established. Working with design team for proposal for the completion of 30% plans.

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 March 2025.

FIELD WORK AND INSPECTIONS

FEBRUARY 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

FEBRUARY 2025

Code Enforcement Activity

Address: 5155 Johnstown Road

Date of Complaint: February 20, 2025

Complaint Description: Soil/mulch bags 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 February 24th confirmed there are violations associated with the property, and sent a notice of violation to the property owner on February 25th. The zoning officer received confirmation the letter was received through the return of the signed certified mail from the property owner. A reinspection is scheduled for March 11th.

Status: Open

COMMERCIAL PROJECT CONSTRUCTION STATUS

FEBRUARY 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



Vantage

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

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

COMMERCIAL PROJECT CONSTRUCTION STATUS

FEBRUARY 2025

Innovation Campus Way and Beech Road Corridor continued...

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

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

COMMERCIAL PROJECT CONSTRUCTION STATUS

FEBRUARY 2025

Innovation Campus Way and Beech Road Corridor continued...

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

Name of Project: Montauk Innovations—NBY7A

Location: 1101 Beech Road

Square Footage: 170,594

Start Date: February 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

FEBRUARY 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

FEBRUARY 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 FEBRUARY 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

Name of Project: DSV

Location: 2905 Clover Valley Road

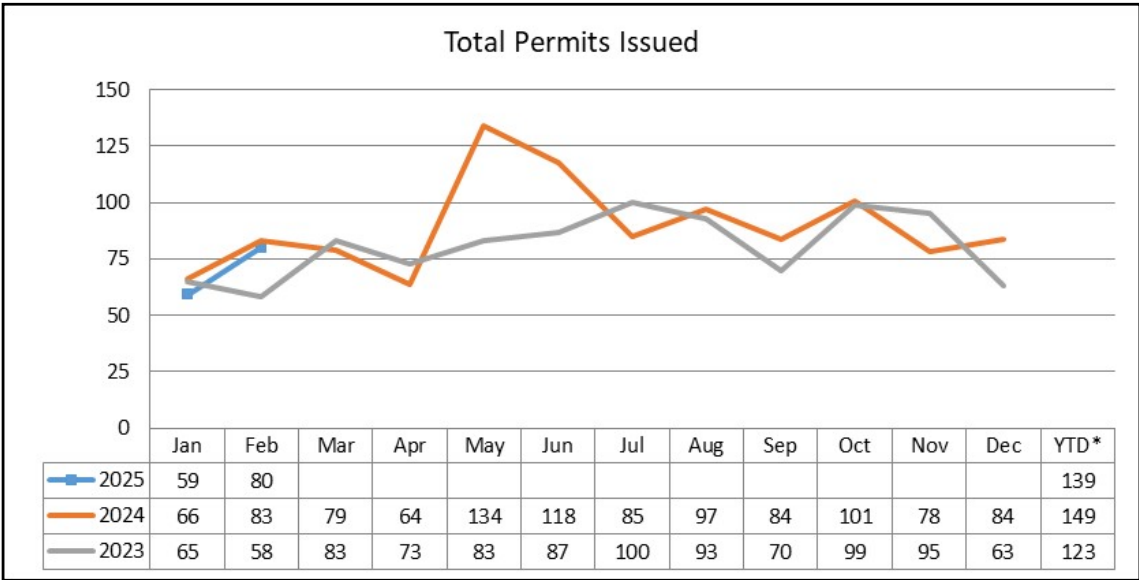
Expiration Date: July 14, 2025

Name of Project: Pharmavite

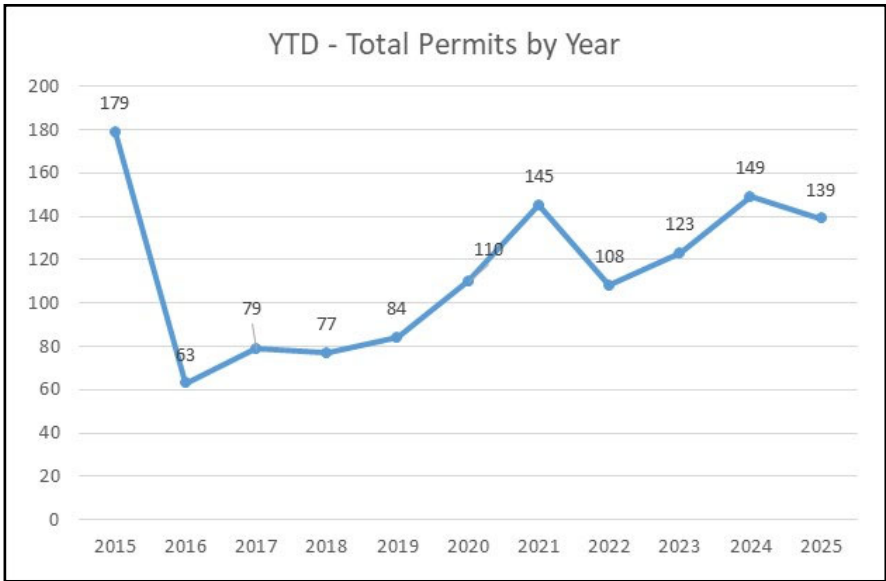
Location: 13700 Jug Street

Expiration Date: August 5, 2025

BUILDING AND ZONING STATISTICS
FEBRUARY 2025

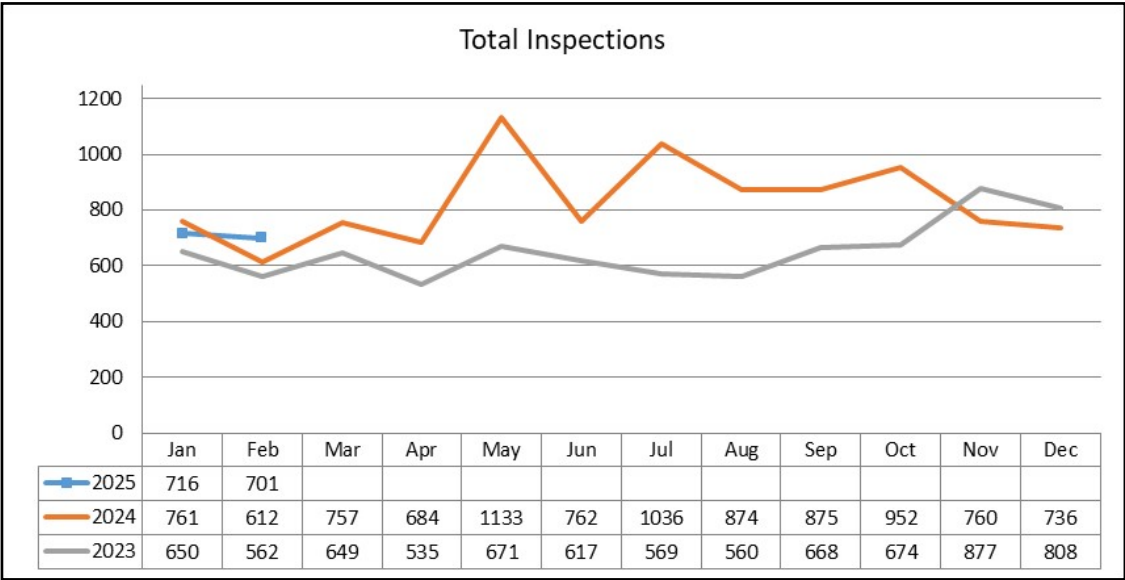


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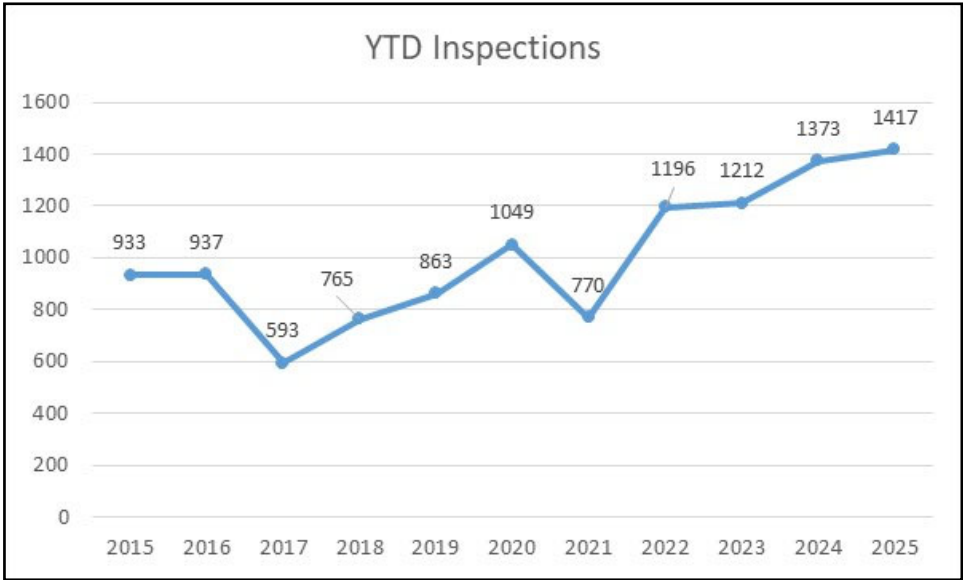
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
FEBRUARY 2025



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

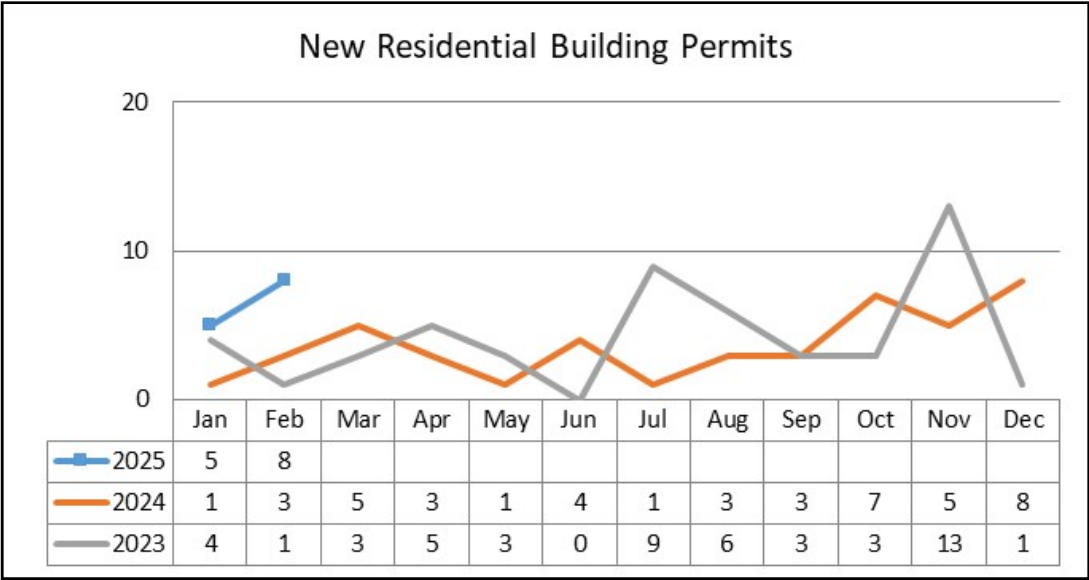
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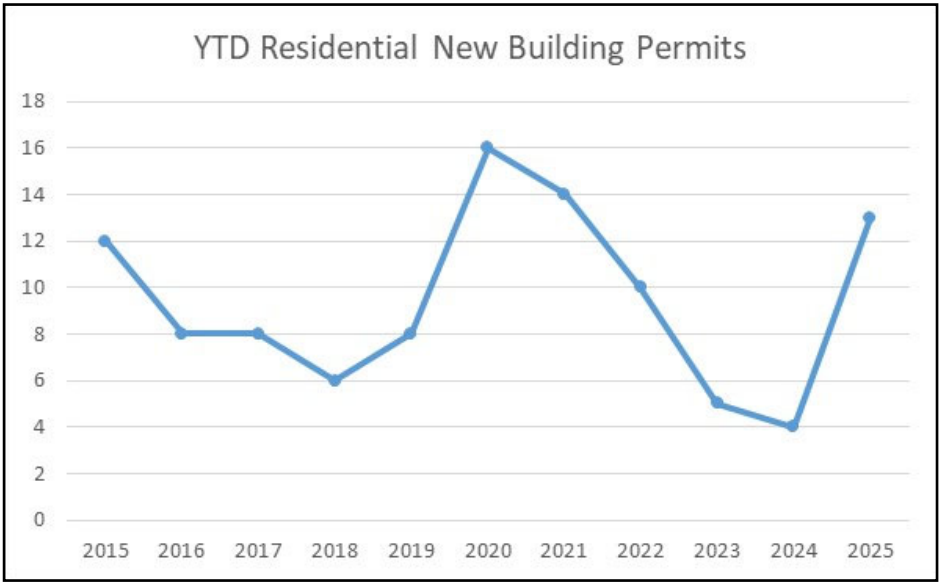
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
FEBRUARY 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

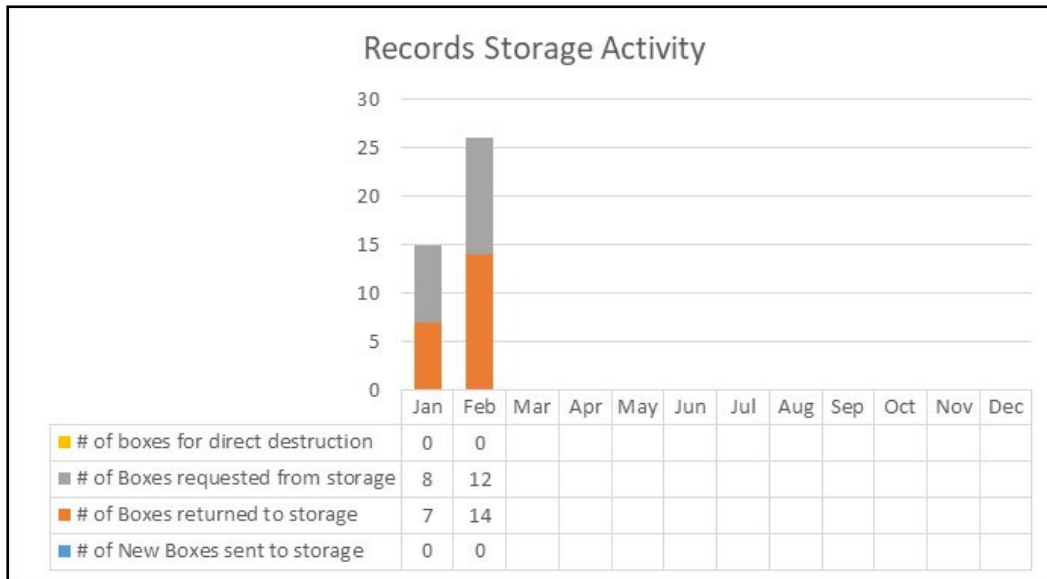
FEBRUARY 2025

Subdivision Summary

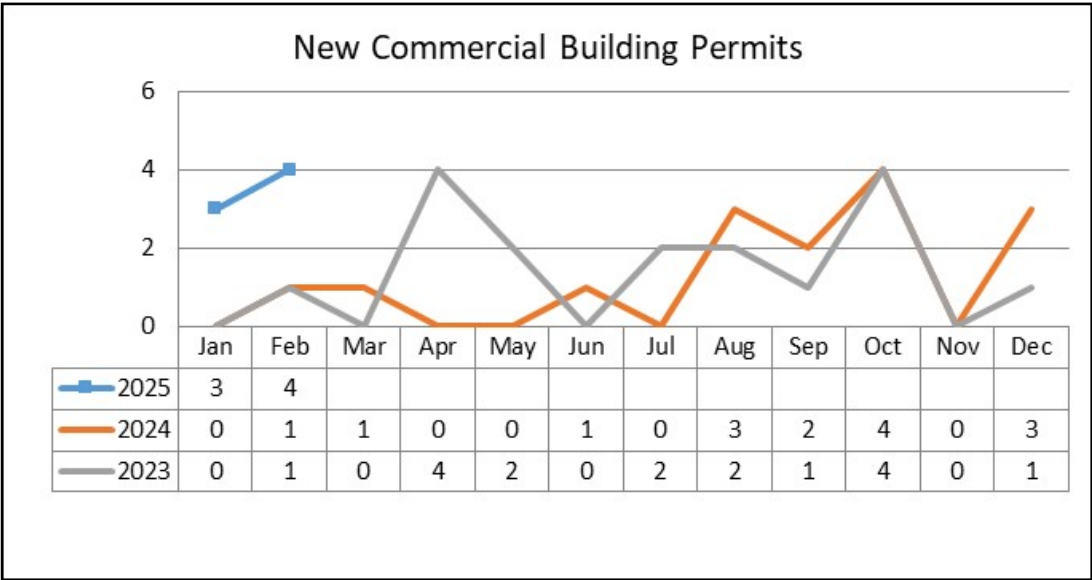
Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	14	46
Courtyard at New Albany	105	93	12
Nottingham Trace	240	156	84
NACC 28	66	57	9
NACC 29 (Oxford)	30	28	2
NACC 22	43	42	1
Hawksmoor	16	11	5
NA Links 13-1	19	18	1
NACC 20-3	23	21	2
NACC 11/11a	102	99	3
NACC 5a/c	35	34	1
Balfour Green	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 Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

RECORDS STORAGE STATISTICS

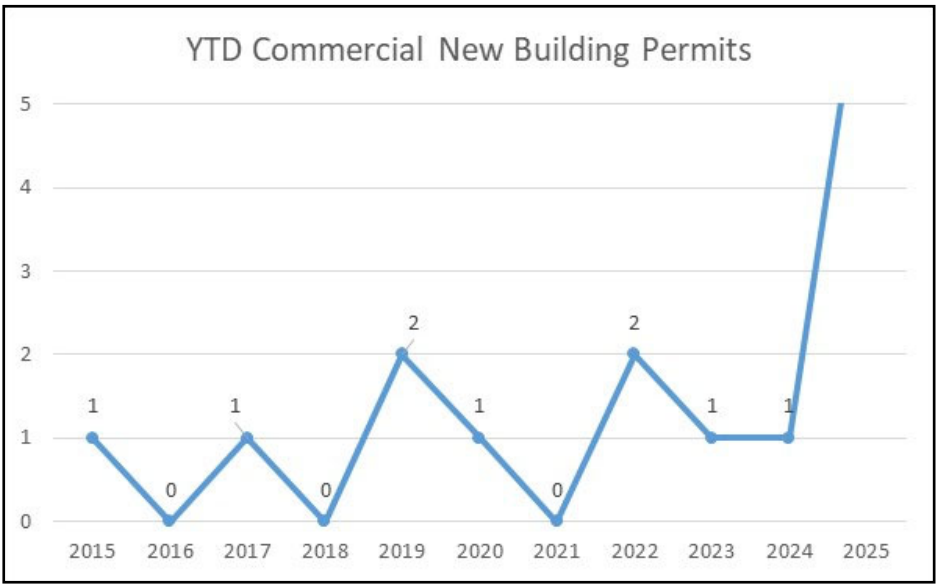
FEBRUARY 2025



COMMERCIAL BUILDING STATISTICS
FEBRUARY 2025

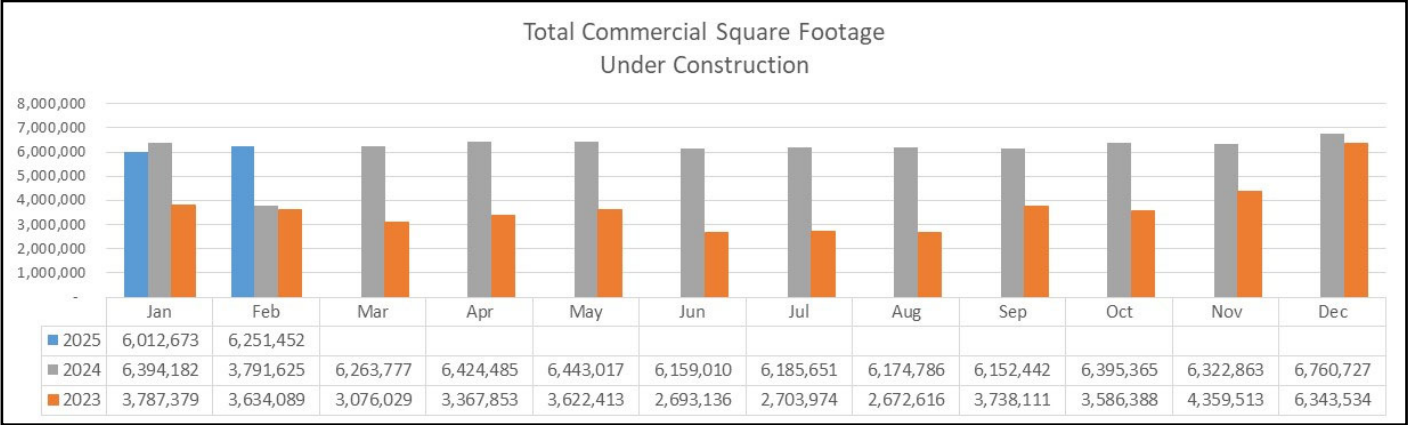


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

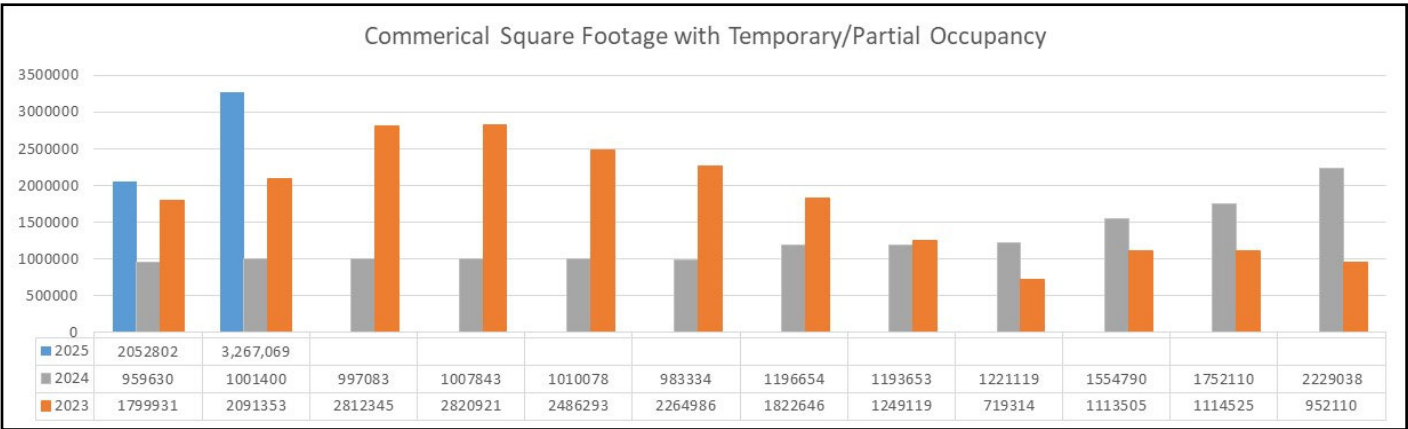


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
FEBRUARY 2025

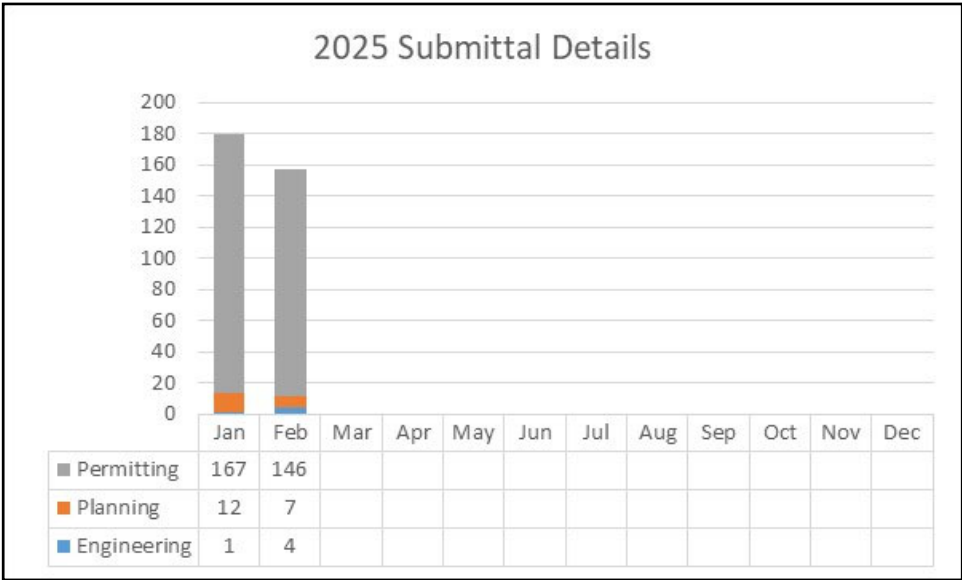


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

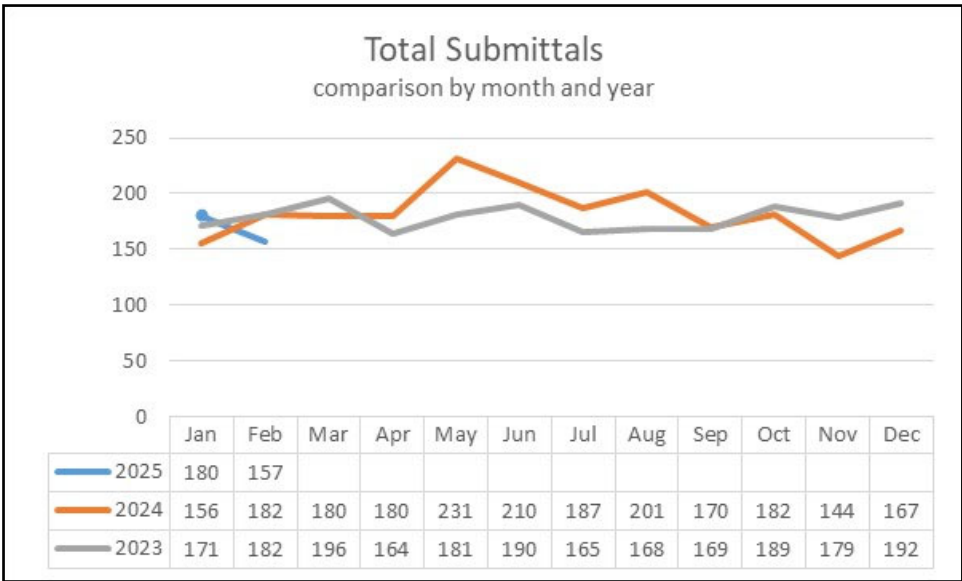


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
FEBRUARY 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.