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**Community Development Department**  
**MONTHLY REPORT**  
**March 2025**

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*Professionalism*

*Reliability*

*Creativity*

*Service*

**Inside This Issue:**

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## **COMMUNITY ENGAGEMENT AND OUTREACH**

### **MARCH 2025**

#### **Business Meetings & Events**

Innovate New Albany Introduction—Peak Advisors (March 3)  
JobsOhio and City of New Albany Touchbase (March 4)  
Comprehensive Ohio Tax Incentive Program (March 5)  
Brick House Blue at Innovation New Albany (March 6)  
Data Center Webinar Preparation Call (March 10)  
Bowling Green State University New Albany Visit (March 11)  
Ohio University—Data Center Article Interview (March 12)  
SpaceIntel x City of New Albany Touchbase (March 18)  
Rev1 Quarter One Update (March 19)  
2025 MORPC State of the Region (March 21)  
Columbus State Community College Talent Talk (March 28)  
City of New Albany and JobsOhio Space Review (March 31)

#### **Professional Development Organizations**

Mid-Ohio Development Exchange Board Meeting (March 7)  
Mid-Ohio Development Exchange Annual Meeting (March 7)

#### **Business Retention and Expansion Meetings**

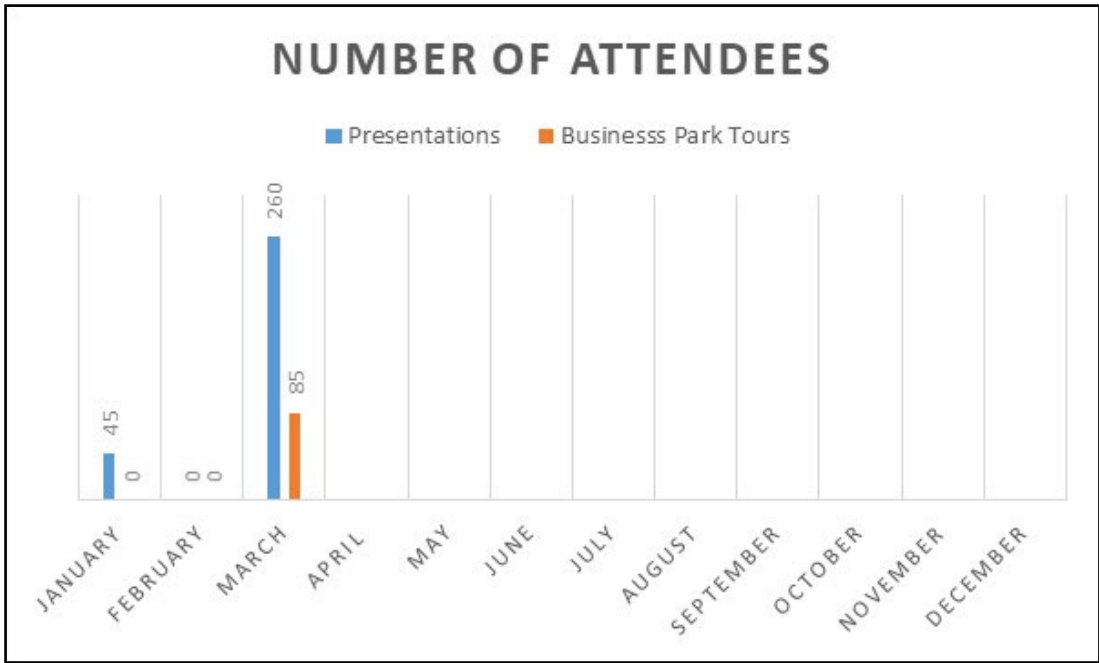
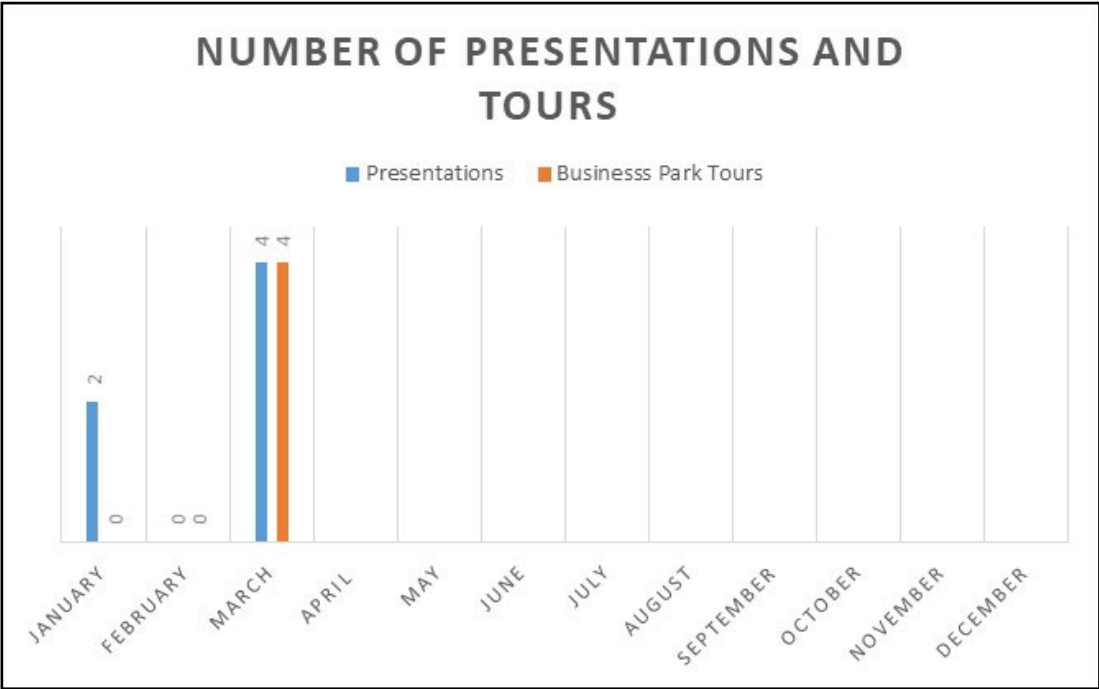
American Regent (March 31)

#### **Presentations & Tours**

Senior Connections Tours—56 people (March 6)  
Leadership New Albany Presentation—30 people (March 12)  
Everything You Wanted to Know About Data Centers—135 people (March 12)  
New Employee Business Park Tour—10 people (March 20)  
Perry County Business Park Tour—4 people (March 24)  
German-American Semiconductor Cities Network—35 people (March 26)  
Congressman Carey Business Park Tour—15 people (March 28)  
Bishop Hartley High School Career Day –60 people (March 28)

COMMUNITY ENGAGEMENT AND OUTREACH  
MARCH 2025

Presentations and Tour Highlights



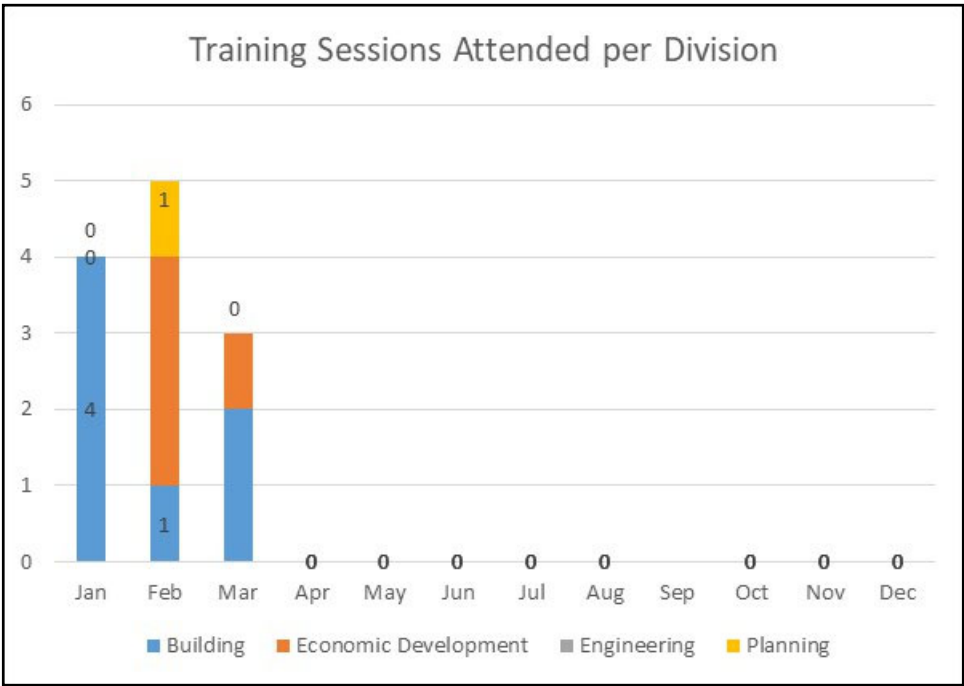
# COMMUNITY ENGAGEMENT AND OUTREACH

## MARCH 2025

### Training Highlights

#### MORPC State of the Region

On March 21<sup>st</sup> several CDD staff members attended the MORPC State of the Region Address. Speakers discussed the opportunities and challenges facing Central Ohio, highlighted accomplishments of communities throughout the region, and presented upcoming plans. The results of MORPC’s recent Leaders Listen Survey Series were revealed, highlighting the biggest concerns among Central Ohio residents with housing affordability at the forefront, as well as improvements to infrastructure and access to job opportunities and affordable childcare. This year’s address featured Bruce Katz as the keynote speaker, founding director of the Nowak Metro Finance Lab at Drexel University and founder of New Localism Associates, a firm that helps cities create and finance initiatives to promote sustainable and inclusive growth. MORPC also celebrated the achievements of local leaders through the presentation of three awards: the William H. Anderson Excellence in Public Service Award, the Regional Leadership Award, and the William C. Habig Collaborative Achievement Award.



## BOARD AND COMMISSIONS

### MARCH 2025

#### Planning Commission: March 3, 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 c/o Aaron Underhill, Esq.  
**Request:** Rezoning from Agriculture (AG) and Limited-General Employment (L-GE) to Limited-General Employment (L-GE)  
**Zoning:** Agriculture (AG) and Limited-General Employment (L-GE)  
**Board Action:** Approved with conditions

**Type:** Final Development Plan  
**Location:** 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 the construction of a 4,816-square-foot Speedway gas station  
**Zoning:** Infill-Planned Unit Development (I-PUD)  
**Board Action:** Approved with conditions

**Type:** Variances  
**Location:** 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 the final development plan application for the Speedway gas station  
**Zoning:** Infill-Planned Unit Development (I-PUD)  
**Board Action:** Approved with conditions

#### Architectural Review Board: March 10, 2025

##### Applications:

**Type:** Certificate of Appropriateness  
**Location:** 9 S High Street  
**Applicant:** Blake Kuhn  
**Request:** Certificate of Appropriateness for a previously approved sign to change locations on the building frontage  
**Zoning:** Historic Center  
**Board Action:** Approved

##### Other business:

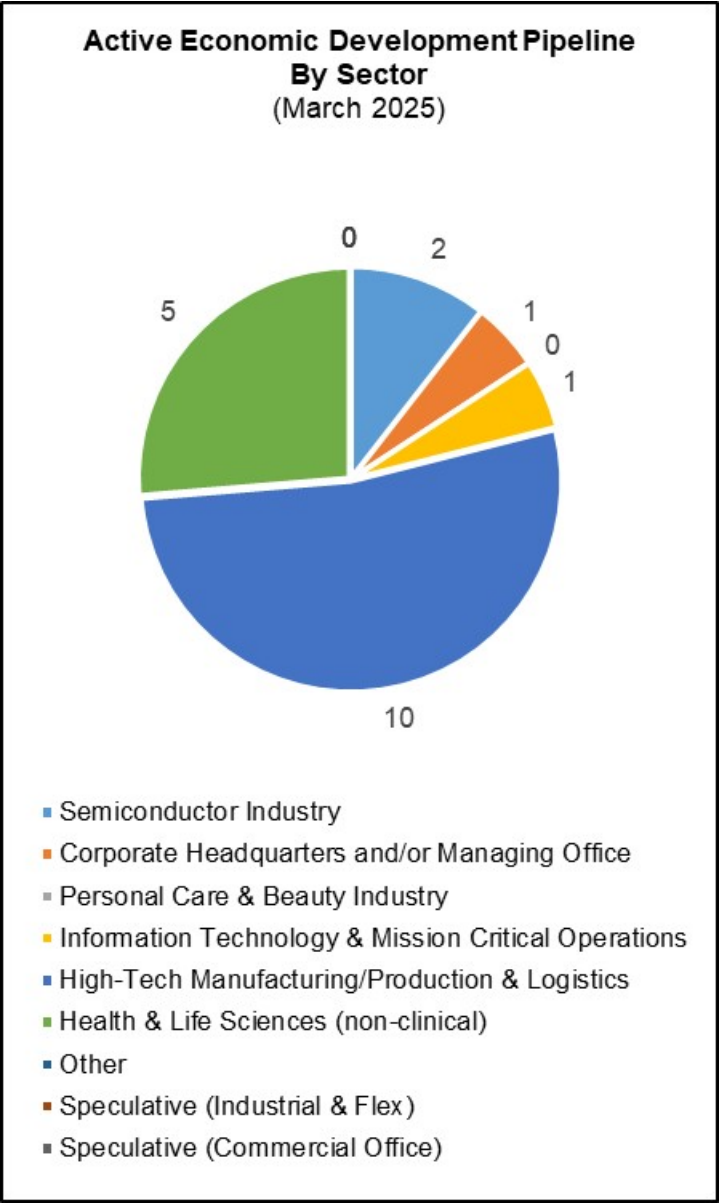
1. Annual Organizational Meeting

**ECONOMIC DEVELOPMENT UPDATES**  
**MARCH 2025**

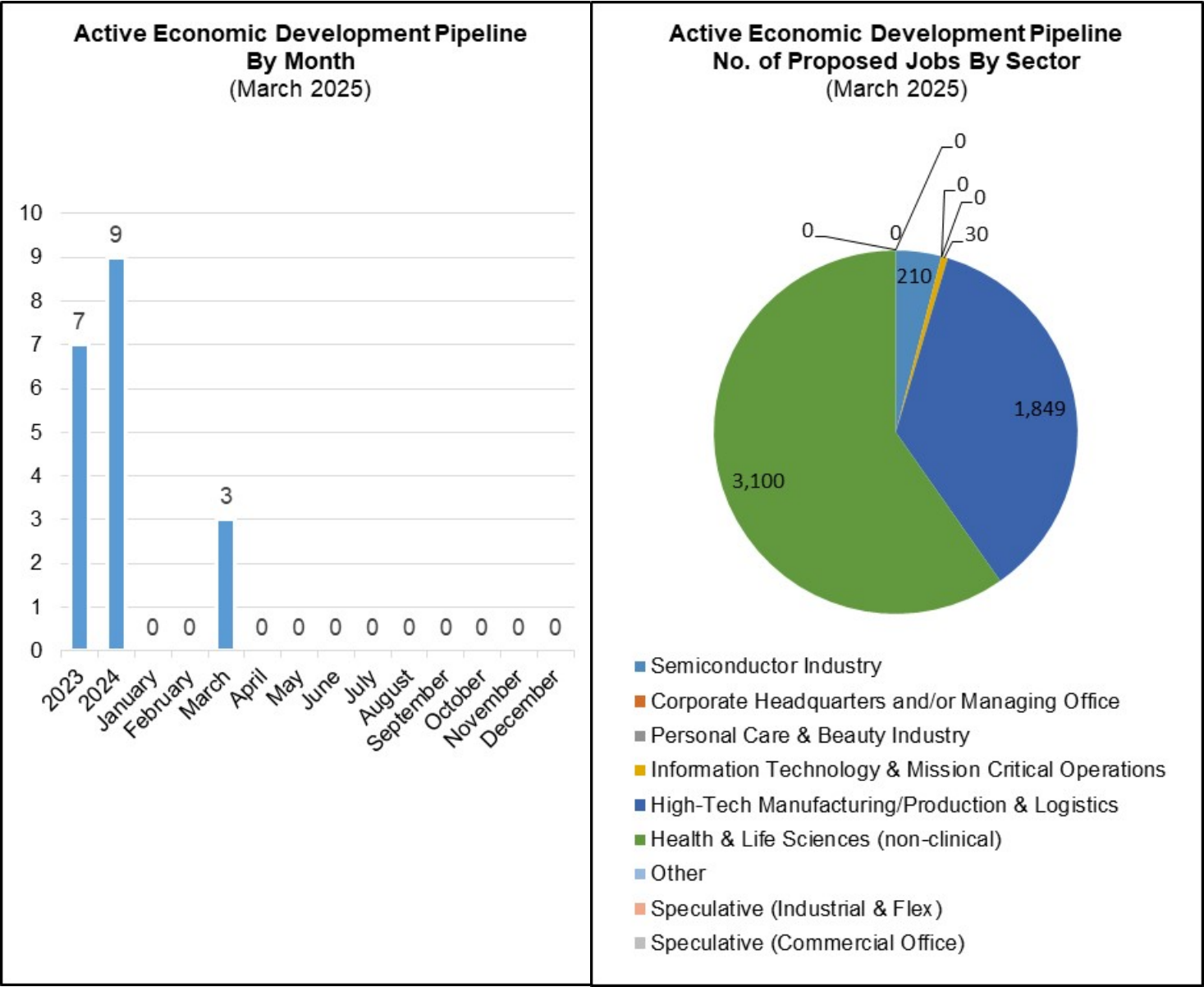
**Active Economic Development Pipeline**  
*(Including Site Selection Requests For Information)*

In March, the department responded to three site selection requests. The department reviewed a total of seven 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 19 projects.



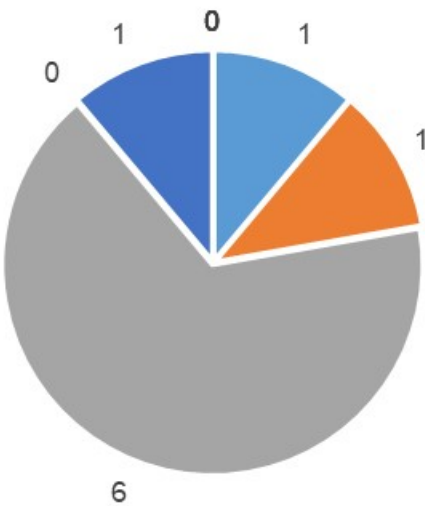
**ECONOMIC DEVELOPMENT UPDATES**  
**MARCH 2025**



**ECONOMIC DEVELOPMENT UPDATES**  
**MARCH 2025**

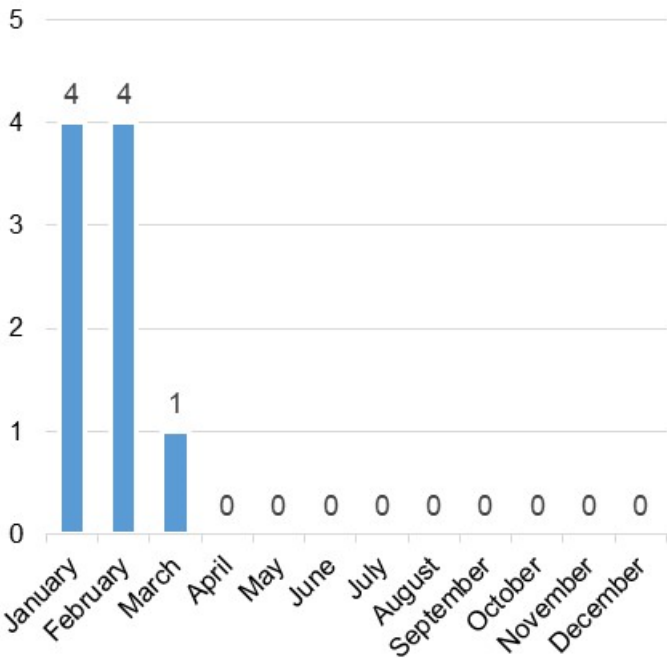
**Business Retention & Expansion Meetings**

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



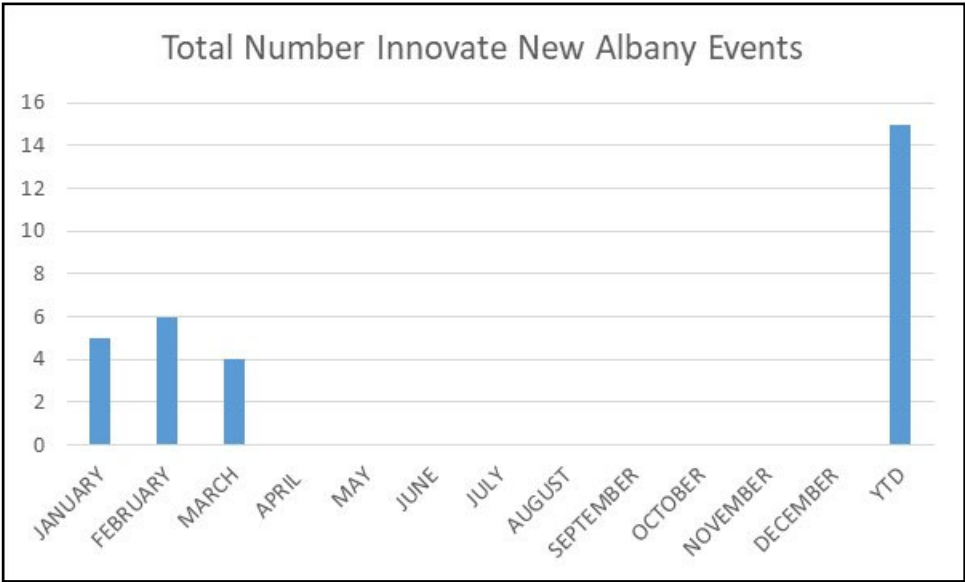


# INNOVATE NEW ALBANY

## MARCH 2025

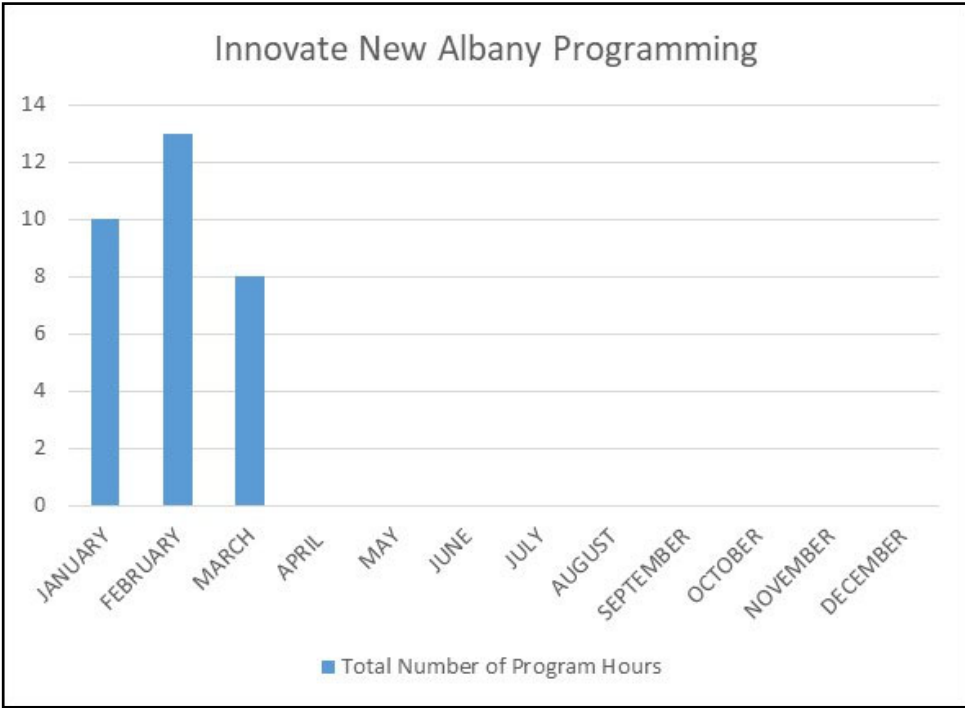
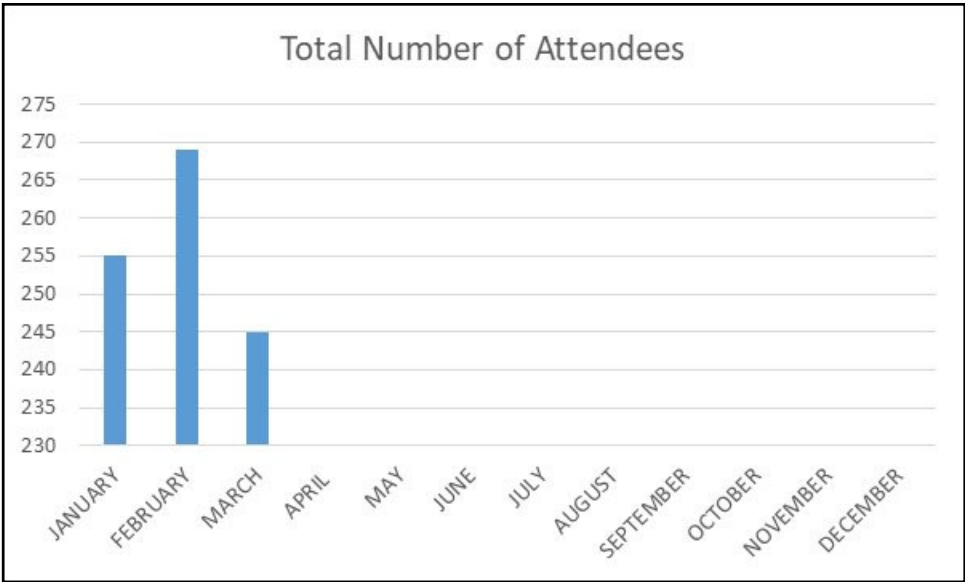
### Innovate New Albany Event and Program Information

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**  
**MARCH 2025**

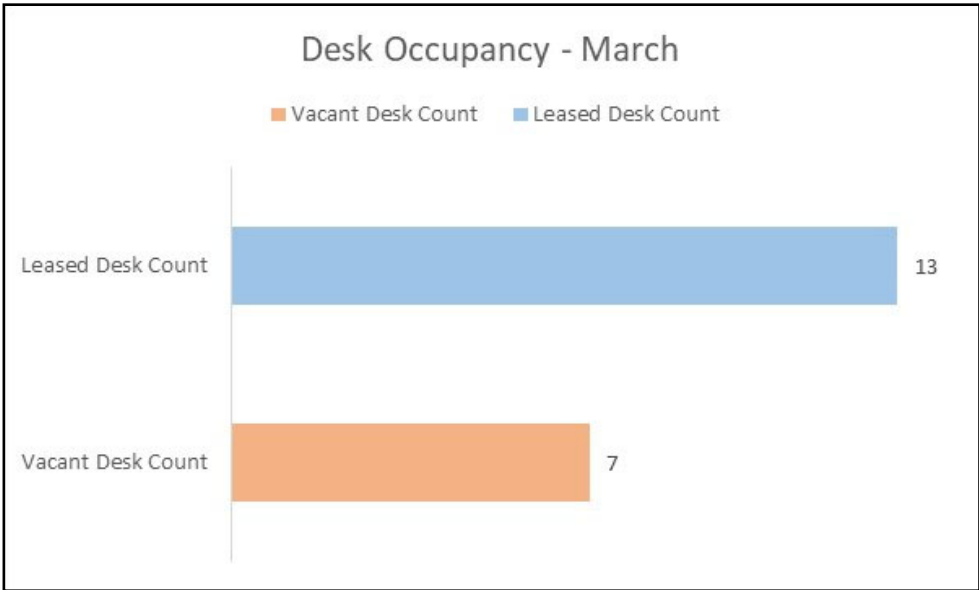
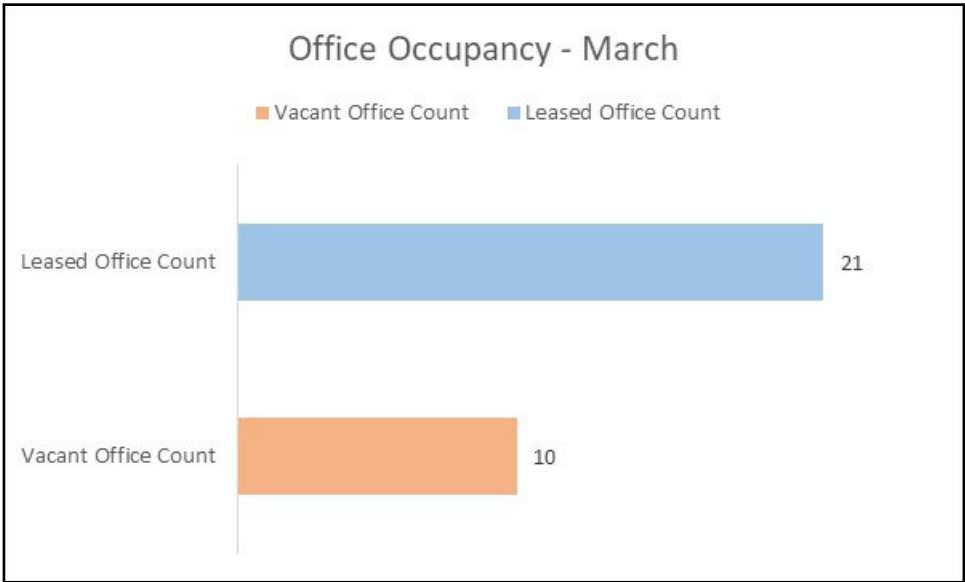
**Innovate New Albany Event Highlights**



**INNOVATE NEW ALBANY**  
**MARCH 2025**

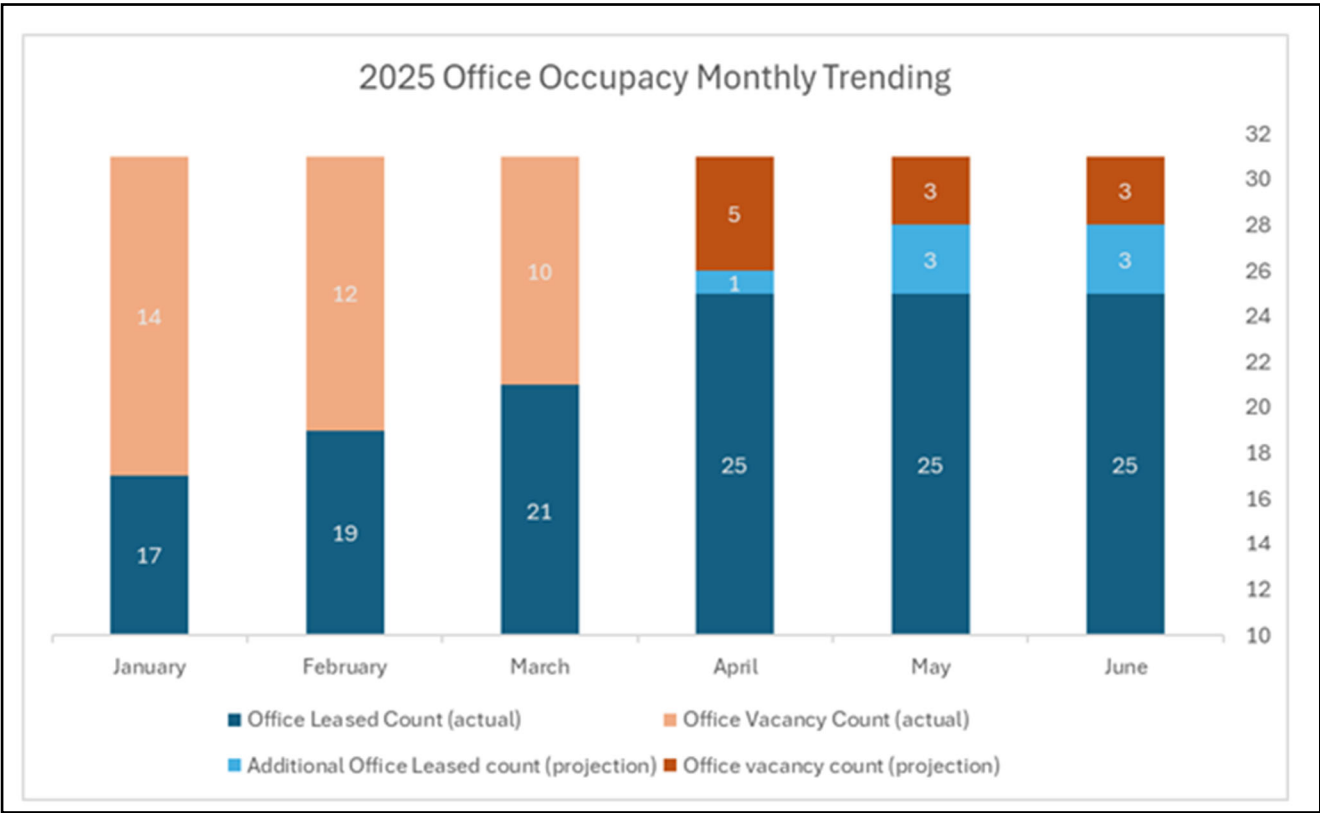
**Brick House Blue at Innovate New Albany**

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.



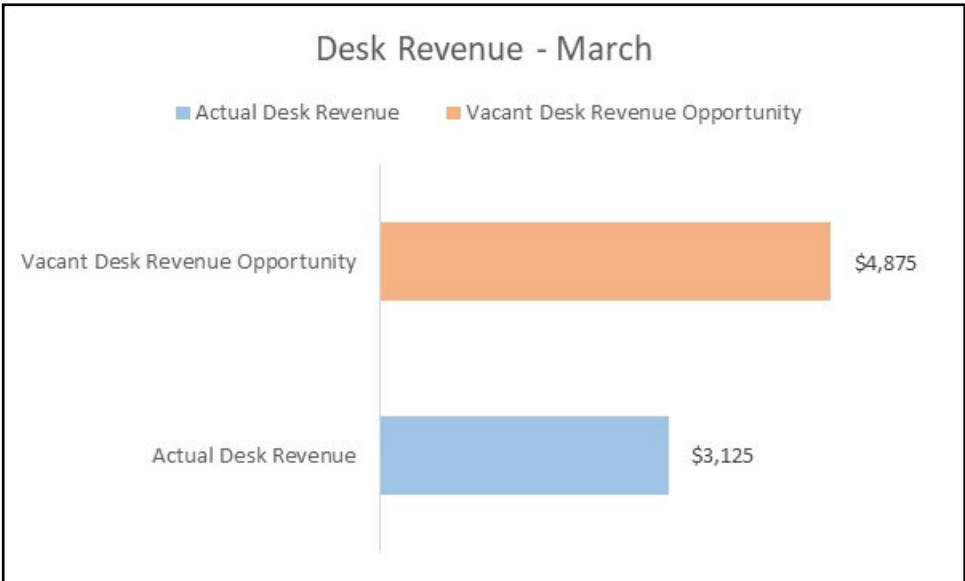
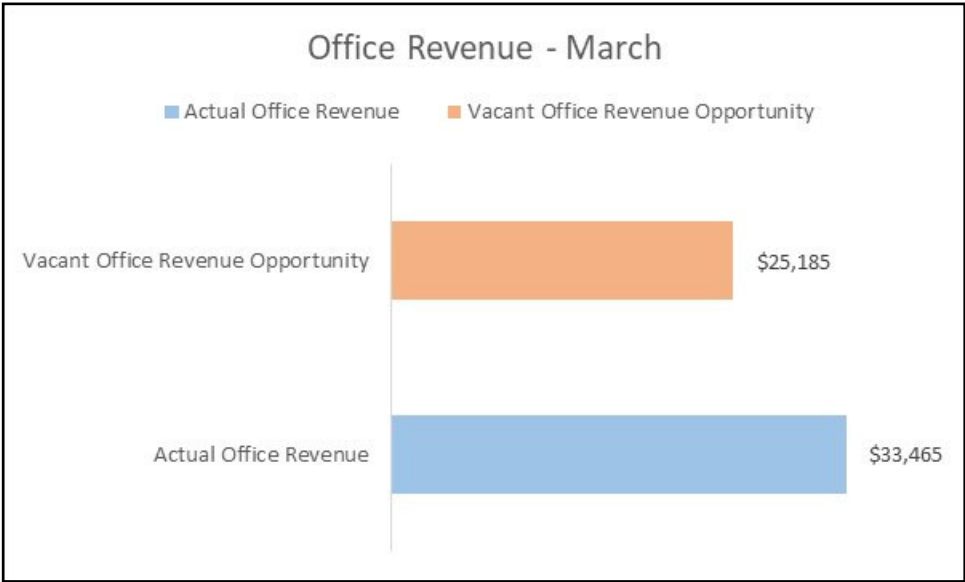
INNOVATE NEW ALBANY  
MARCH 2025

Brick House Blue at Innovate New Albany



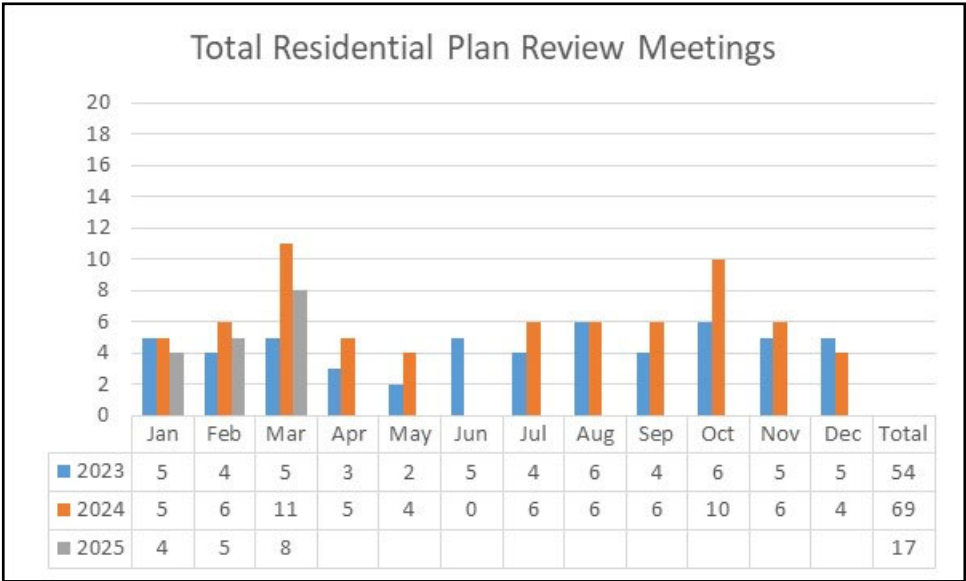
**INNOVATE NEW ALBANY**  
**MARCH 2025**

**Brick House Blue at Innovate New Albany**



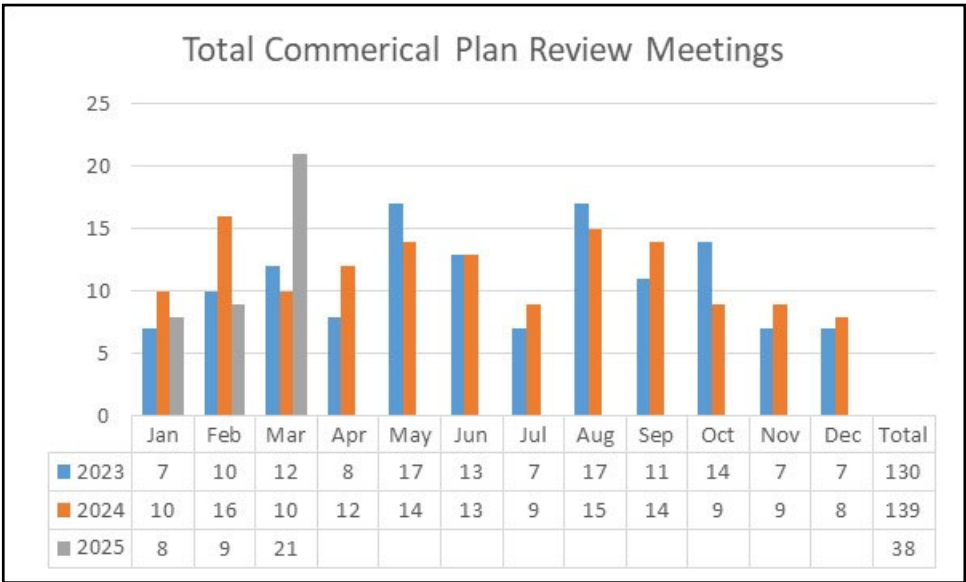
**PLAN REVIEW**  
**MARCH 2025**

**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.

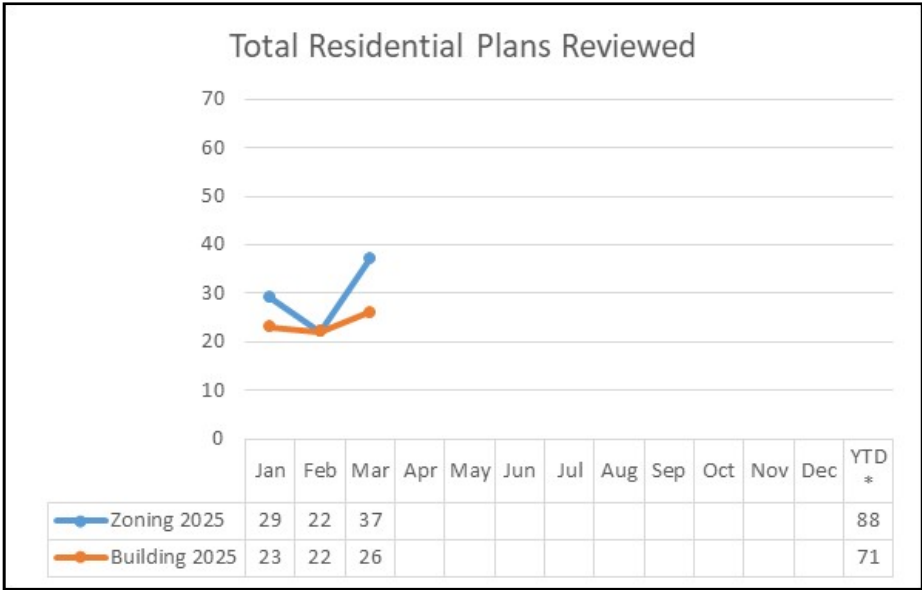
**Commercial Walk-Through Meetings**



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.

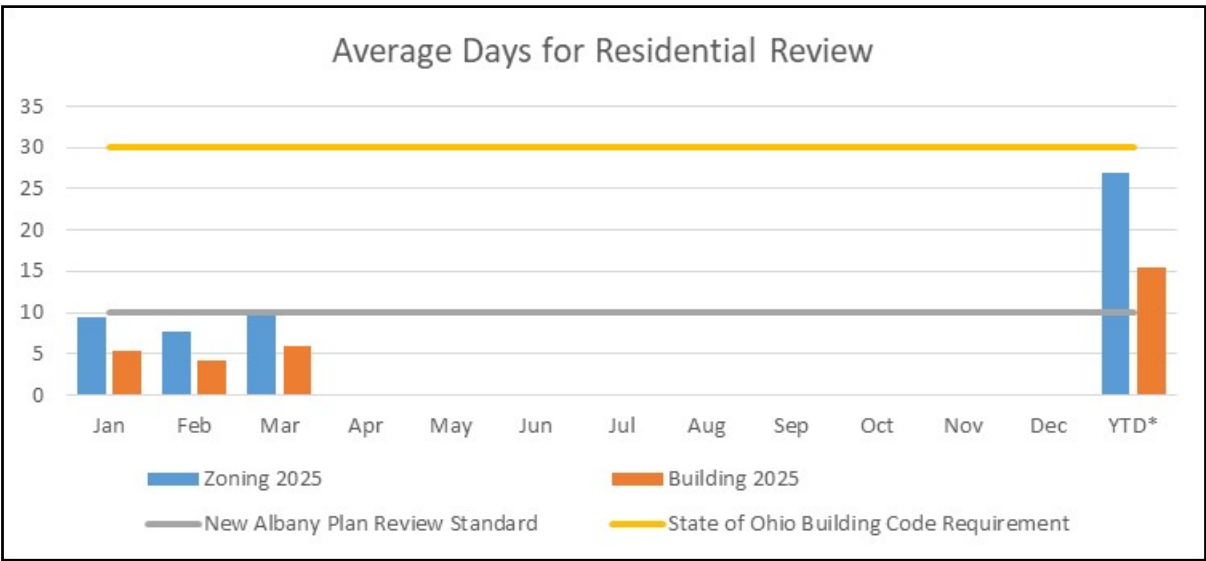
**PLAN REVIEW**  
**MARCH 2025**

**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.

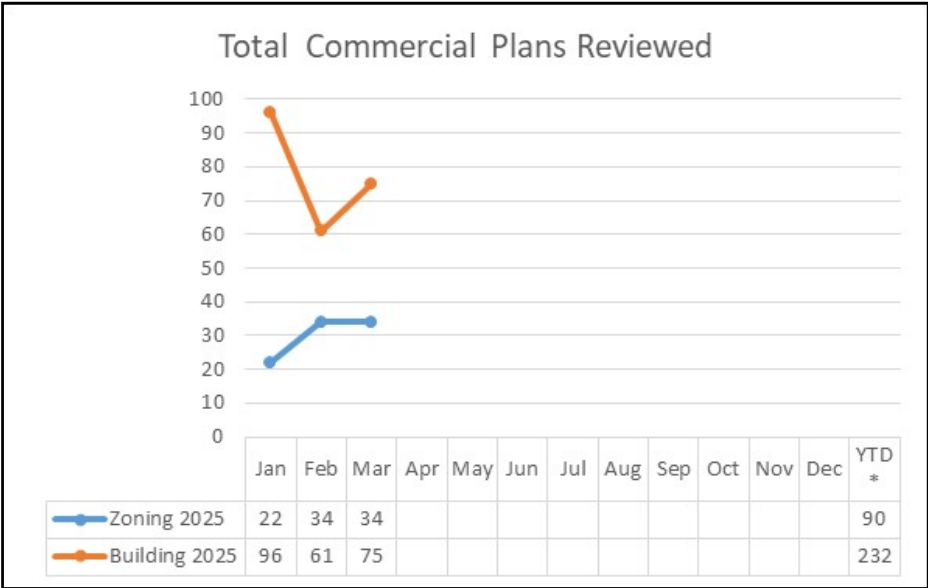


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

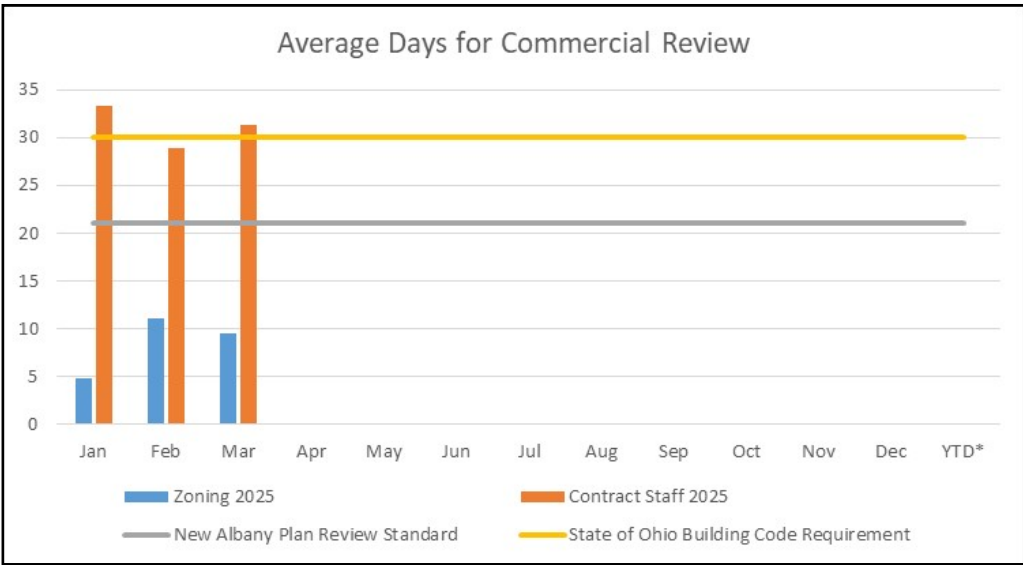
**PLAN REVIEW**  
**MARCH 2025**

**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

### MARCH 2025

#### Engineering Plan Reviews

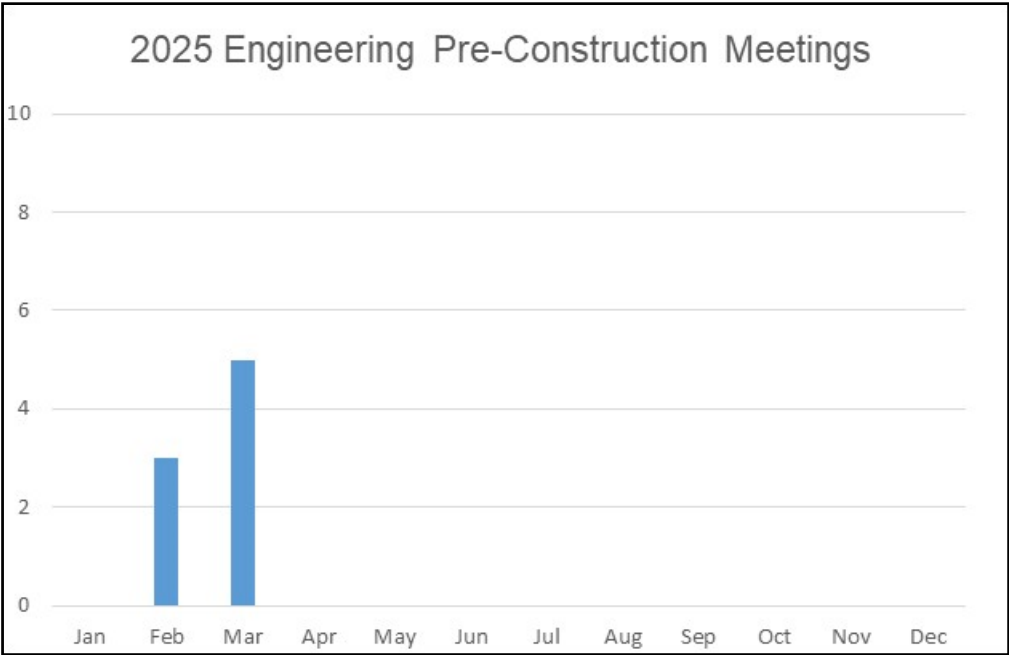
Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
1.2M SF Building Revision	02/26/25	03/03/25	5	18
Microsoft Mass Ex Revision	03/11/25	03/17/25	6	18
Panda Express	03/19/25	03/24/25	5	18
8E8	02/18/25	03/06/25	16	18
Donatos	02/20/25	03/03/25	12	18
Fieldhouse Sanitary	03/12/25	03/17/25	5	18
LCO 3 Revision	02/26/25	03/03/25	5	18
Hamlet Mass Ex	02/26/25	03/03/25	5	18
Tenby PSIP	03/18/25	03/20/25	2	18
AWS Mass Ex	03/15/25	03/19/25	4	18
Church of Resurrection	03/18/25	03/20/25	2	18
Fieldhouse WSP	02/25/25	03/10/25	13	18
Fieldhouse PSIP	02/25/25	03/10/25	14	18
Bld525 Revision	03/03/25	03/17/25	14	18
NLH Mass Ex	03/04/25	03/24/25	20	18
Tenby Sanitary Extension	03/18/25	03/20/25	2	18
NBY Water Tank	02/26/25	03/11/25	13	18
American Regent	02/27/25	03/12/25	13	18
NACC 30	03/05/25	03/27/25	22	18
NACC 30 Sanitary	03/05/25	03/18/25	13	18
AEP Bermuda	03/11/25	03/24/25	13	18
Alden Woods Lighting	03/18/25	03/31/25	13	18
NAD Horizon Court( LPC)	03/18/25	03/31/25	13	18

**ENGINEERING**  
**MARCH 2025**

**Engineering Pre-Construction Meetings**

Engineering held five (5) pre-construction meetings in March:

- Fieldhouse Mass Ex
- Fieldhouse Sanitary
- QTS 3 Rev
- NLH Mass Ex
- LCO3 Rev



## ENGINEERING

### MARCH 2025

#### Roadway Projects in Design

**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.

#### Roadway Projects in Construction

**Name of Project:** Briscoe Parkway

**Notice to Proceed:** Issued

**Progress:** Roadway construction has been completed for segment 2 between Harrison and Clover Valley Roads. The contractor is addressing punch list items for segment 2. Roadway construction will begin on the remainder of the proposed roadway between Horizon Court and Harrison Road in late March 2025.

**Total number of private development projects in active construction:** 29

**Private Development Project Spotlight:** American Regent - 6610 New Albany Road East

#### Project Overview:

There will be three additional proposed buildings to be constructed on the existing American Regent site, two will be warehouses and one additional for manufacturing. Other proposed work includes storm sewer, grading, erosion control, private water and sanitary sewer service modifications.

#### Work completed in March:

The first layer of roofing and screen walls were installed on each building. The equipment platforms were erected on the manufacturing building.



## FIELD WORK AND INSPECTIONS

### MARCH 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 29<sup>th</sup> and confirmed there are violations associated with the properties. The property owner contacted the zoning officer on September 18<sup>th</sup> 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 30<sup>th</sup>, 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 4<sup>th</sup> 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

### MARCH 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:** On February 24th the zoning officer conducted an inspection and confirmed there are violations associated with the property. On February 25<sup>th</sup>, a notice of violation was sent to the property owner. The zoning officer received confirmation the letter was received through the return of the signed certified mail. The property owner called to confirm the soil/mulch bags were to be moved out of the residential property. The zoning officer performed a reinspection and found the violation had been corrected.

**Status:** Closed

## COMMERCIAL PROJECT CONSTRUCTION STATUS

### MARCH 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

**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

### MARCH 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 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

## **COMMERCIAL PROJECT CONSTRUCTION STATUS**

### **MARCH 2025**

#### **Innovation Campus Way and Beech Road Corridor continued...**

**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

**Name of Project:** Meta LCO 3

**Location:** 1500 Beech Road

**Square Footage:** 125,996

**Start Date:** March 2025

**Name of Project:** Vantage Building 3

**Location:** 3205 Horizon Court

**Square Footage:** 500,107

**Start Date:** March 2025



## COMMERCIAL PROJECT CONSTRUCTION STATUS

### MARCH 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**

### **MARCH 2025**

#### **U.S. State Route 62 / Walton and Smith's Mill Corridor**

**Name of Project:** Canini Retail

**Location:** 5065 Forest Drive

**Square Footage:** 15,118

**Start Date:** July, 2024

## COMMERCIAL PROJECT CONSTRUCTION STATUS

### MARCH 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 MARCH 2025

### Partial Occupancy Status continued...

**Name of Project:** AWS, Building G

**Location:** Generally located at Jug and Harrison

**Expiration Date:** February 9, 2025

**Name of Project:** AWS, Building H

**Location:** Generally located at Jug and Harrison

**Expiration Date:** April 9, 2025

**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

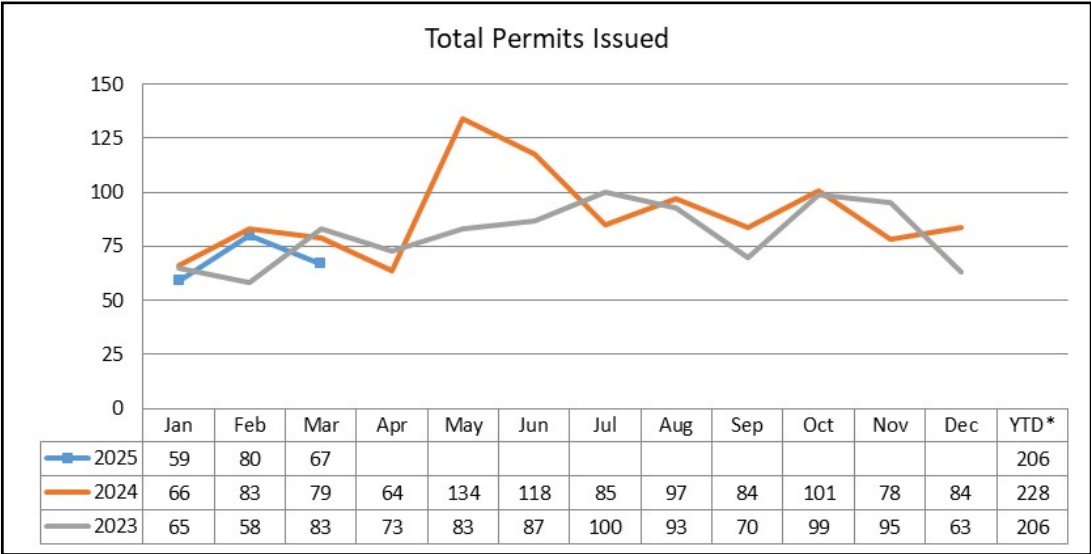
**Expiration Date:** August 5, 2025

**Name of Project:** AWS, Building C

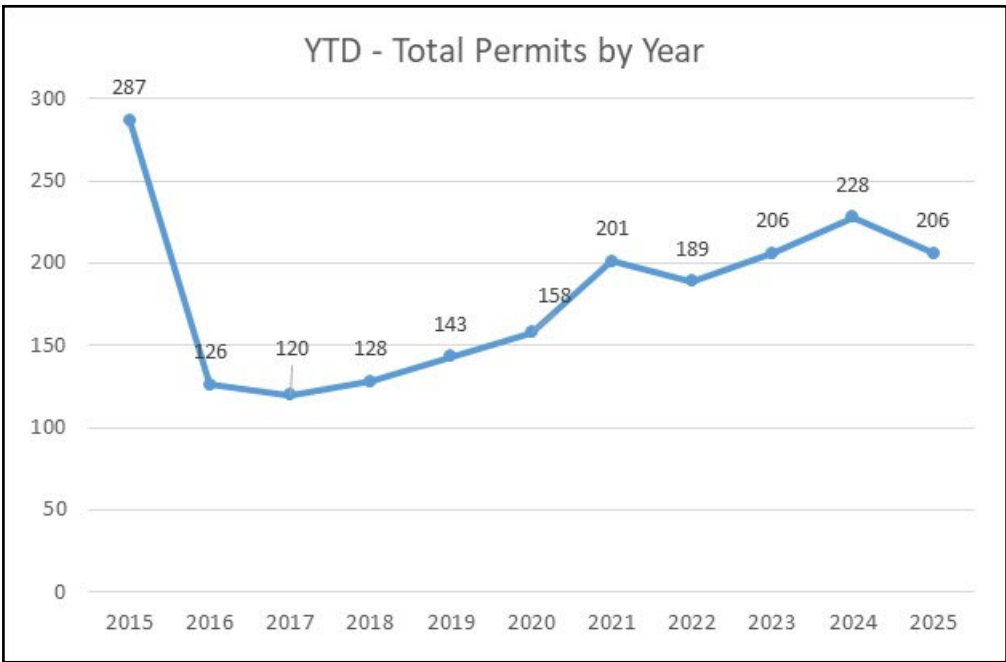
**Location:** Generally located at Beech and Jug

**Expiration Date:** July 27, 2025

**BUILDING AND ZONING STATISTICS**  
**MARCH 2025**

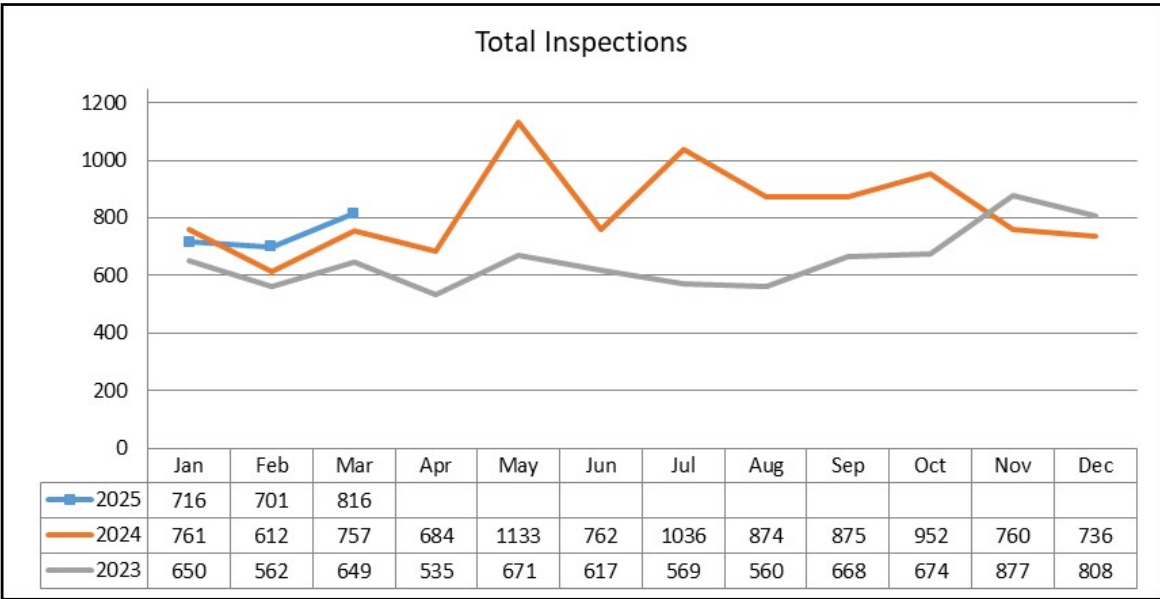


\*YTD is the total from January to the end of current month.



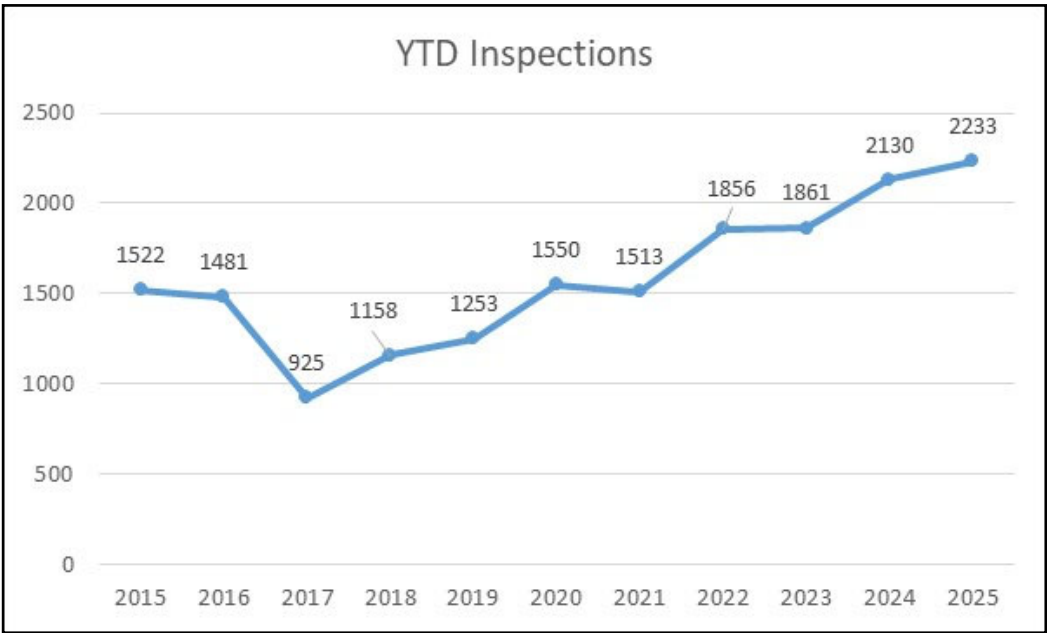
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

**BUILDING AND ZONING STATISTICS**  
**MARCH 2025**



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

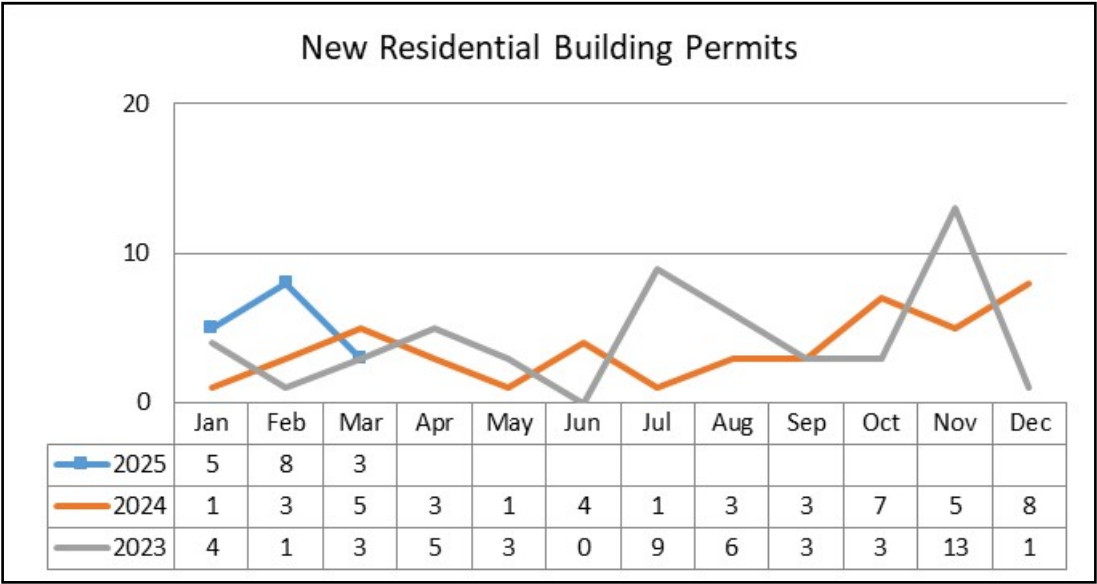
\*YTD is the total from January to the end of current month.



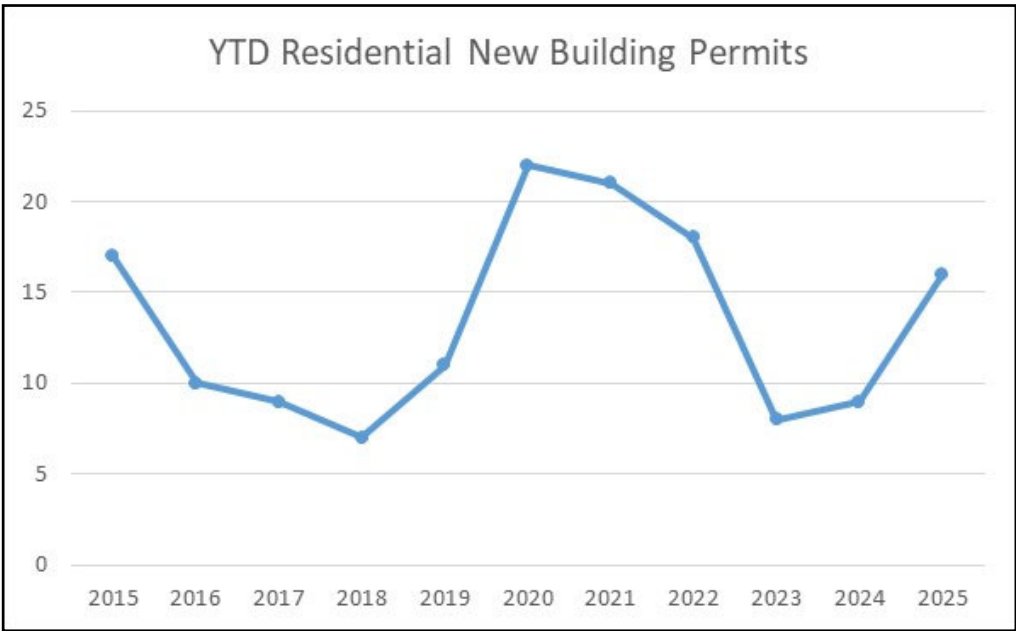
This graph represents the number of building and zoning inspections completed per year.

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

**BUILDING AND ZONING STATISTICS**  
**MARCH 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

### MARCH 2025

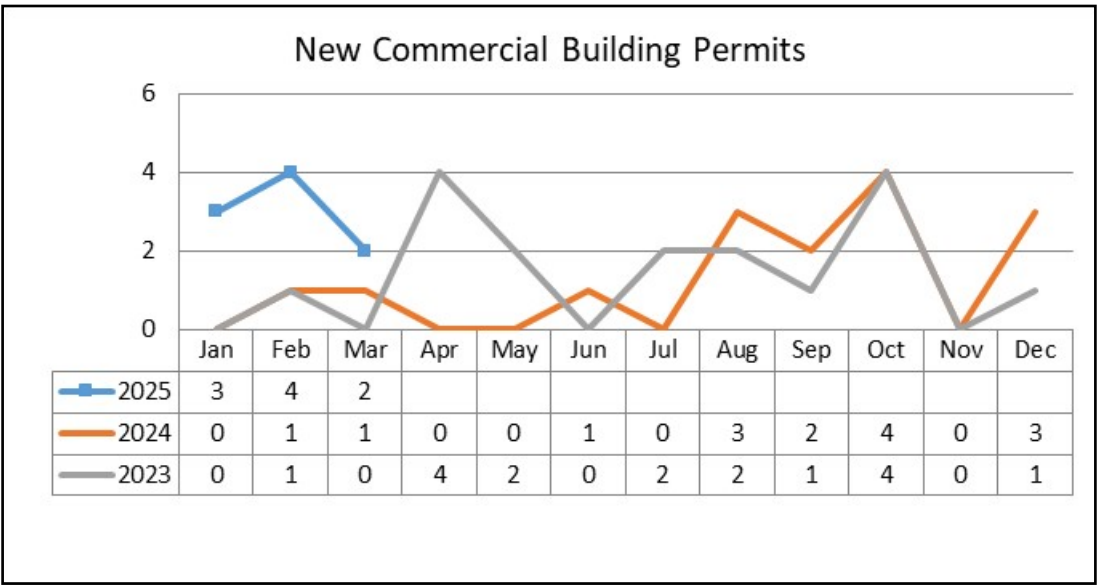
### Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	15	45
Courtyard at New Albany	105	93	12
Nottingham Trace	240	158	82
NACC 28 (Ebrington)	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

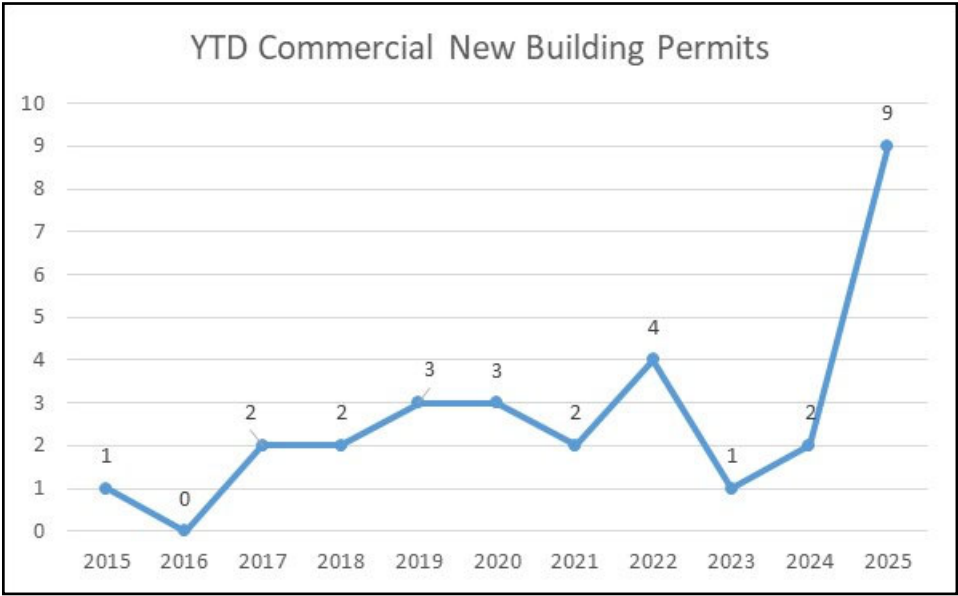


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COMMERCIAL BUILDING STATISTICS  
MARCH 2025

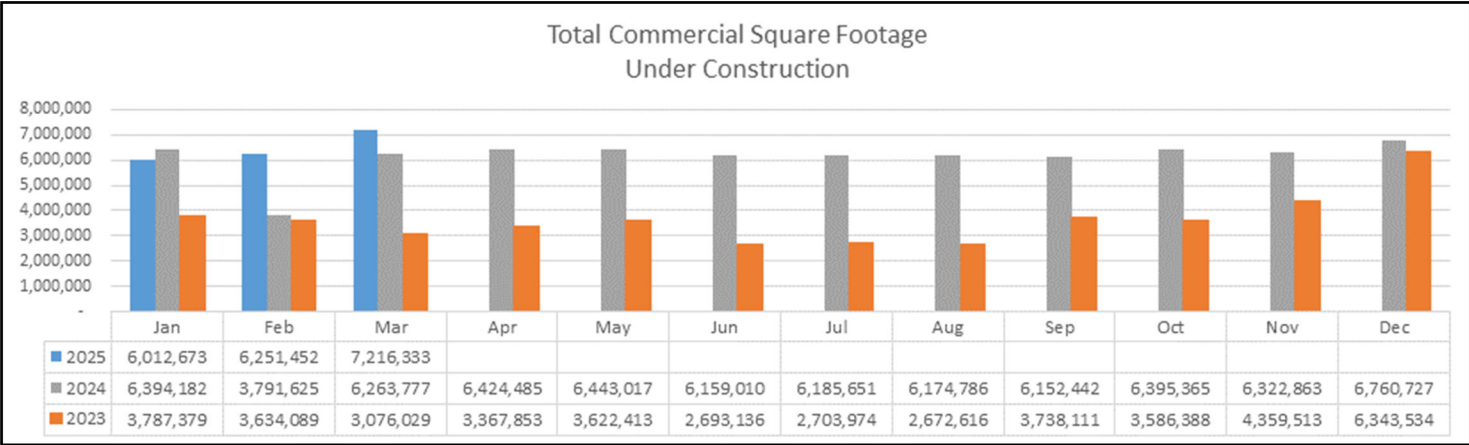


This graph represents the number of new commercial building permits per month over a three year period of time.  
\*YTD is the total from January to the end of current month.

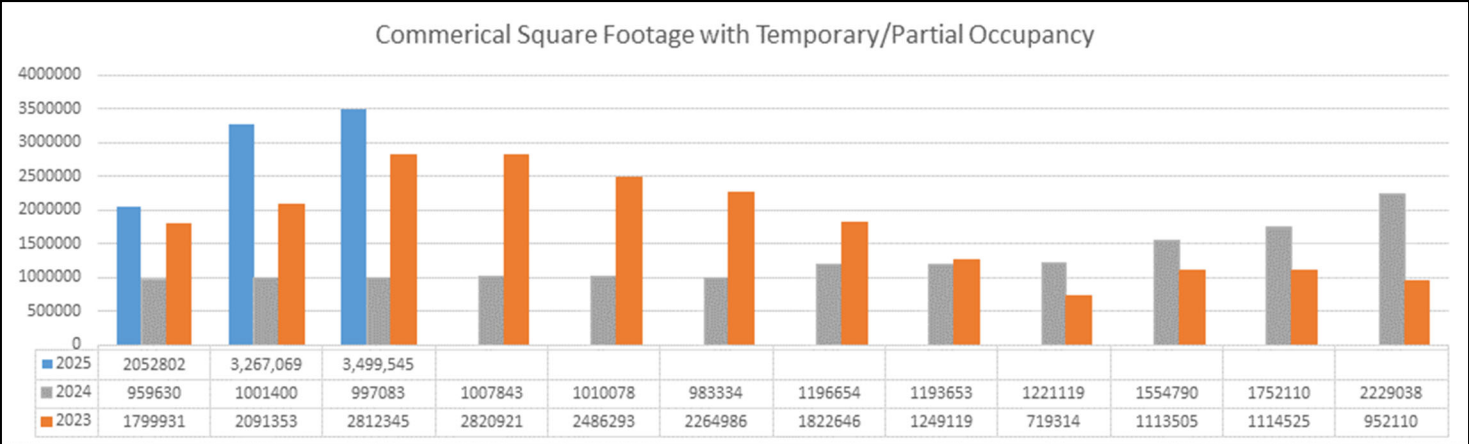


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.  
\*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS  
MARCH 2025

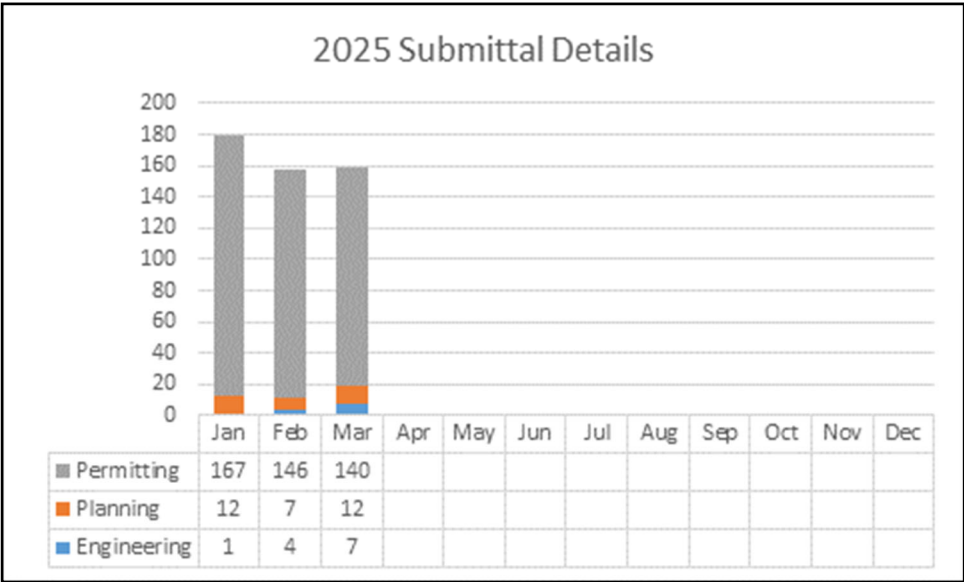


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

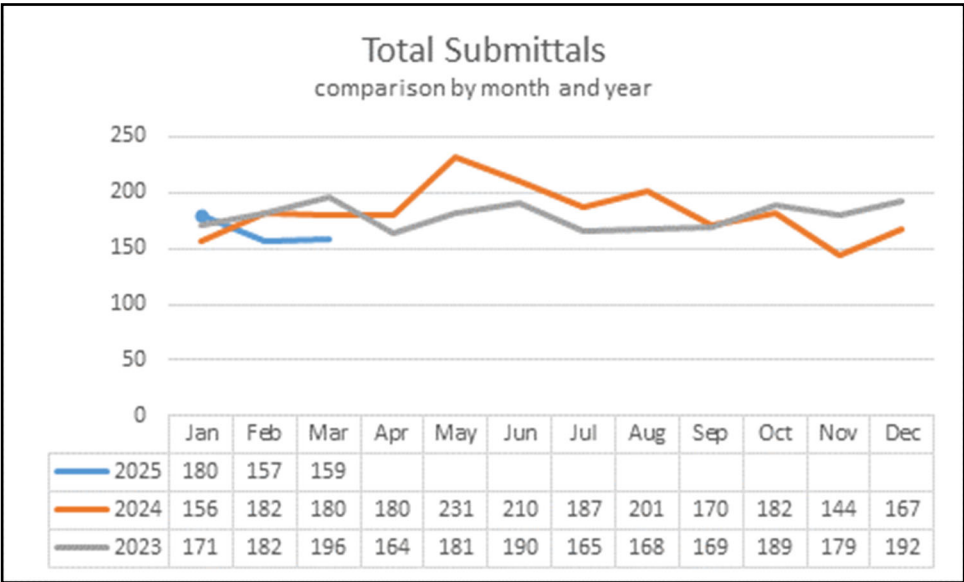


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS  
MARCH 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.