



Community Development Department
MONTHLY REPORT
April 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	16
Engineering	19
Field Work and Inspections	22
Commercial Construction	24
Statistics	32

COMMUNITY ENGAGEMENT AND OUTREACH

APRIL 2025

Business Meetings & Events

Bowling Green touch base (April 10)
EPN Brick House Blue tour (April 10)
ARCO and New Albany touch base (April 11)
AEP Quarterly touch base (April 15)
German American Semiconductor Cities Network (April 23)
Vantage touch base (April 23)
Amgen Expansion announcement (April 25)
Small Business Association touch base (April 28)
QTS touch base (April 28)
New Albany Chamber Business After Hours Event (April 28)
Broadband touch base AT&T (April 30)
Broadband touch base Altafiber (April 30)

Professional Development Organizations

Mid-Ohio Development Exchange Board Prep Meeting (April 1)
Economic Development Advisory Council (April 4)
Mid-Ohio Development Exchange Program Committee Meeting (April 17)
New Albany Chamber of Commerce Government Affairs Committee Member (April 22)
Mid-Ohio Development Exchange Board Prep Meeting (April 22)
Public Records Training (April 29)
New Albany Chamber Board of Trustees Meeting (April 25)

Business Retention and Expansion Meetings

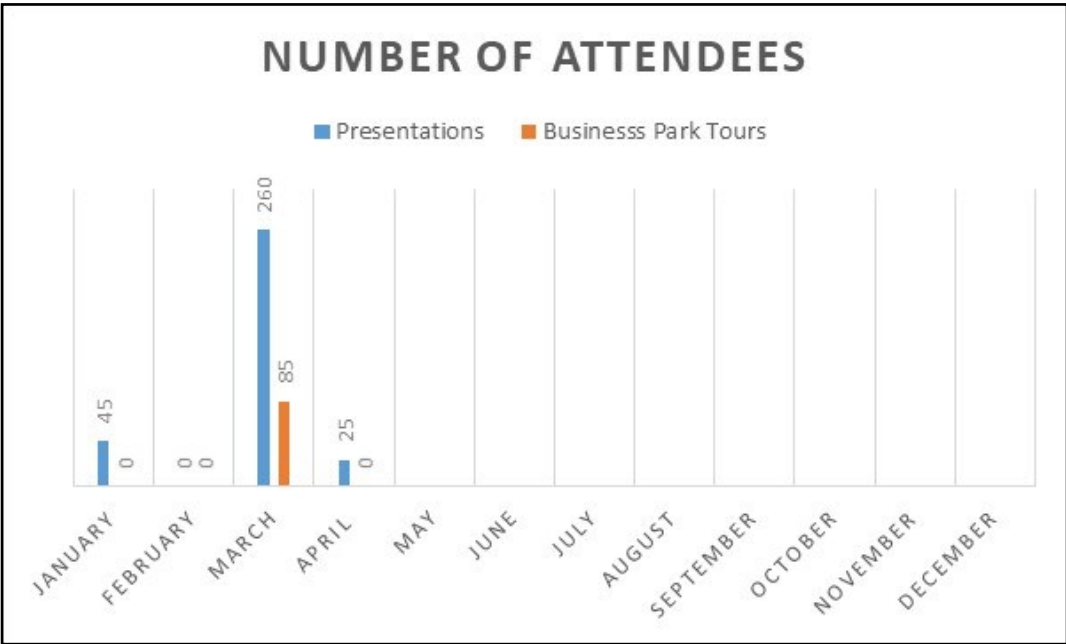
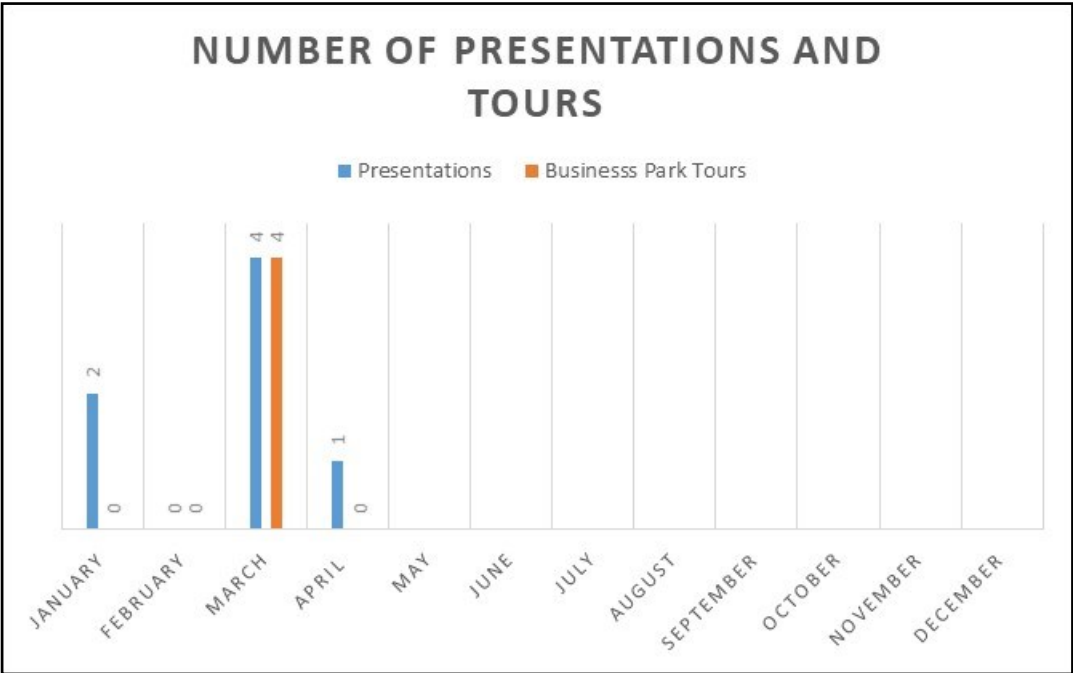
CVS Health (April 1)
PPG (April 8)
Meta (April 8)
Amgen (April 10)
American Regent (April 14)
Alene Candle (April 22)
STACK Infrastructure (April 28)

Presentations & Tours

Genoa Township Business Association (April 2) - 25 people

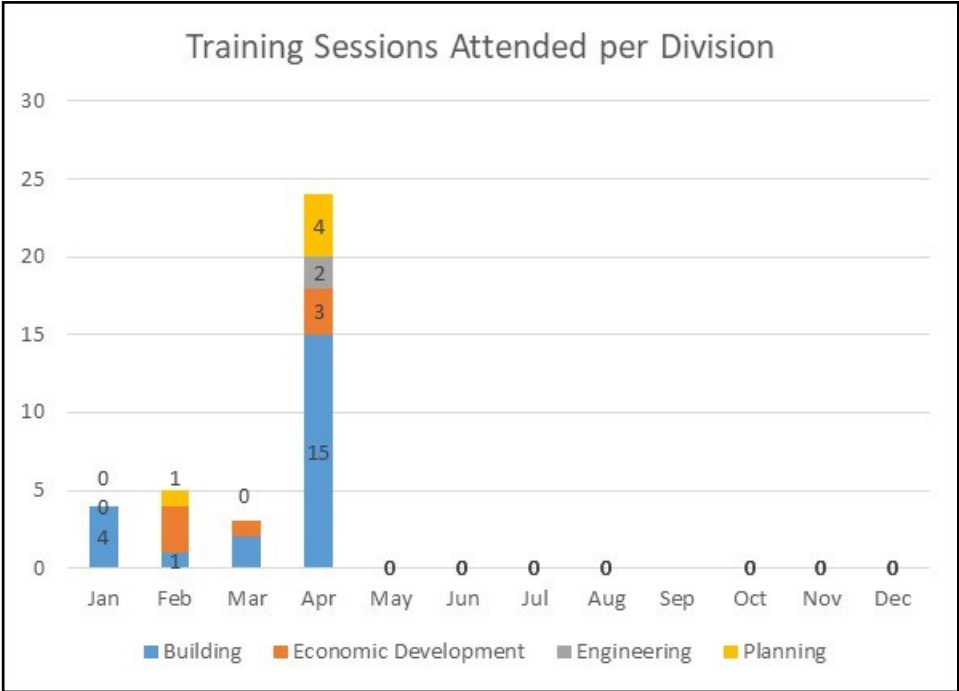
COMMUNITY ENGAGEMENT AND OUTREACH
APRIL 2025

Presentations and Tour Highlights



COMMUNITY ENGAGEMENT AND OUTREACH
APRIL 2025

Training Highlights



BOARD AND COMMISSIONS

APRIL 2025

Planning Commission: April 7, 2025

Applications:

Type: Rezoning
Location: 12525 Jug Street
Applicant: EdgeConneX
Request: Rezoning from Infill Planned Unit Development (I-PUD) to Limited General Employment (L-GE)
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Other business:

1. City Code Amendment: C.O. 1154 Technology Manufacturing District

Architectural Review Board: April 14, 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
Zoning: Historic Center
Board Action: Approved with conditions

Type: Certificate of Appropriateness
Location: 245 E Main Street
Applicant: SouthWood Corporation
Request: Certificate of Appropriateness for the replacement of two wall signs
Zoning: Village Core
Board Action: Approved with conditions

Rocky Fork Blacklick Accord: April 17, 2025

Other business:

1. Engage New Albany Strategic Plan

Planning Commission: April 21, 2025

Applications:

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

BOARD AND COMMISSIONS

APRIL 2025

Type: Final Development Plan Modification
Location: Generally located at the northwest corner of Mink Street and Innovation Campus Way
Applicant: J. Carter Bean Architect LLC
Request: Modification to the approved final development plan to allow five additional parking spaces for an approved Speedway gas station
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Final Development Plan Modification
Location: Generally located at the northwest corner of Central College Road and Jug Street
Applicant: EC New Vision Ohio LLC
Request: Modification to the approved final development plan to allow a private clubhouse
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Final Development Plan
Location: Generally located off the roundabout on Forest Drive, south of Johnstown Road, and north of Smith's Mill Road
Applicant: Canini & Associates LLC
Request: Final development plan to allow for the construction of two medical office buildings
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Variance
Location: Generally located off the roundabout on Forest Drive, south of Johnstown Road, and north of Smith's Mill Road
Applicant: Canini & Associates LLC
Request: Variance to codified ordinance 1153.04(b) to allow the creation of a lot that does not front on a public or private street
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Final Plat
Location: Generally located west of Beech Road, south of Worthington Road, and east of Babbitt Road
Applicant: City of New Albany
Request: Final plat for the dedication of public right-of-way for Ganton Parkway West Phase 3B
Zoning: Limited-General Employment (L-GE)
Board Action: Approved

Other business:

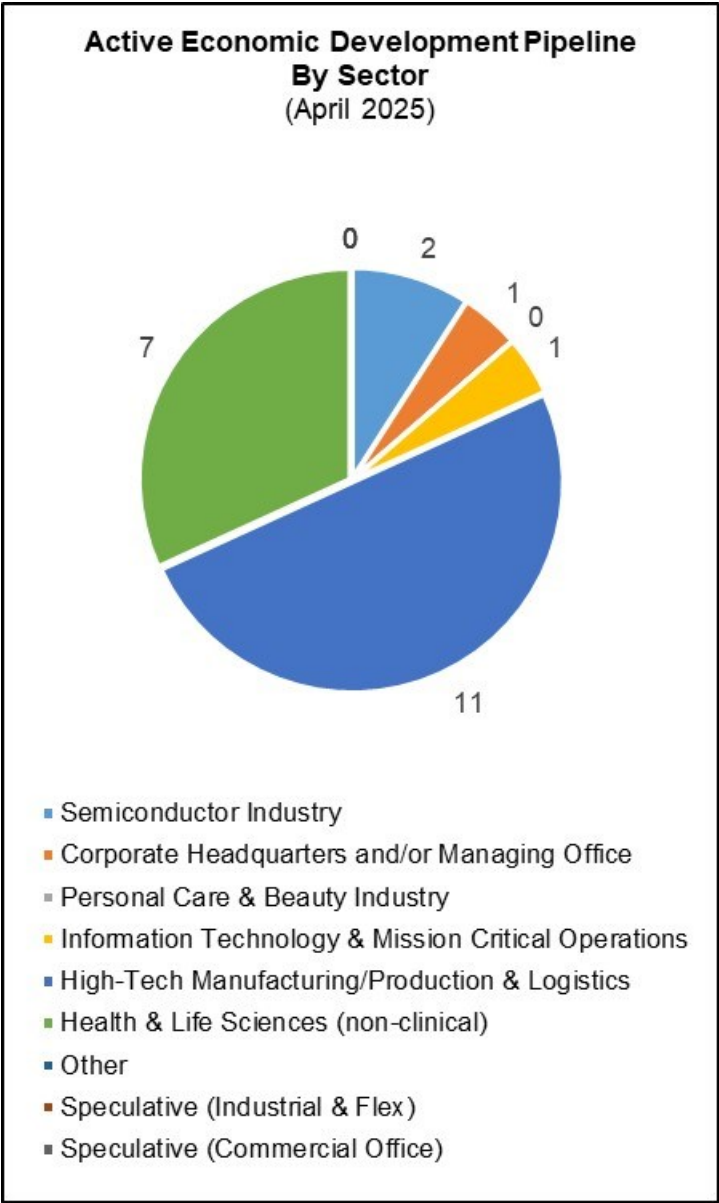
1. FDP Major/Minor Modifications Workshop
2. Annual Organizational Meeting

ECONOMIC DEVELOPMENT UPDATES
APRIL 2025

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

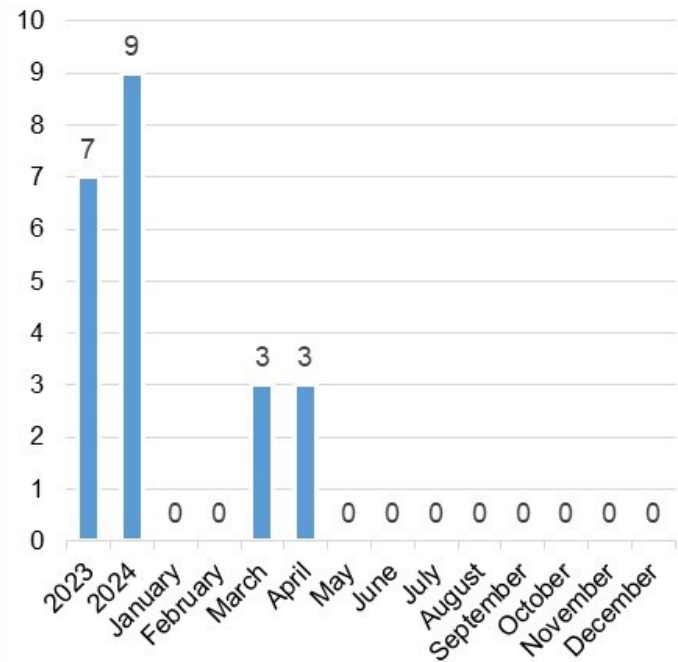
In April, the department responded to three site selection requests. The department reviewed a total of five requests and determined that the stated requirements could not be met in New Albany due to the number of acres needed, utility demands or type of industry.

Currently, the department has an active portfolio of approximately 22 projects.

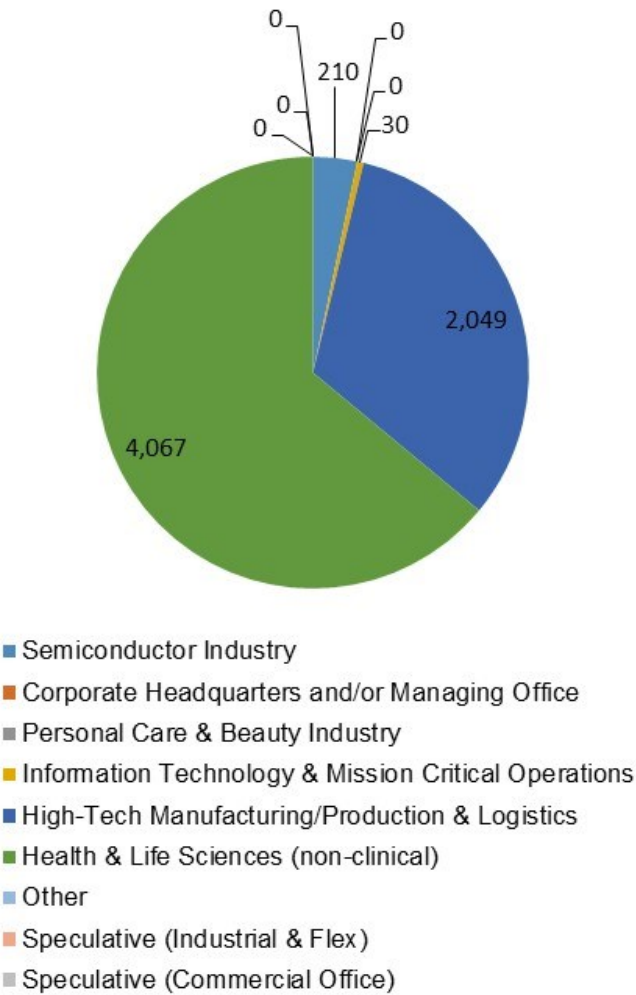


ECONOMIC DEVELOPMENT UPDATES
APRIL 2025

Active Economic Development Pipeline
By Month
(April 2025)

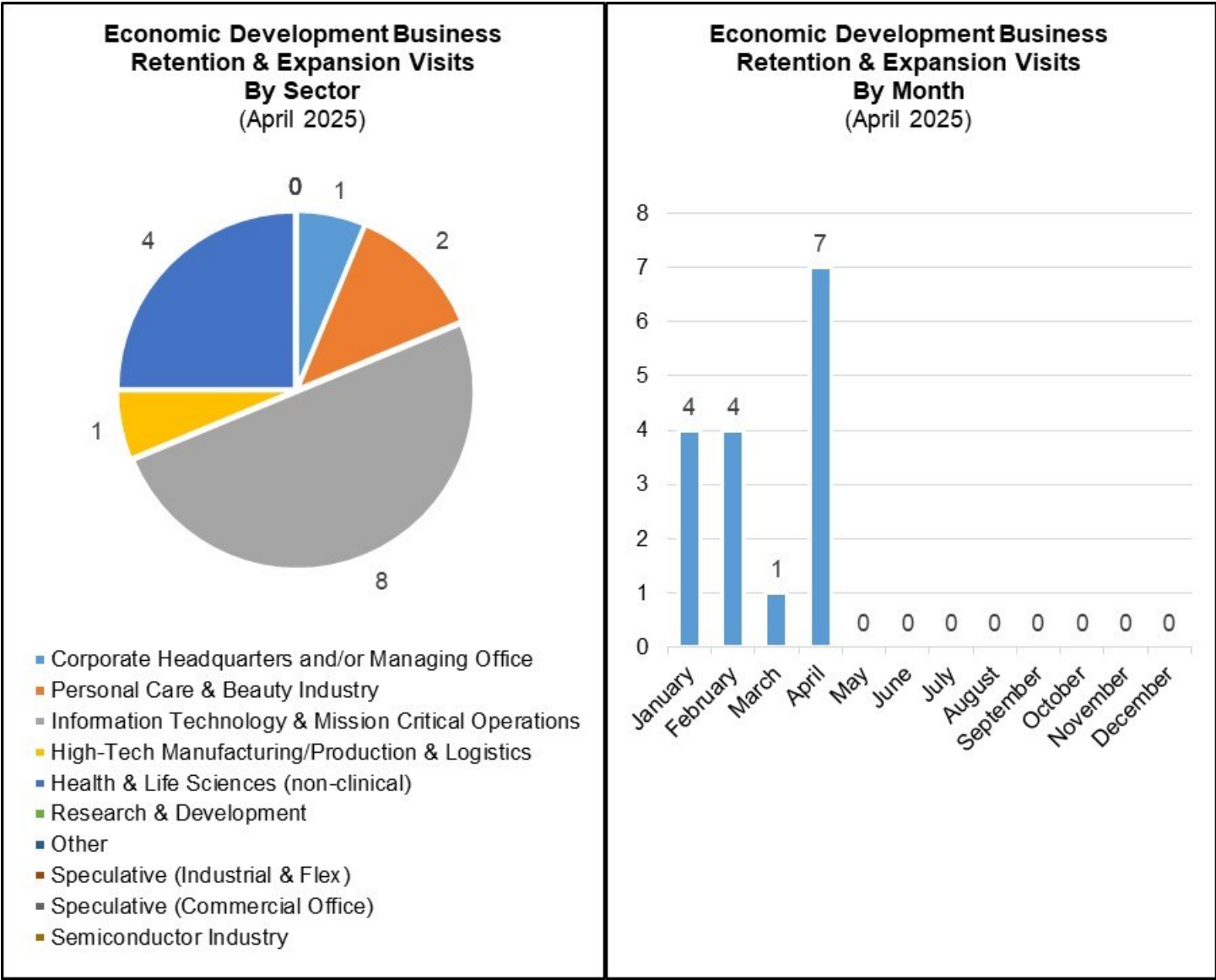


Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(April 2025)



ECONOMIC DEVELOPMENT UPDATES
APRIL 2025

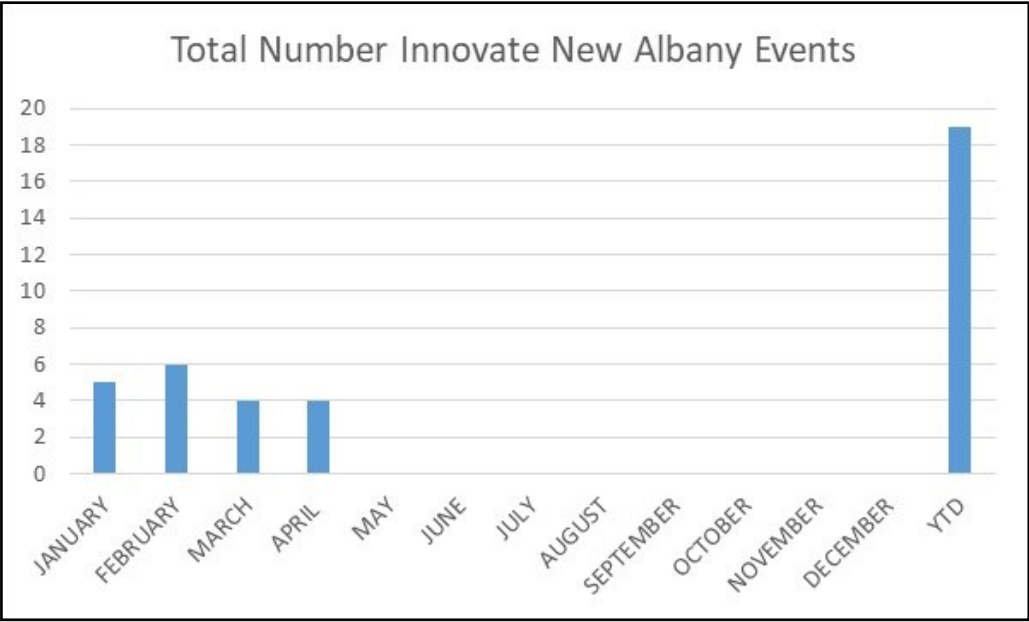
Business Retention & Expansion Meetings



INNOVATE NEW ALBANY
APRIL 2025

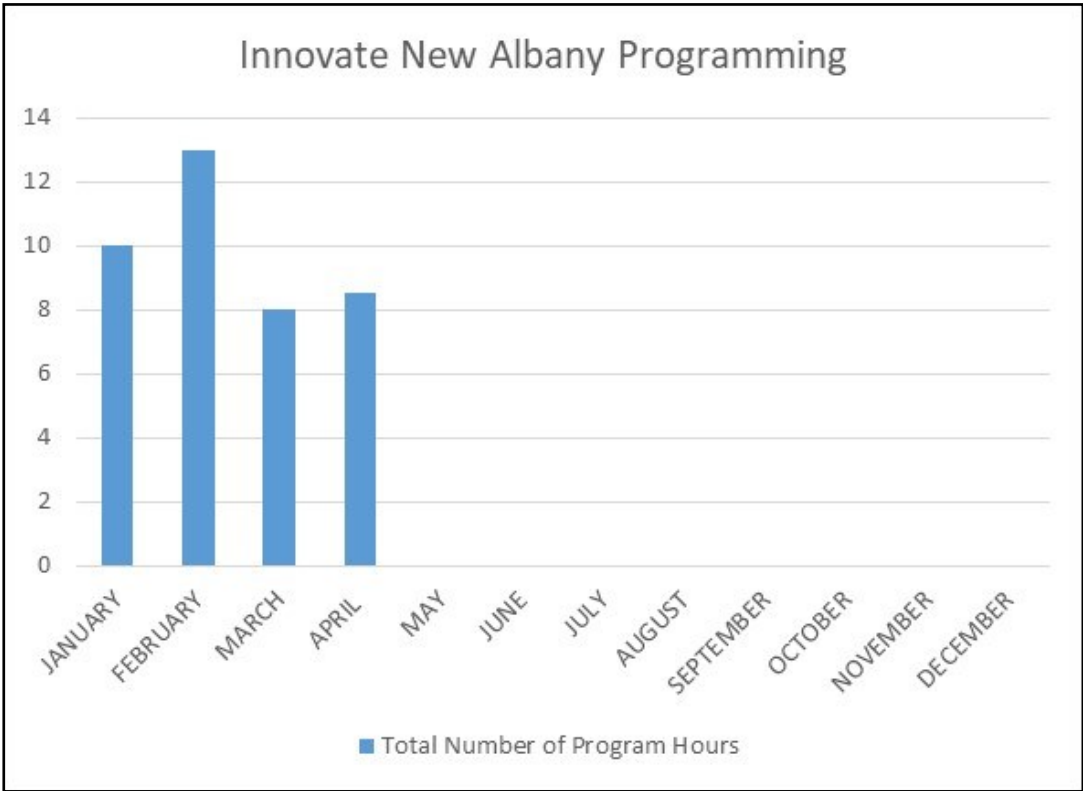
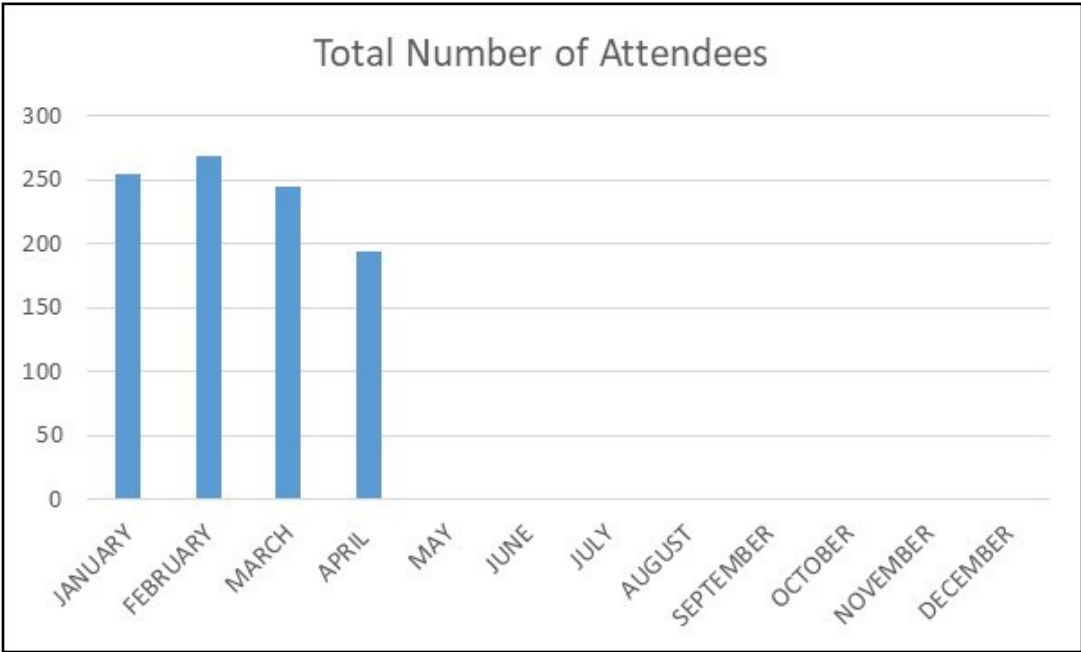
Innovate New Albany Event and Program Information

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
APRIL 2025

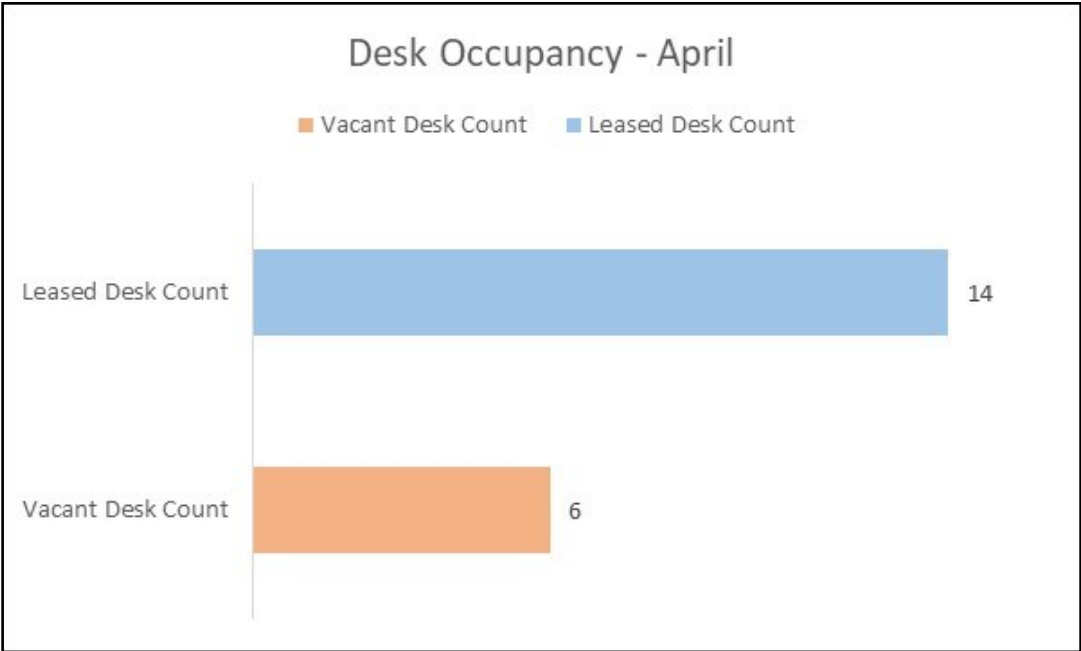
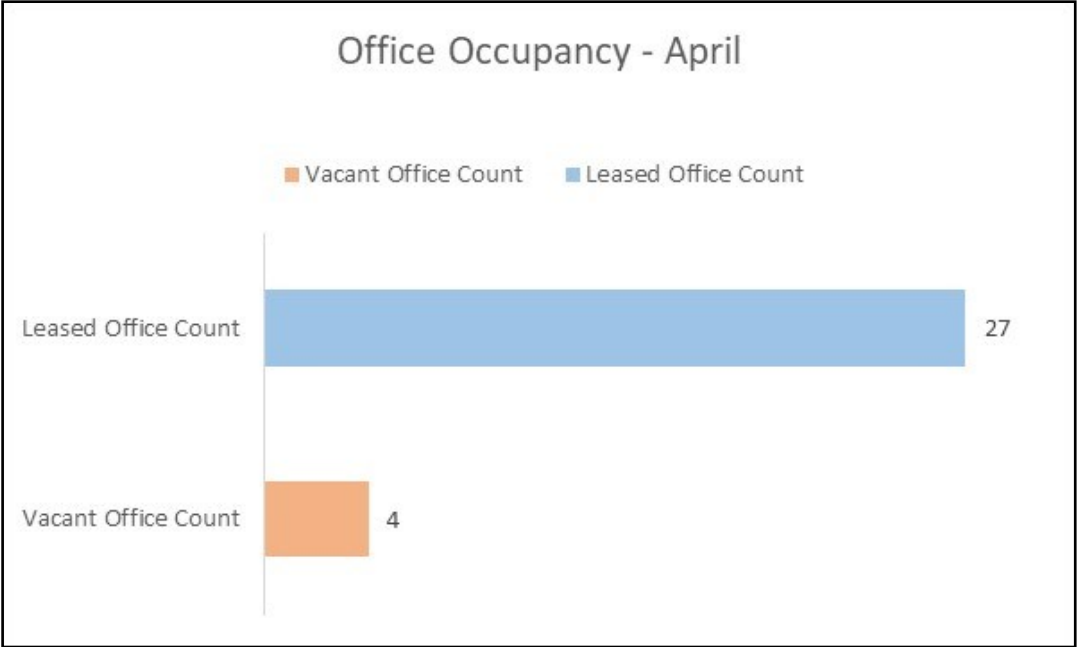
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
APRIL 2025

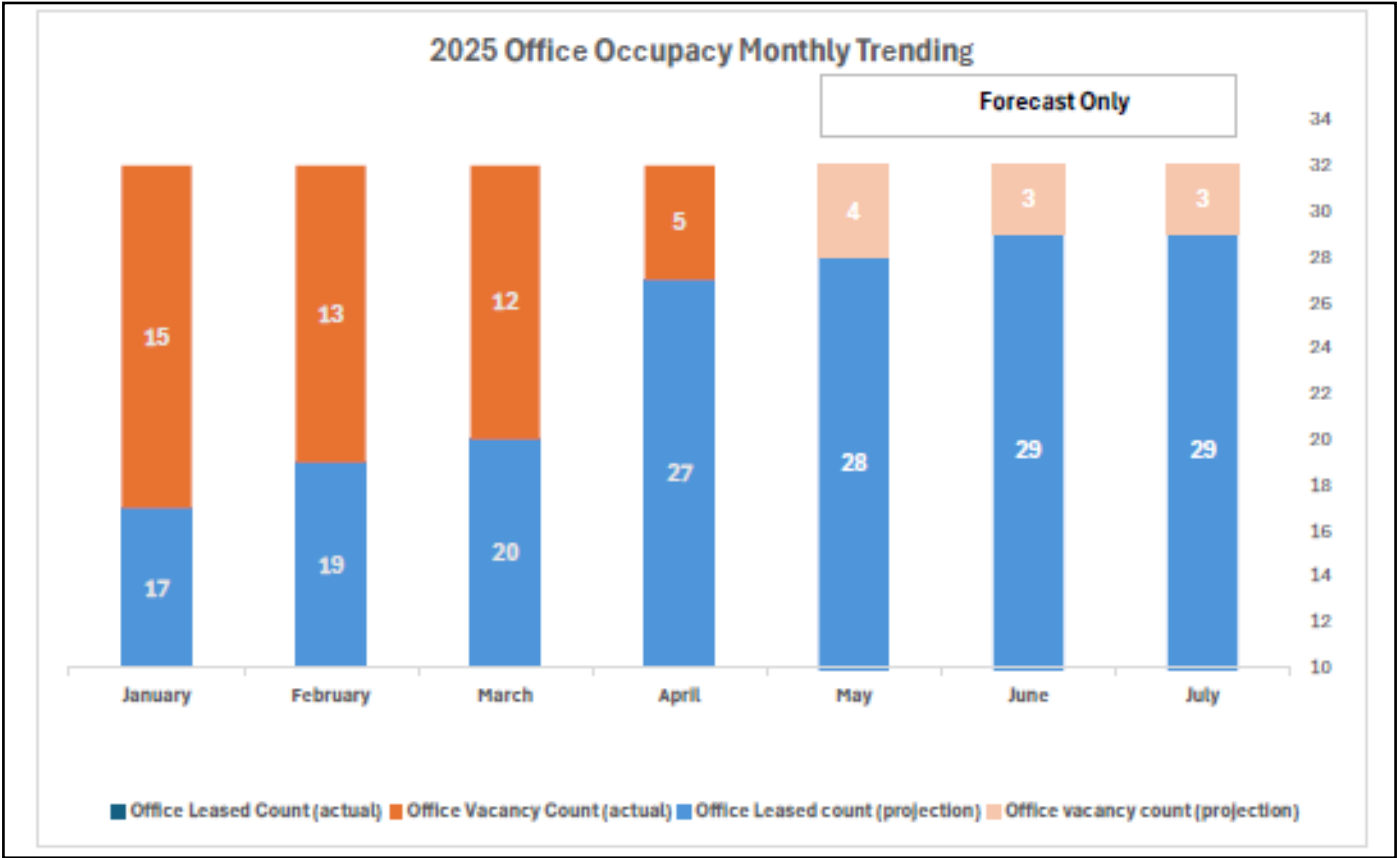
Brick House Blue at Innovate New Albany

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.



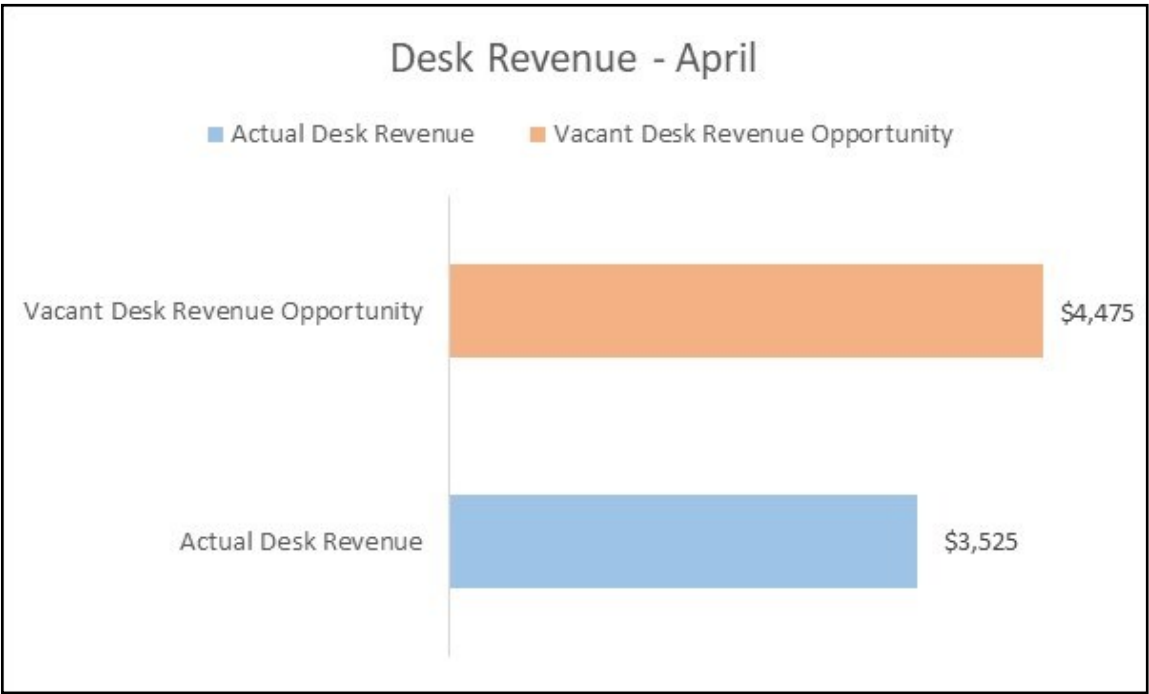
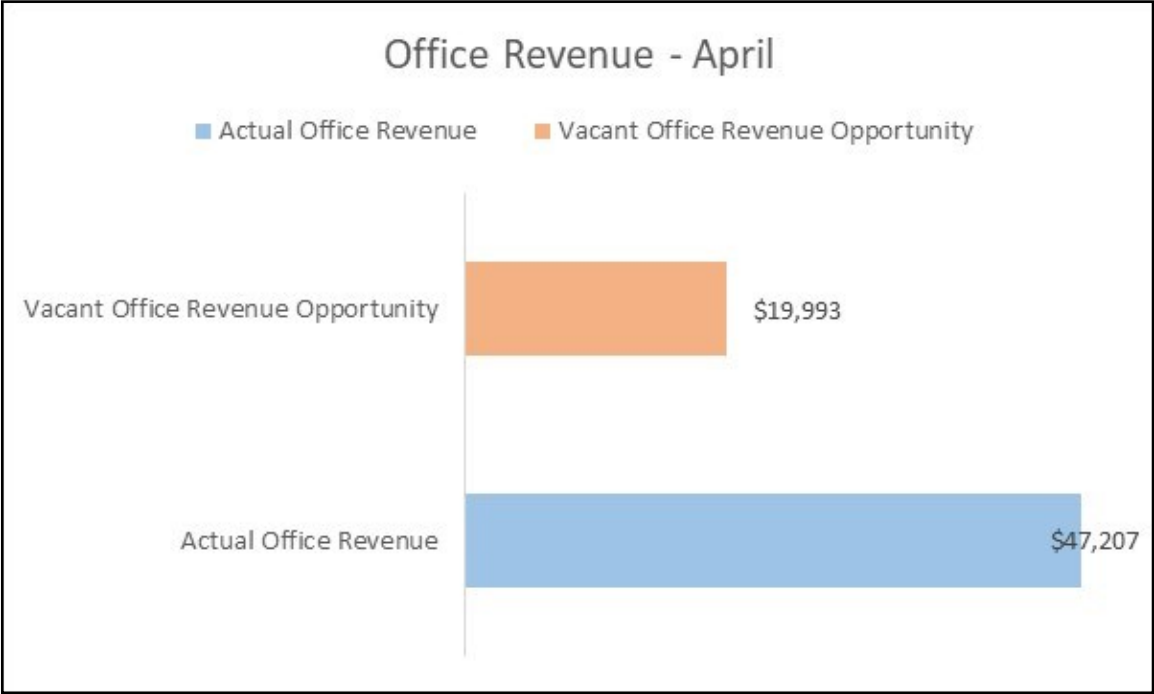
INNOVATE NEW ALBANY
APRIL 2025

Brick House Blue at Innovate New Albany



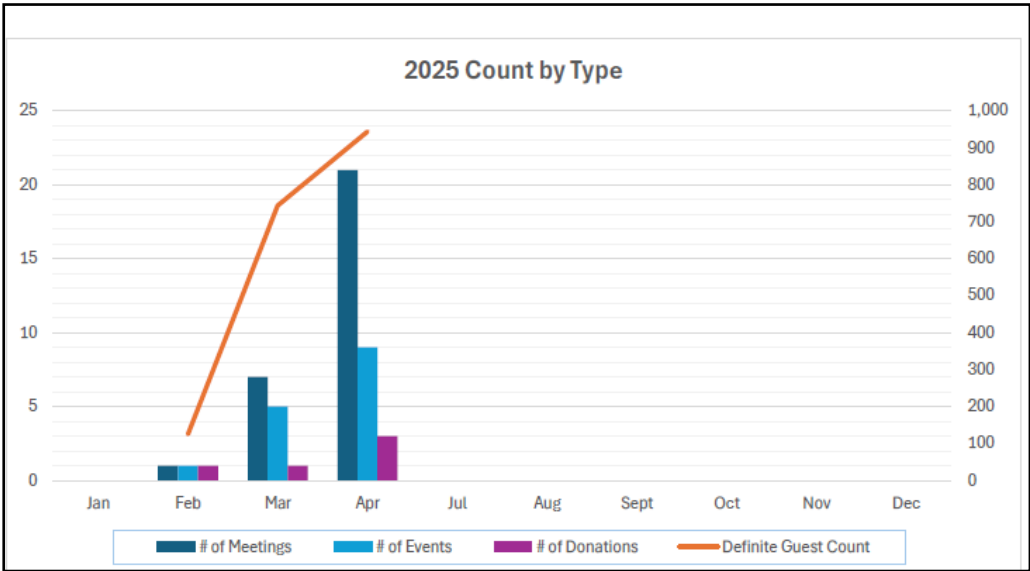
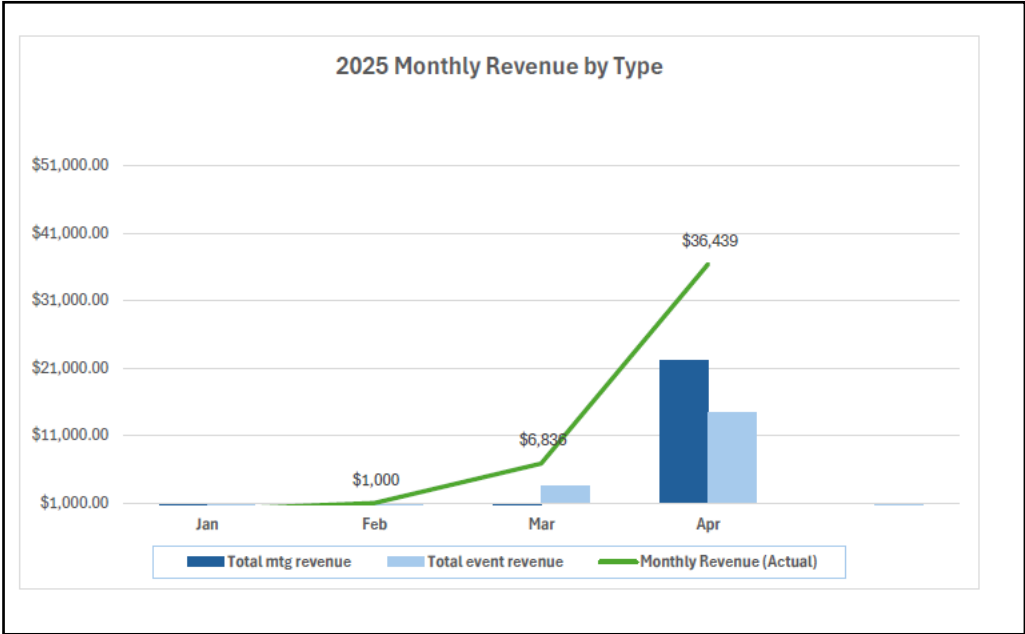
INNOVATE NEW ALBANY
APRIL 2025

Brick House Blue at Innovate New Albany



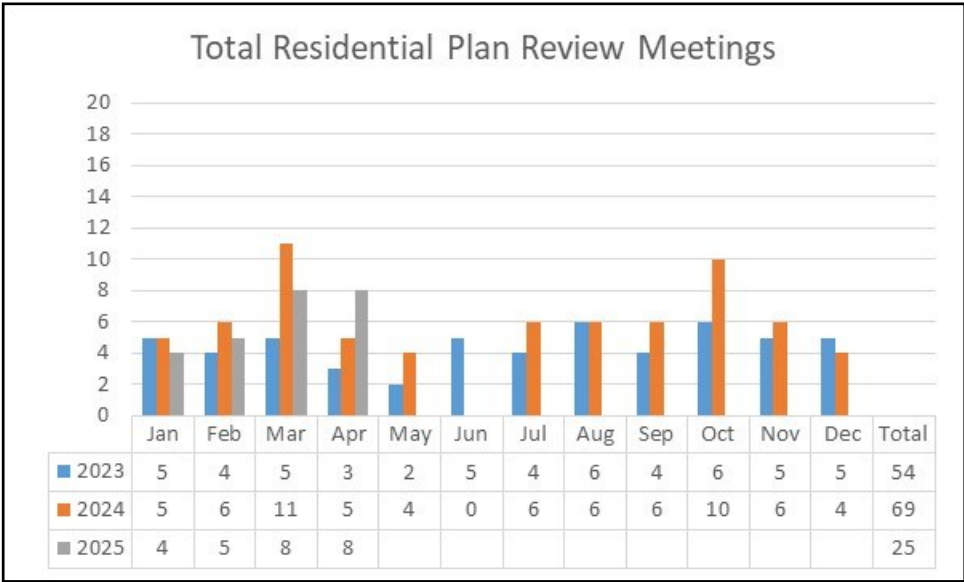
INNOVATE NEW ALBANY
APRIL 2025

Brick House Blue at Innovate New Albany



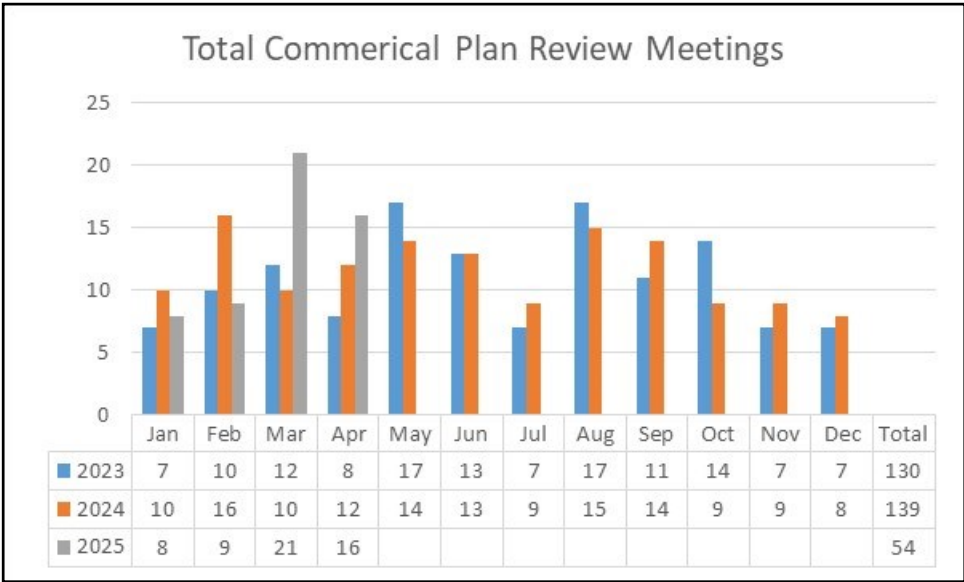
PLAN REVIEW
APRIL 2025

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.

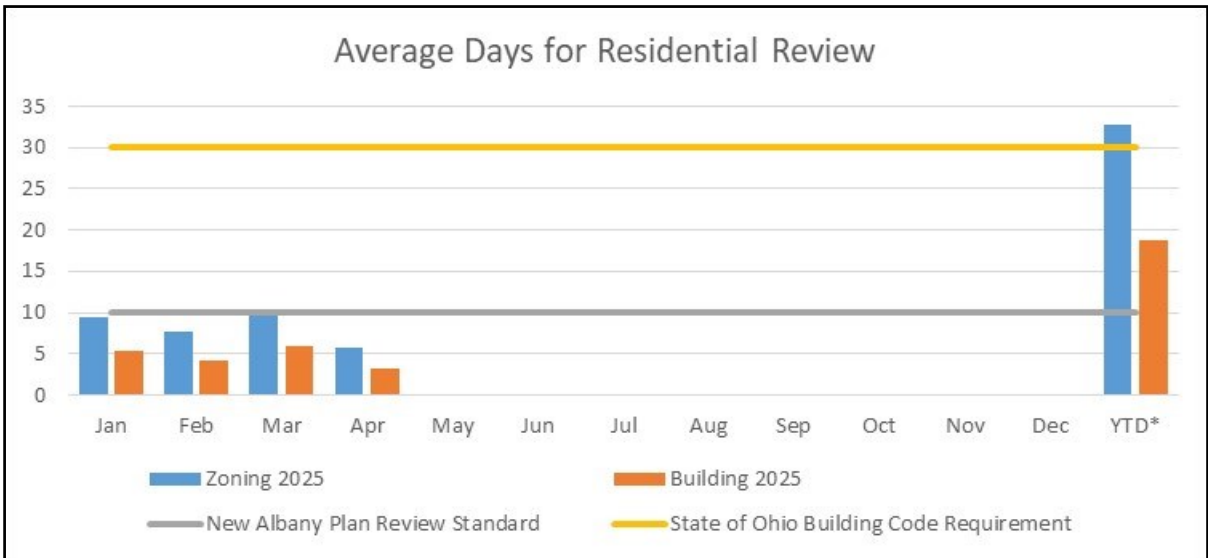
PLAN REVIEW
APRIL 2025

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.

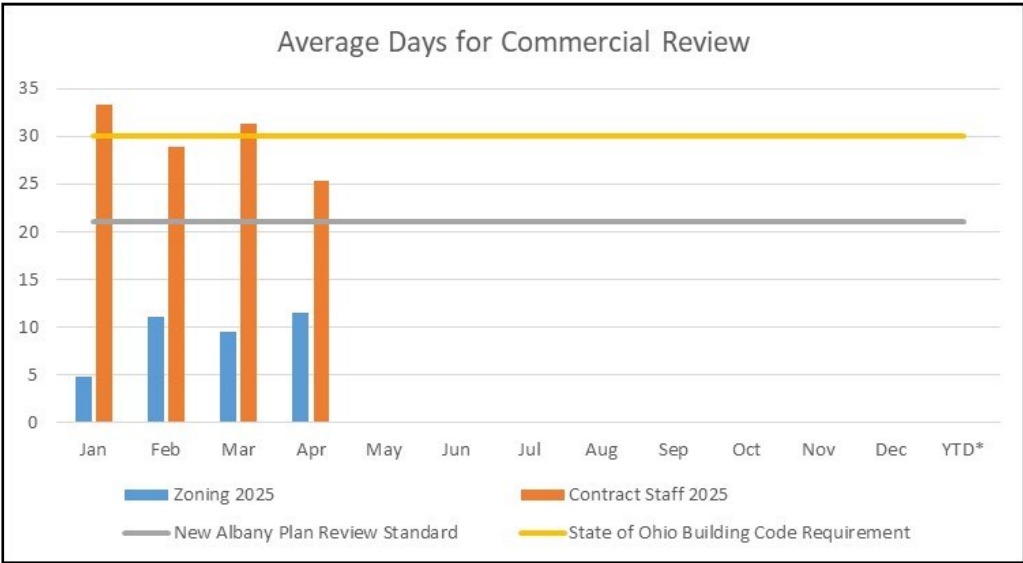
PLAN REVIEW
APRIL 2025

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.

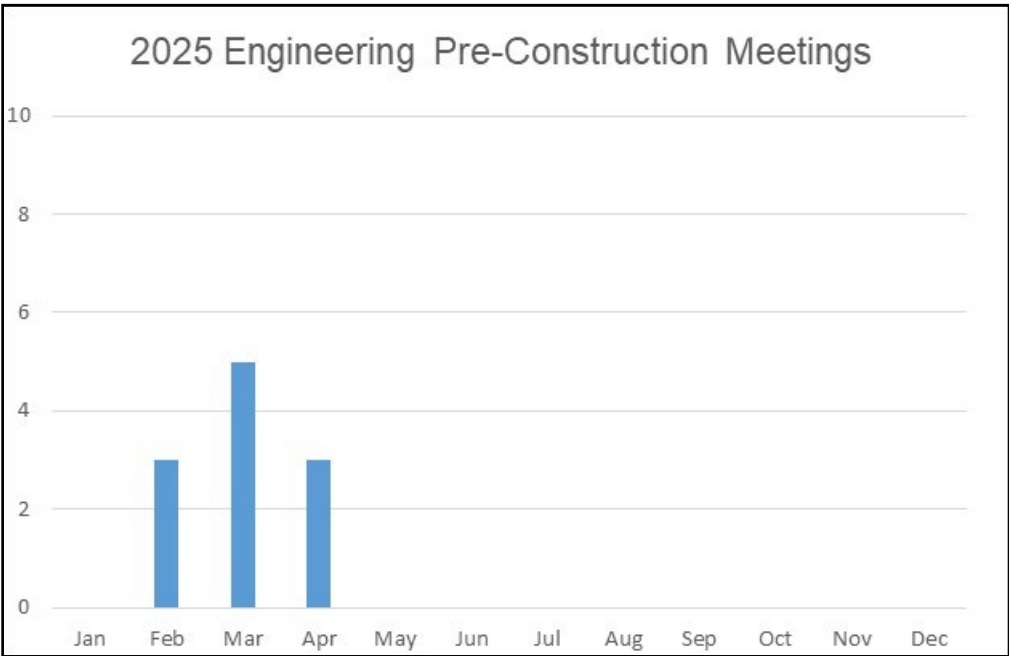
ENGINEERING**APRIL 2025****Engineering Plan Reviews**

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
LPC Mass EX	03/23/25	04/02/25	10	18
AWS Miller Rd Revision	03/17/25	04/03/25	18	18
Village Center Apartments	03/20/25	04/03/25	14	18
Wright Patt	03/31/25	04/03/25	4	18
Panda Express	04/03/25	04/09/25	6	18
Cyrus One	04/07/25	04/14/25	7	18
Tenby PSIP	04/18/25	04/21/25	4	18
WHY3 Mass Ex	04/07/25	04/21/25	4	18
AWS Beech RD NW	04/17/25	04/22/25	5	18
AEP Souder	04/18/25	04/23/25	5	18
American Regent Revision	04/18/25	04/23/25	5	18
EdgeConnex WSP	04/10/25	04/24/25	14	18
EdgeConnex 1.2 Sanitary	04/10/25	04/24/25	14	18
EdgeConnex Mass Ex	04/10/25	04/24/25	14	18
EdgeConnex P2 Sanitary	04/10/25	04/24/25	14	18
Bermuda Station	04/21/25	04/25/25	4	18
NBY Water Tank	04/23/25	04/28/25	5	18
7-Eleven	04/14/25	04/28/25	14	18
Church of the Resurrection	04/25/25	04/30/25	5	18
CMH098 Mass Ex	04/02/25	04/07/25	5	18
NLH PSIP	04/14/25	04/25/25	11	18

ENGINEERING
APRIL 2025

Engineering Pre-Construction Meetings

- Engineering held three (3) pre-construction meetings in April:
- Tenby Mass Ex
- AWS Miller Rd Watermain
- Bermuda Station



ENGINEERING

APRIL 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. Contractor is addressing punch list items for segment 2. Roadway construction began on the remainder of the proposed roadway between Horizon Court and Harrison Road.

Total number of private development projects in active construction: 29

Private Development Project Spotlight: Haines Creek Subdivision - Located at the north side of Central College and Jug

Project Overview:

The official name of the subdivision is "The Courtyards at Haines Creek", a 55+ Active Lifestyle community with 155 lots. The project will be constructed in 3 phases, each phase includes sanitary, mass ex., storm, water, street, and retention ponds. The project also includes wetlands and protected areas.

Work completed in April:

Underground installation of storm sewer pipe and structures continue. Sanitary lines are being installed throughout the site. Grading of the site in underway. Erosion control measures continue to be monitored.



FIELD WORK AND INSPECTIONS

APRIL 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

APRIL 2025

Code Enforcement Activity

Address: 7166 and 7120 Central College Rd

Date of Complaint: April 28, 2025

Complaint Description: Multiple vehicles on jacks in driveway.

Violations: Multiple non-operating /dismantled or unregistered vehicles stored in a shared drive.

Activity: City staff received a call on April 28th from a neighboring property making the complaint, staff went out the same day to look into the complaint and found that the property was in violation. Letters were created and sent out on the 30th to both properties in violation as well as the mailing address of the properties. Both forms of certified mail have been received but there has been no contact from the residence. The reinspection is scheduled for May 13th.

Status: Open

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 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—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



Vantage

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

Name of Project: QTS NAL 2 DC 2

Location: 675 Beech Road

Square Footage: 292,500

Start Date: September 2024

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2025

Innovation Campus Way and Beech Road Corridor continued...

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

Name of Project: AWS, Building A

Location: Generally located at Miller and Beech

Square Footage: 251,265

Start Date: November 2024

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: AWS, Building F
Location: Generally located at Miller and Beech
Square Footage: 6,933
Start Date: November 2024



McDonalds

Name of Project: Vantage Building 2
Location: 3265 Horizon Court
Square Footage: 500,107
Start Date: January 2025

Name of Project: McDonalds
Location: 2055 Beech Road
Square Footage: 3,521
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

Name of Project: Meta NLH9S
Location: 1500 Beech Road
Square Footage: 104,280
Start Date: April 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 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

APRIL 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

APRIL 2025

Other Areas

Name of Project: Fieldhouse & Community Center

Location: 7839 Bevelhymer Rd

Square Footage: 185,890

Start Date: April 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 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: June 1, 2025

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

Location: 1101 Beech Road

Expiration Date: April 21, 2025

Name of Project: Montauk Innovations—NBY4A

Location: 1101 Beech Road

Expiration Date: May 24, 2025

Name of Project: AWS, Building C

Location: Generally located at Jug and Harrison

Expiration Date: June 7, 2025

Name of Project: AWS, Building D

Location: Generally located at Jug and Harrison

Expiration Date: May 3, 2025

Name of Project: AWS, Building G

Location: Generally located at Jug and Harrison

Expiration Date: June 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: May 28, 2025

Name of Project: AWS, Building J

Location: Generally located at Beech and Jug

Expiration Date: June 30, 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS APRIL 2025

Partial Occupancy Status continued...

Name of Project: AWS, Building K

Location: Generally located at Beech and Jug

Expiration Date: June 30, 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

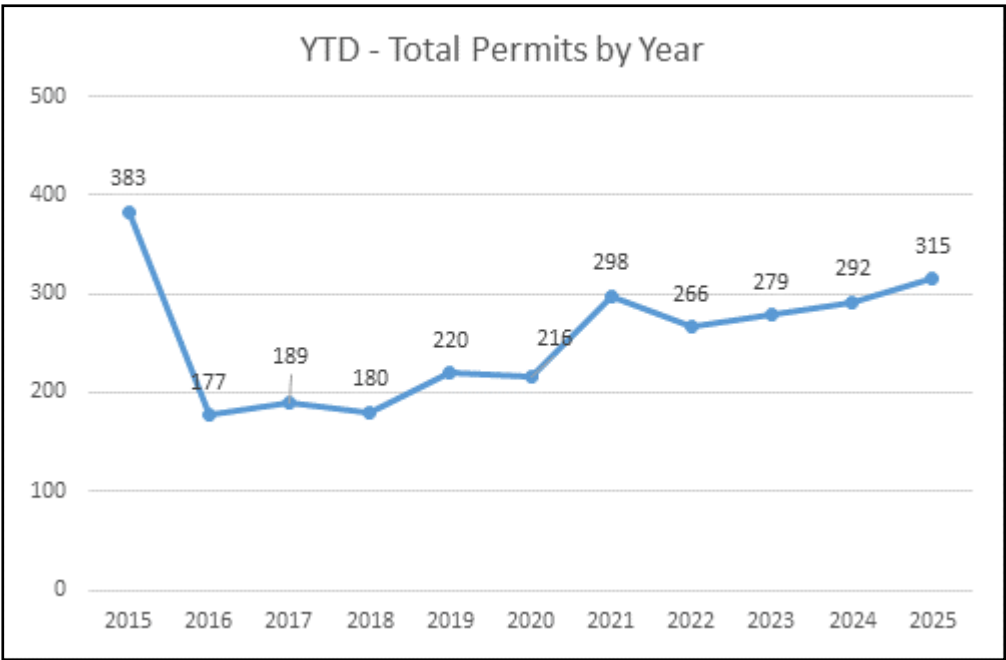
Expiration Date: July 27, 2025

Name of Project: Montauk Innovations—NBY5A

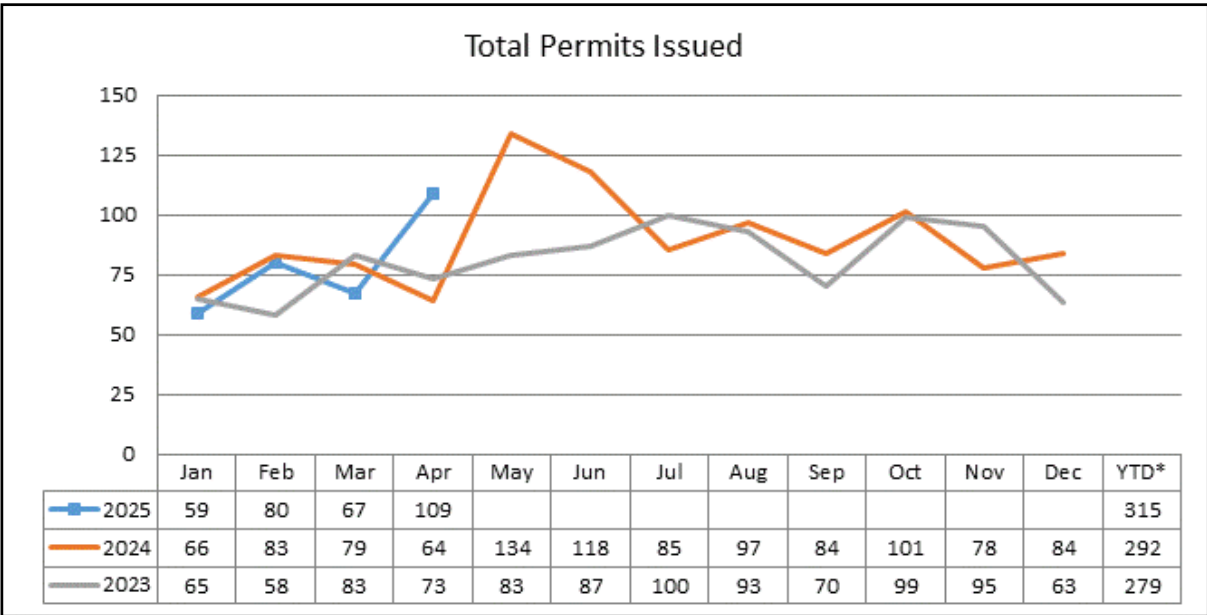
Location: 1101 Beech Road

Expiration Date: September 22, 2025

BUILDING AND ZONING STATISTICS
APRIL 2025

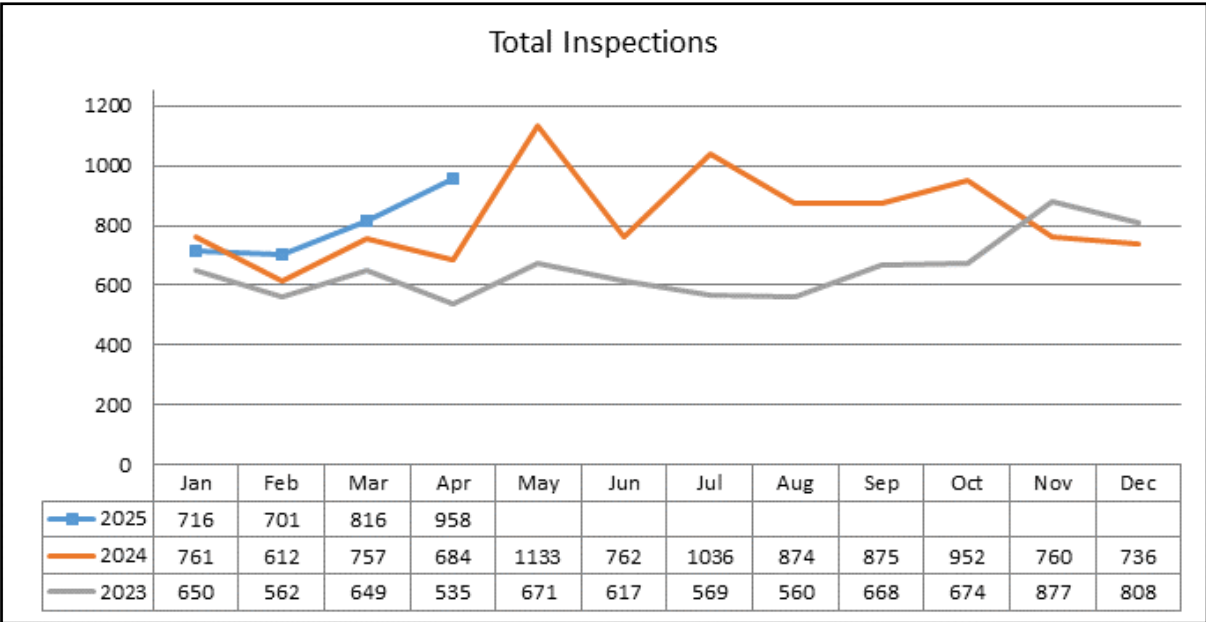


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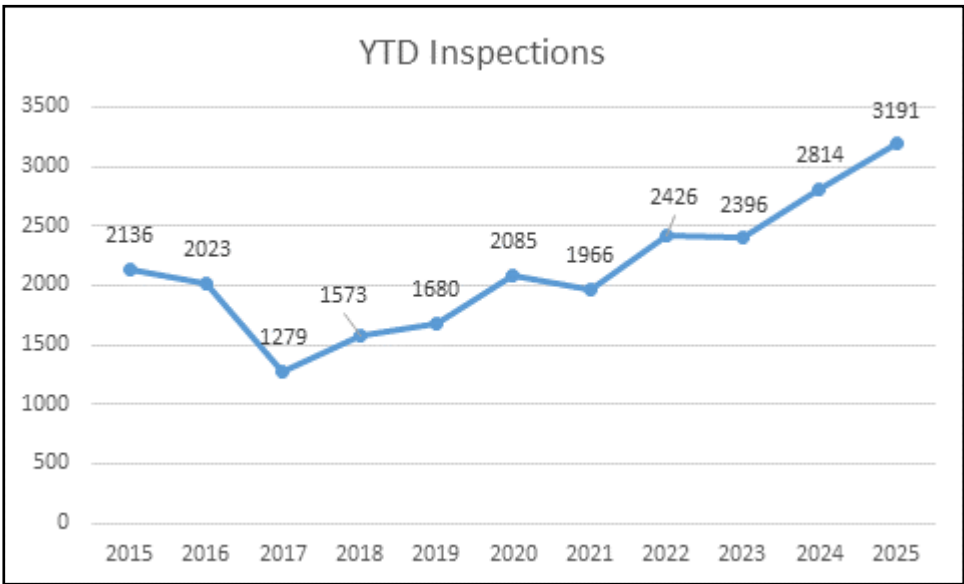
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
APRIL 2025



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

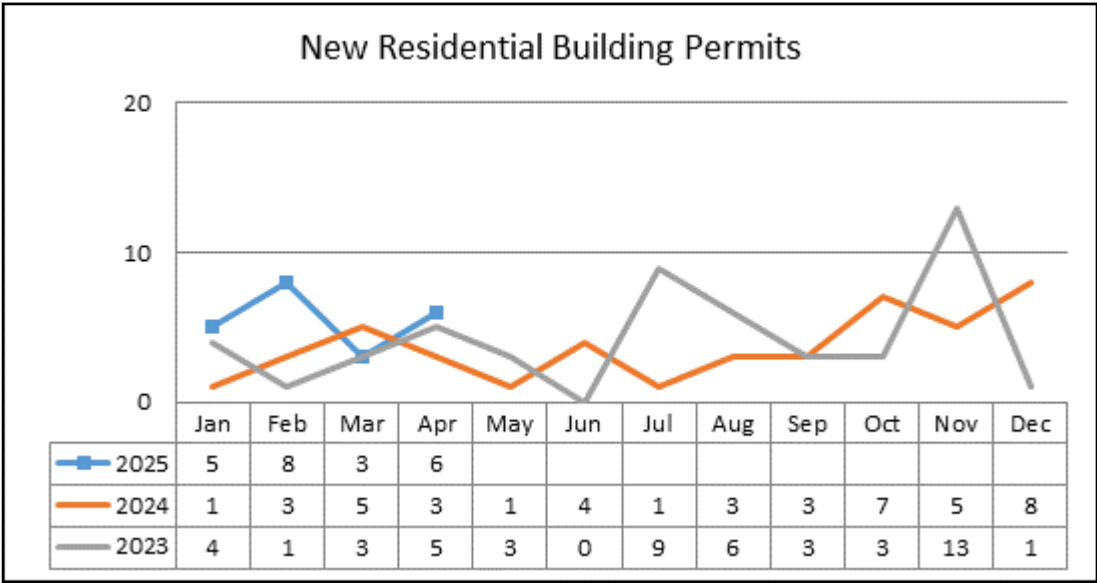
*YTD is the total from January to the end of current month.



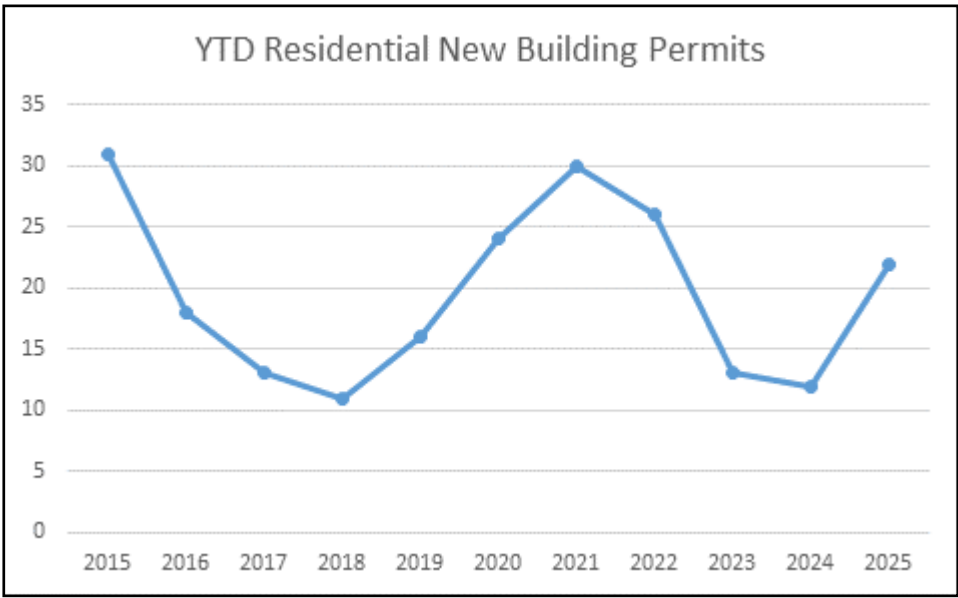
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
APRIL 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.

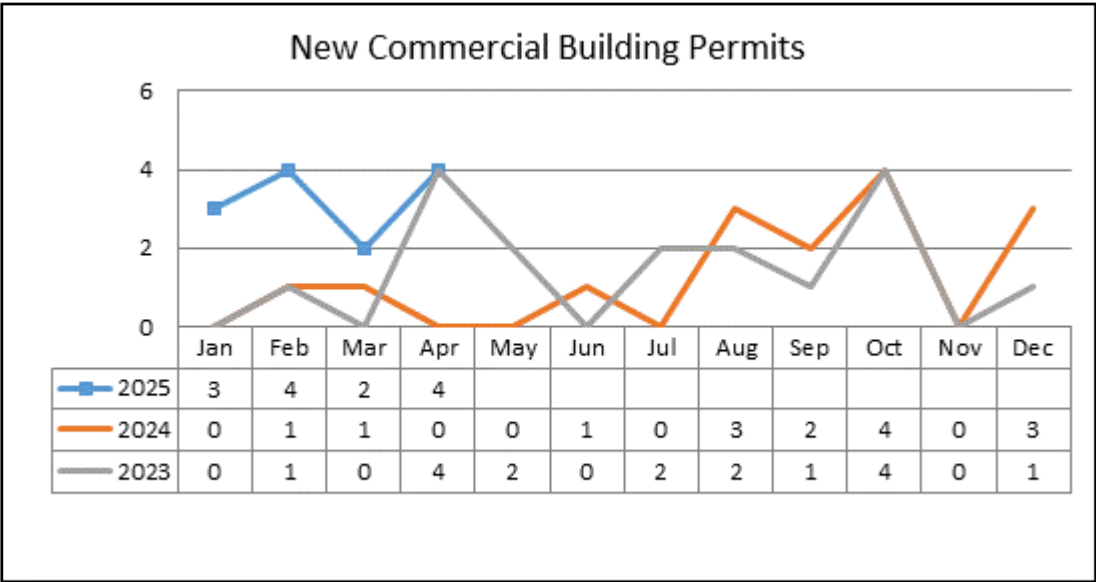
BUILDING AND ZONING STATISTICS

APRIL 2025

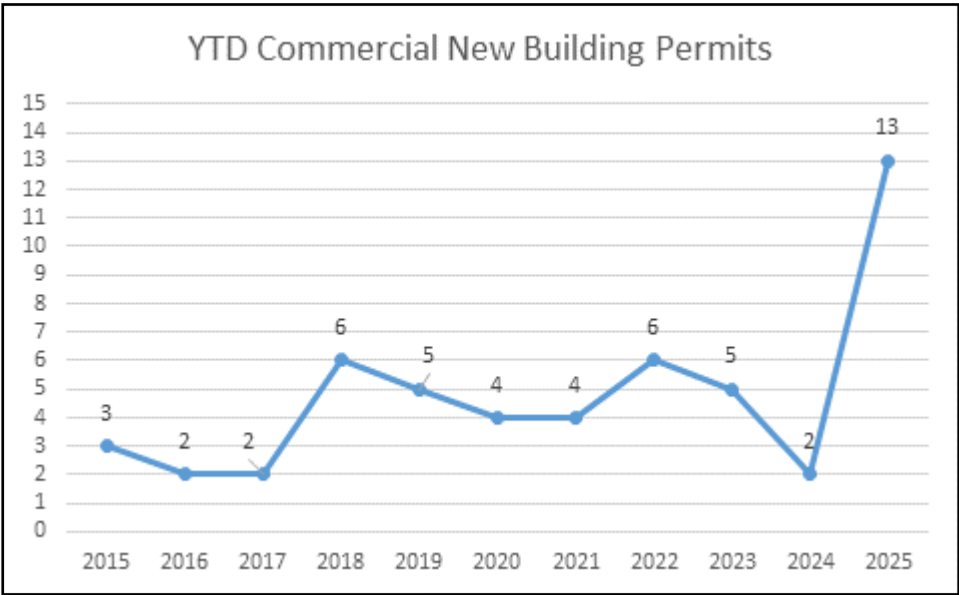
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	16	44
Courtyard at New	105	93	12
Nottingham Trace	240	163	77
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	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

COMMERCIAL BUILDING STATISTICS
APRIL 2025

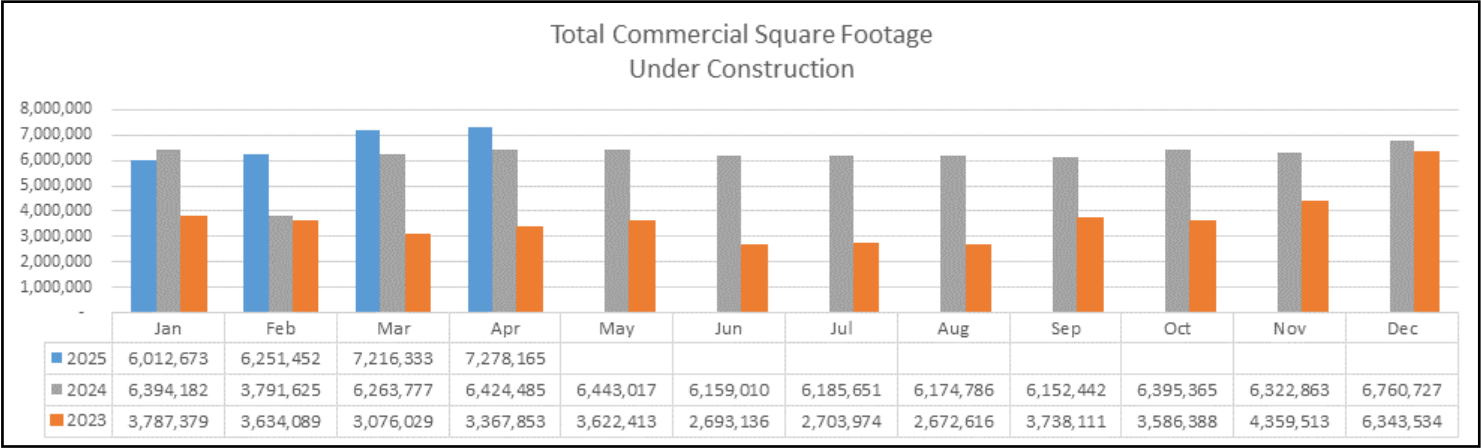


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

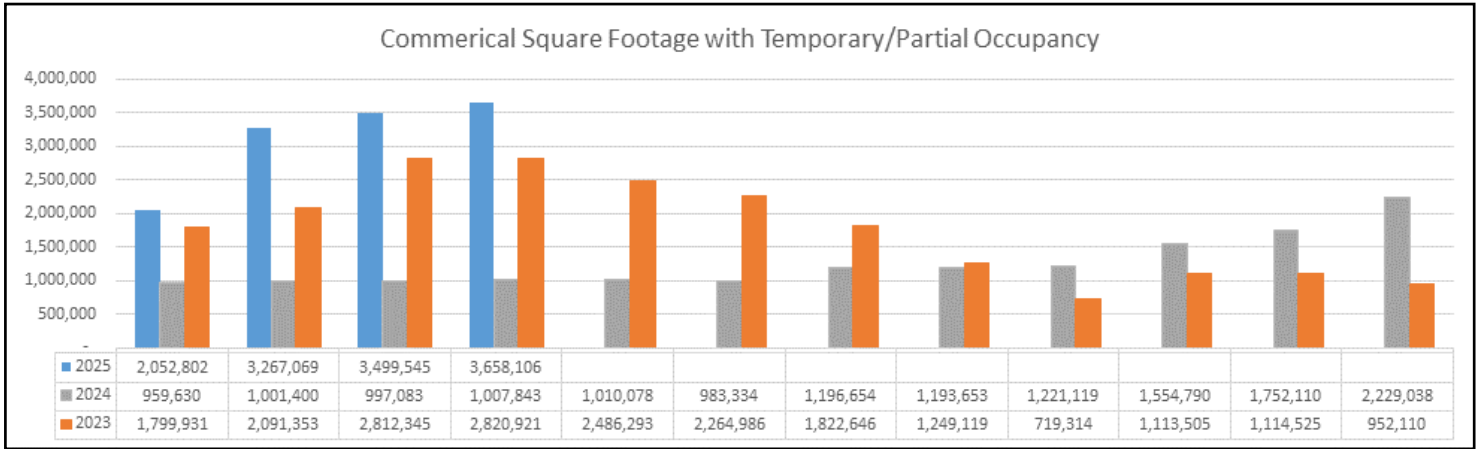


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
APRIL 2025

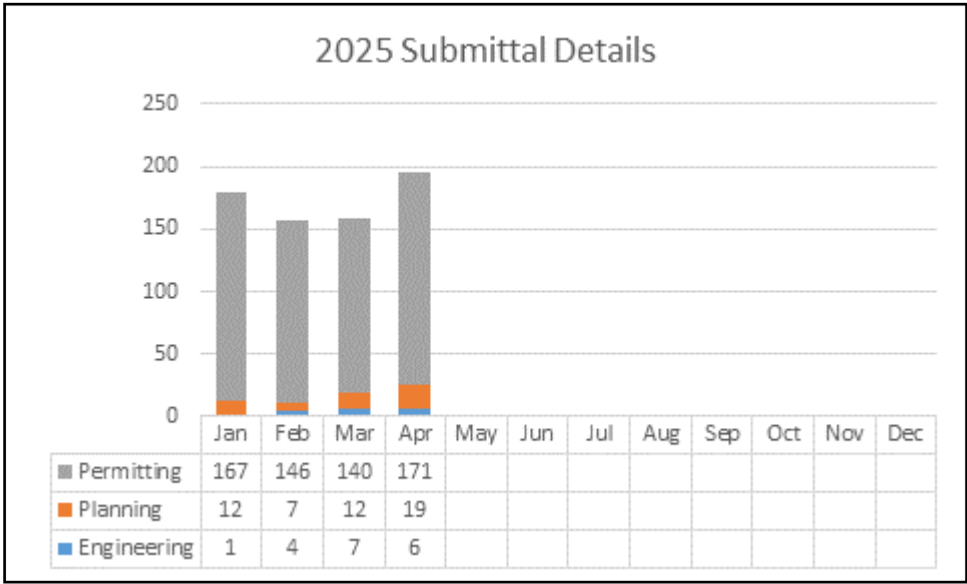


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

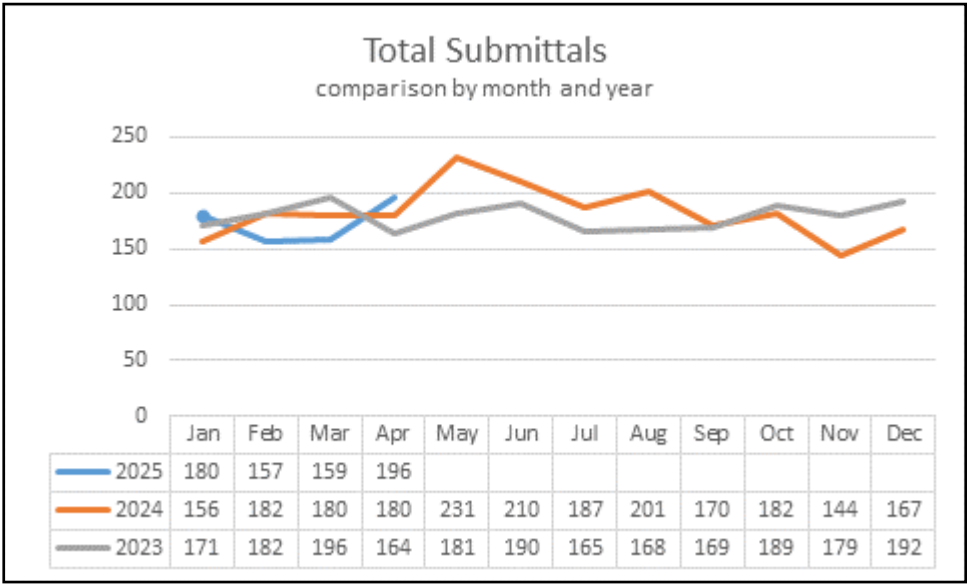


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
APRIL 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.