



Community Development Department
MONTHLY REPORT
May 2025

Professionalism

Reliability

Creativity

Service

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COMMUNITY ENGAGEMENT AND OUTREACH

MAY 2025

Business Meetings & Events

Ohio EPA (May 1)
Bowling Green State University (May 7)
DSV Global Ribbon Cutting (May 7)
Pharmavite Grand Opening (May 8)
Perry Township (May 8)
Economic Development Week, Waffle Wednesday (May 14)
Economic Development Week, Coffee Connects (May 15)
City of Fairlawn (May 19)
Jeff Spain, Ohio Manufacturing Partnership (May 27)
Energy Cooperative (May 28)
Meta Community Action Grant Awards Ceremony (May 28)
Ultimate Solutions (May 29)
New Albany Community Foundation (May 29)

Professional Development Organizations

EDAC (May 2)
German American Semiconductor Cities Network (May 4-10)
Council and Senior Staff Workshop (May 16)
New Albany Chamber of Commerce, Ohio Statehouse to Capitol Hill Legislative event (May 20)

Business Retention and Expansion Meetings

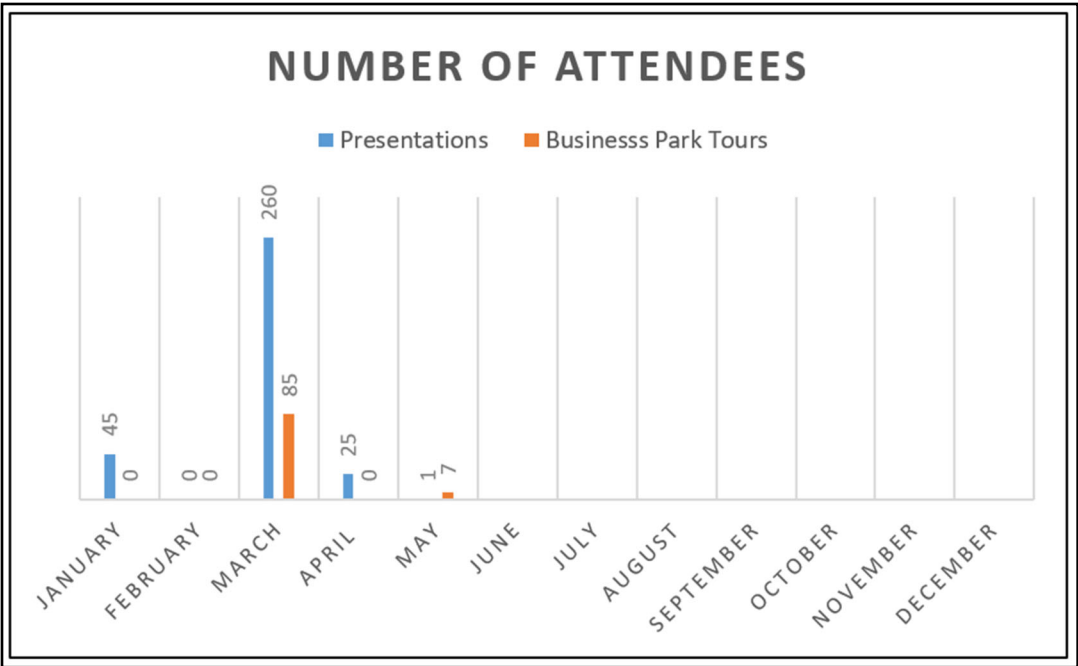
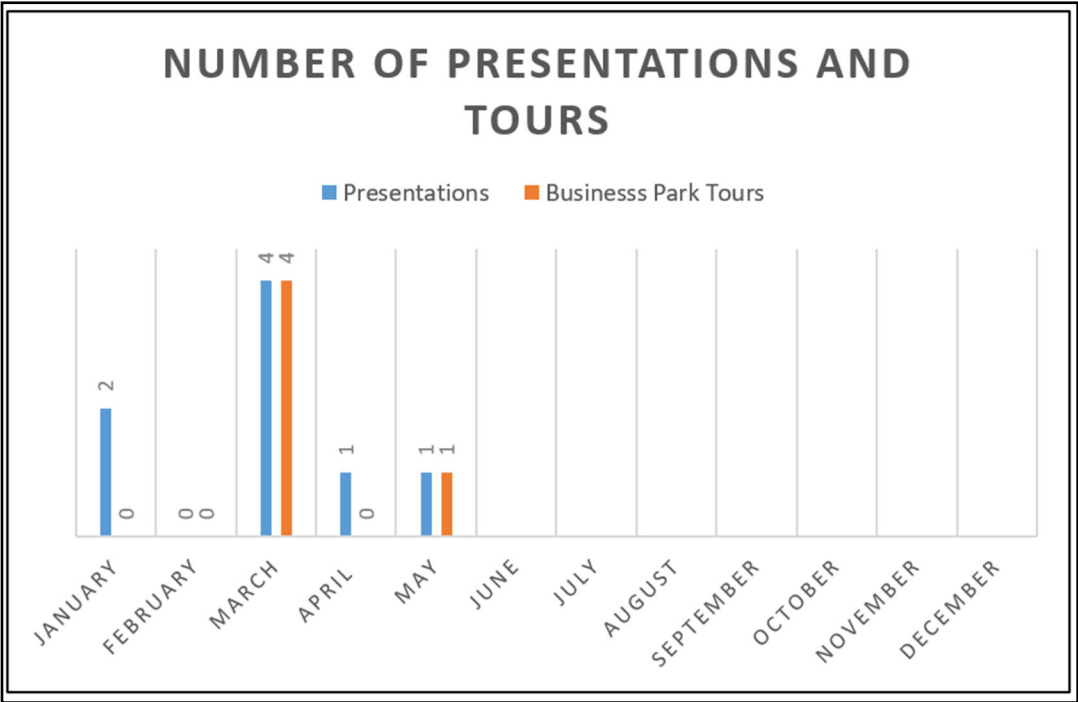
Vesco Medical (May 6)
Bright Innovation Labs (May 12)
Anomatic (May 13)
Microsoft (May 13)
Mount Carmel (May 15)
STACK (May 21)

Presentations & Tours

Montgomery County BusinessFirst! Tour (May 15) - 7 people
Google Data Center Economic Development Presentation (May 16) - 1 person

COMMUNITY ENGAGEMENT AND OUTREACH
MAY 2025

Presentations and Tour Highlights



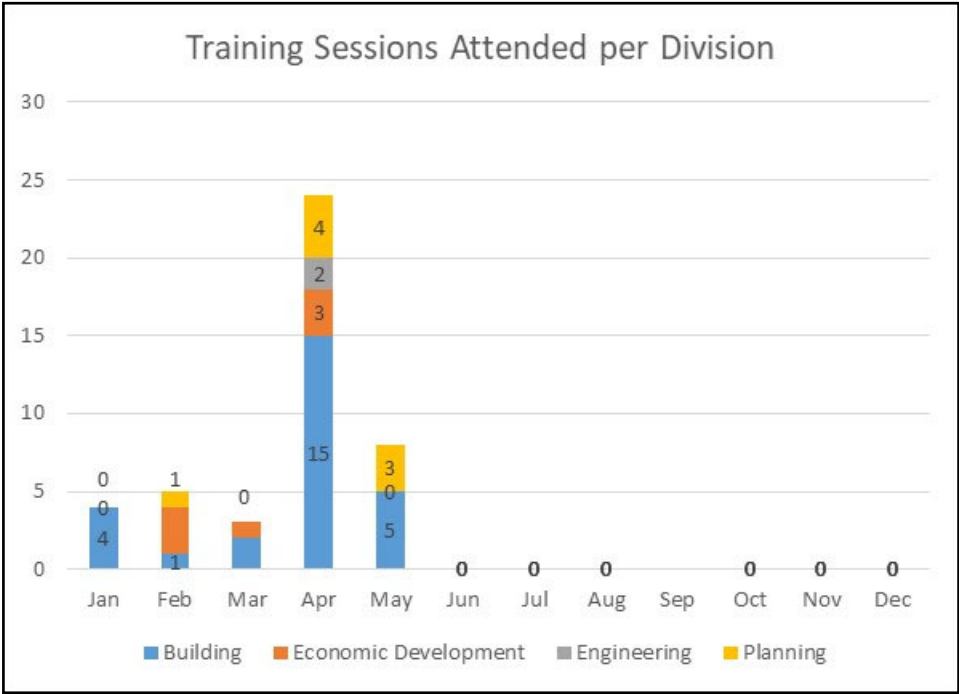
COMMUNITY ENGAGEMENT AND OUTREACH

MAY 2025

Training Highlights

MORPC STEPZ Workshop for Planning Staff

On May 20th, multiple members of the planning division attended the “Strategic Training for Effective Planning and Zoning (STEPZ) Workshop for Planning Staff” event hosted by MORPC. The half-day workshop was led by experts in the field, and offered a series of engaging discussions among planning department members from various townships, villages, and cities across Central Ohio. Some of the topics included best practices in site planning, energy planning, public engagement tools, and strategies for building meaningful sustainability plans, programs, and policies.



BOARD AND COMMISSIONS

MAY 2025

Planning Commission: May 5, 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: Approved with conditions

Other business:

1. Engage New Albany Strategic Plan Update: US-62 Interchange Focus Area

Architectural Review Board: May 12, 2025

Applications:

Type: Certificate of Appropriateness
Location: 6588 New Albany Condit Road
Applicant: Yost Barns
Request: Certificate of Appropriateness with waivers to allow the construction of a garage
Zoning: Village Residential
Board Action: Tabled

Type: Certificate of Appropriateness
Location: 160 W Main Street
Applicant: Signcom Inc.
Request: Certificate of Appropriateness for the replacement of one wall sign and two window signs
Zoning: Village Core and Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Other business:

1. Engage New Albany Strategic Plan Update: US-62 Interchange Focus Area

Planning Commission: May 19, 2025

Applications:

Type: Conditional Use
Location: Generally near the southwest corner of US-62 and Woodcrest Way
Applicant: Allegro Civil Engineers
Request: Request for a conditional use permit to operate a drive-through
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Rezoning
Location: Generally at the corner of Beech Road and Green Chapel Road
Applicant: Karis Critical
Request: Request to rezone an area from Agricultural (AG) to a Limited General Employment (L-GE) district to be known as the Smart Farms Zoning District
Zoning: Agricultural (AG)
Board Action: Approved with conditions

ECONOMIC DEVELOPMENT UPDATES

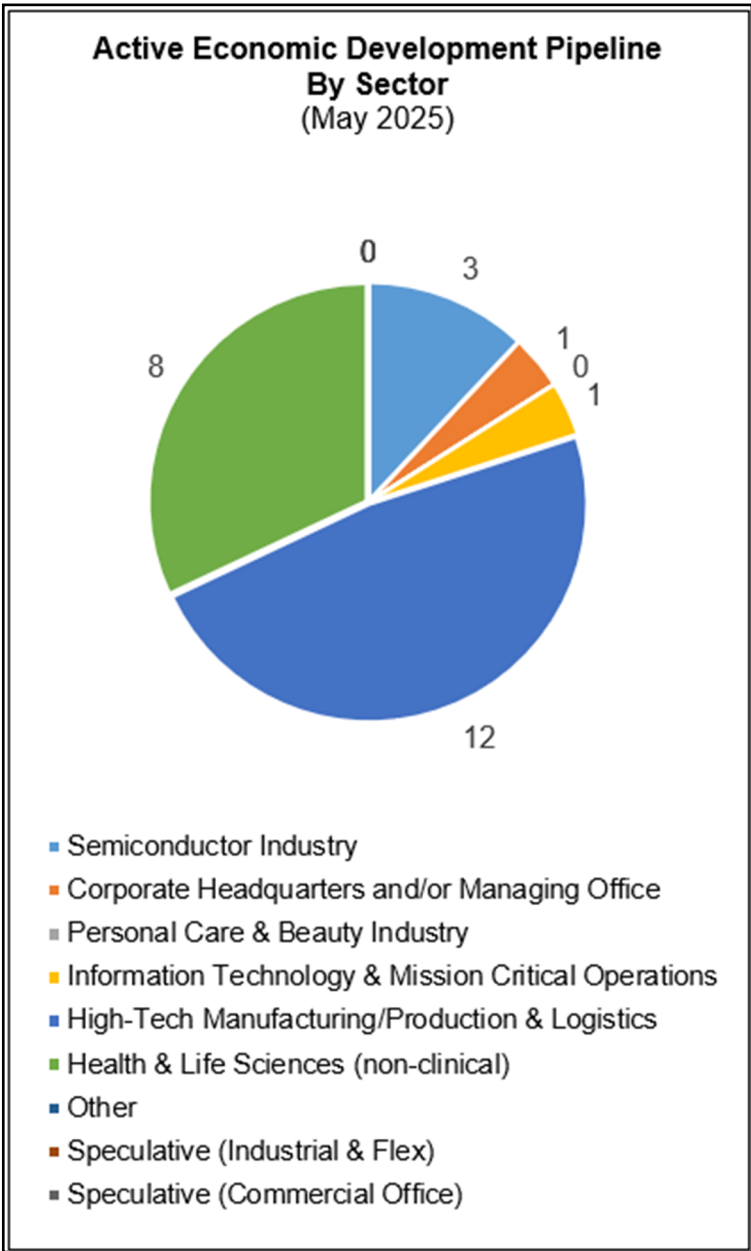
MAY 2025

Active Economic Development Pipeline

(Including Site Selection Requests For Information)

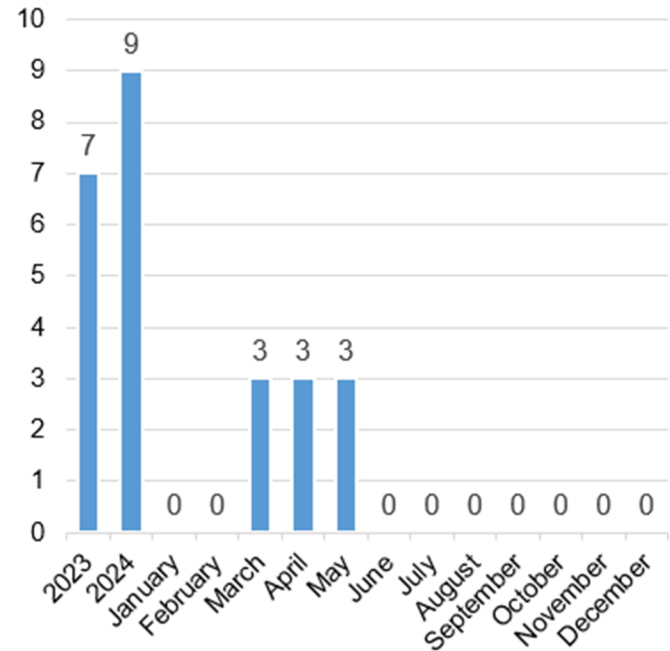
In May, the department responded to three site selection requests. The department reviewed a total of seven requests and determined that the stated requirements could not be met in New Albany due to the number of acres needed, utility demands, or type of industry.

Currently, the department has an active portfolio of approximately 25 projects.

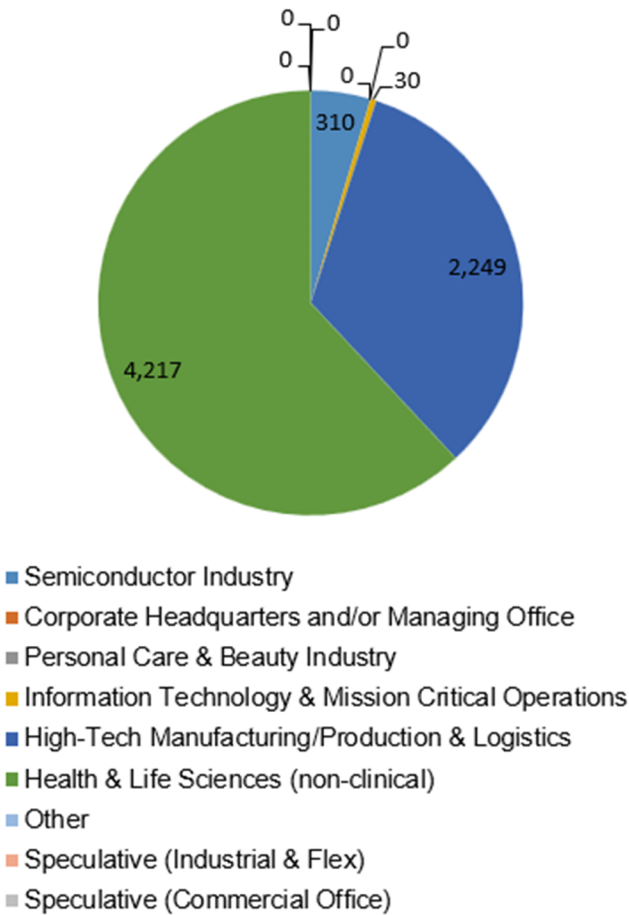


ECONOMIC DEVELOPMENT UPDATES
MAY 2025

Active Economic Development Pipeline
By Month
(May 2025)

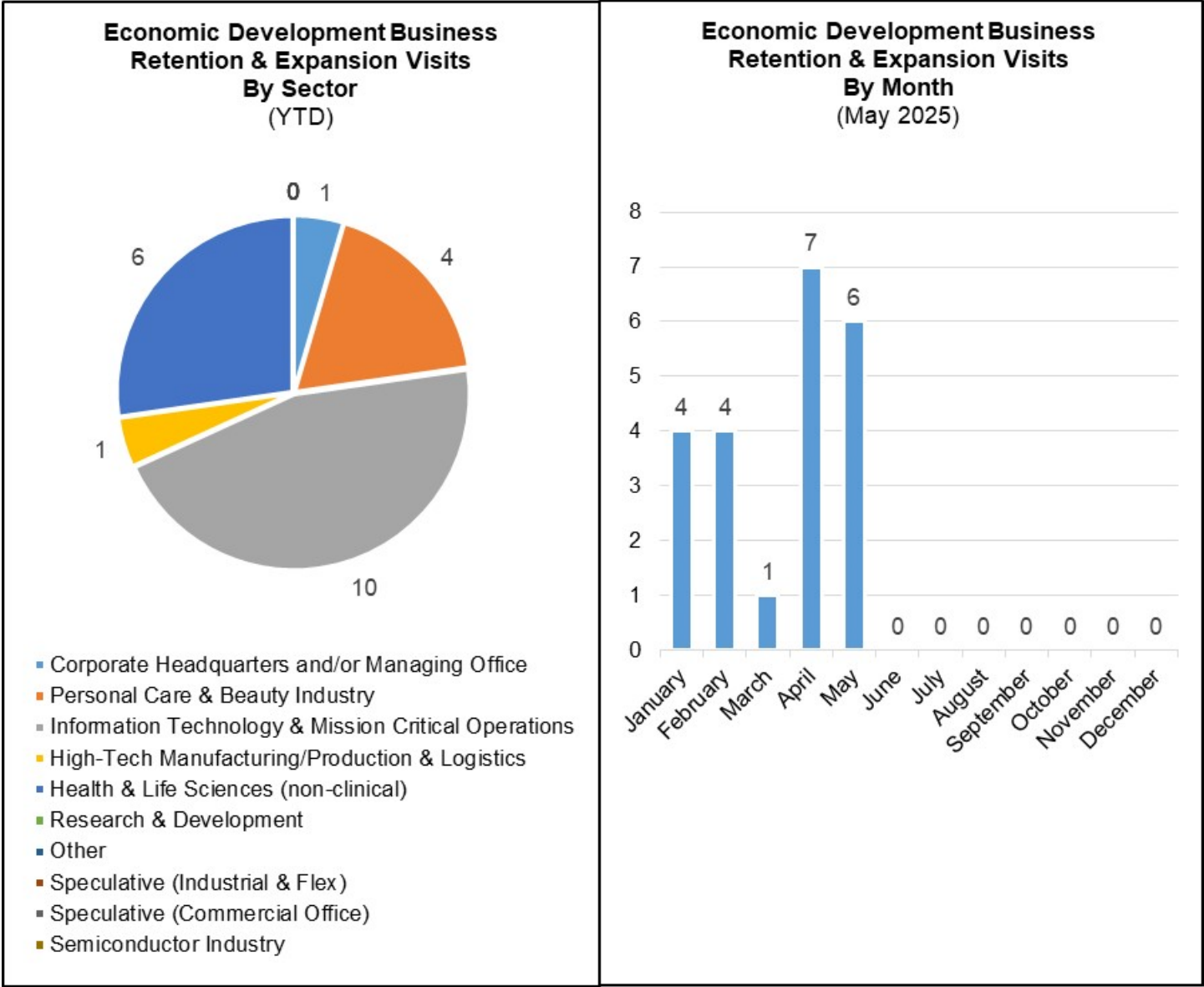


Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(May 2025)



ECONOMIC DEVELOPMENT UPDATES
MAY 2025

Business Retention & Expansion Meetings

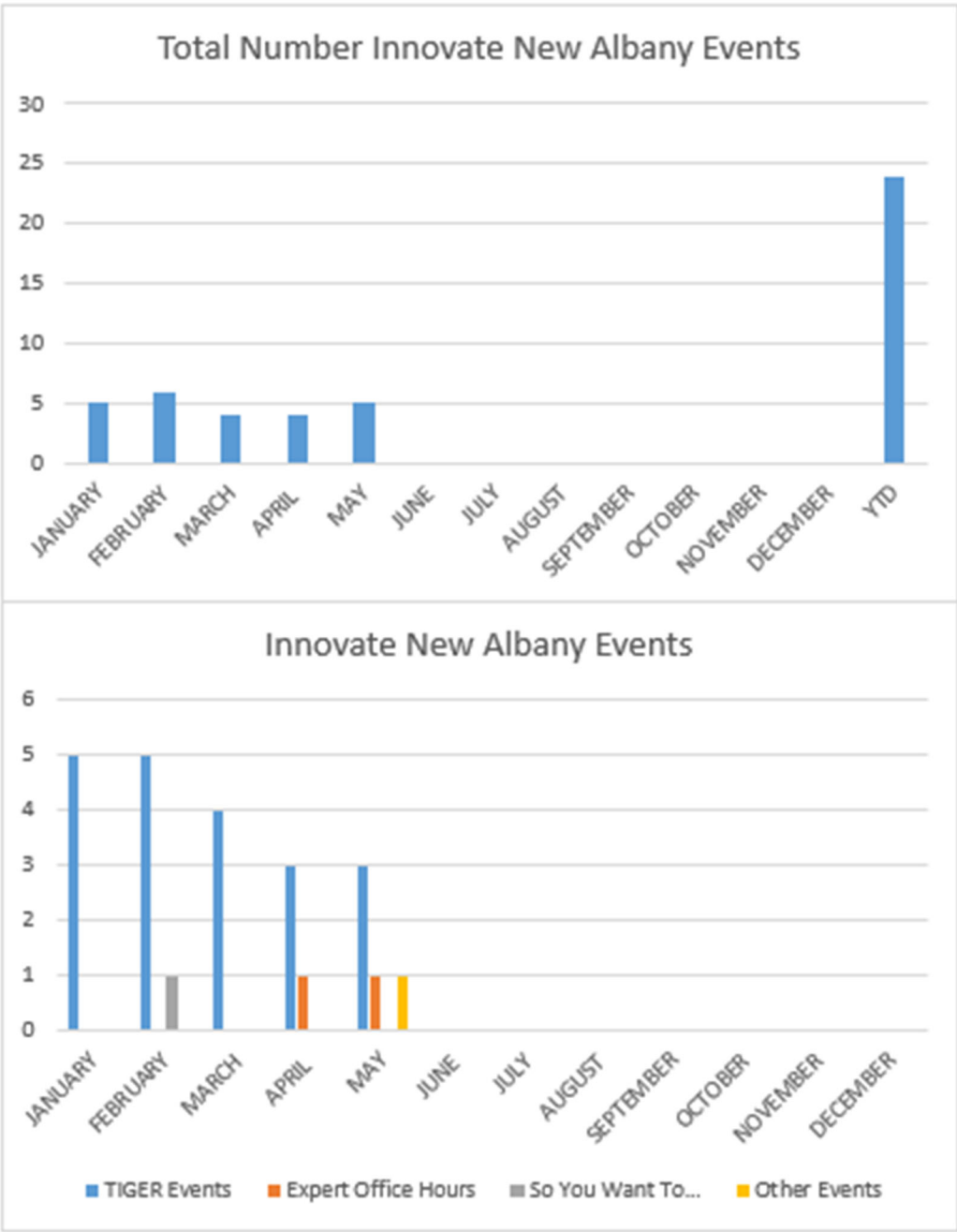


INNOVATE NEW ALBANY

MAY 2025

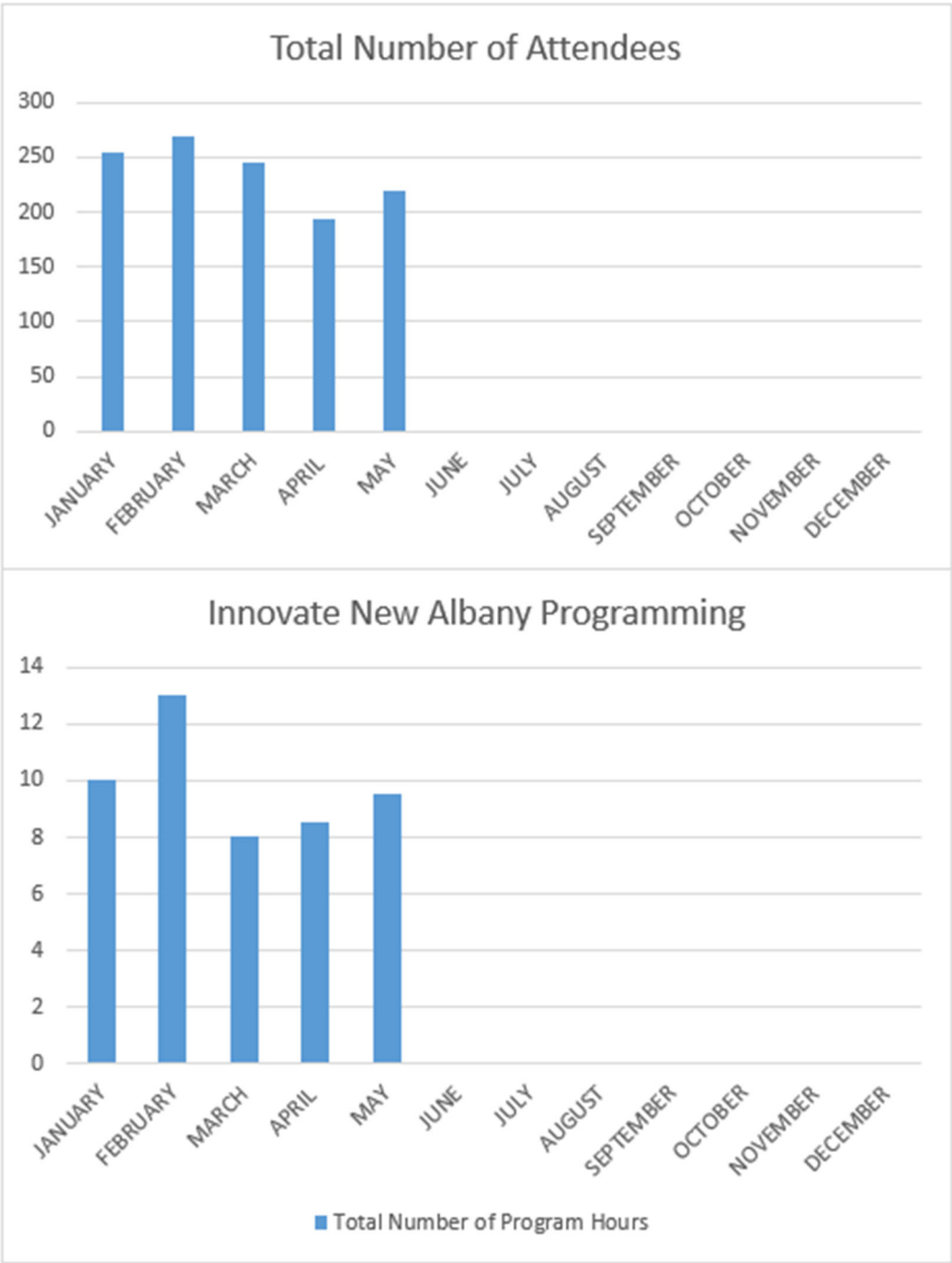
Innovate New Albany Event and Program Information

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
MAY 2025

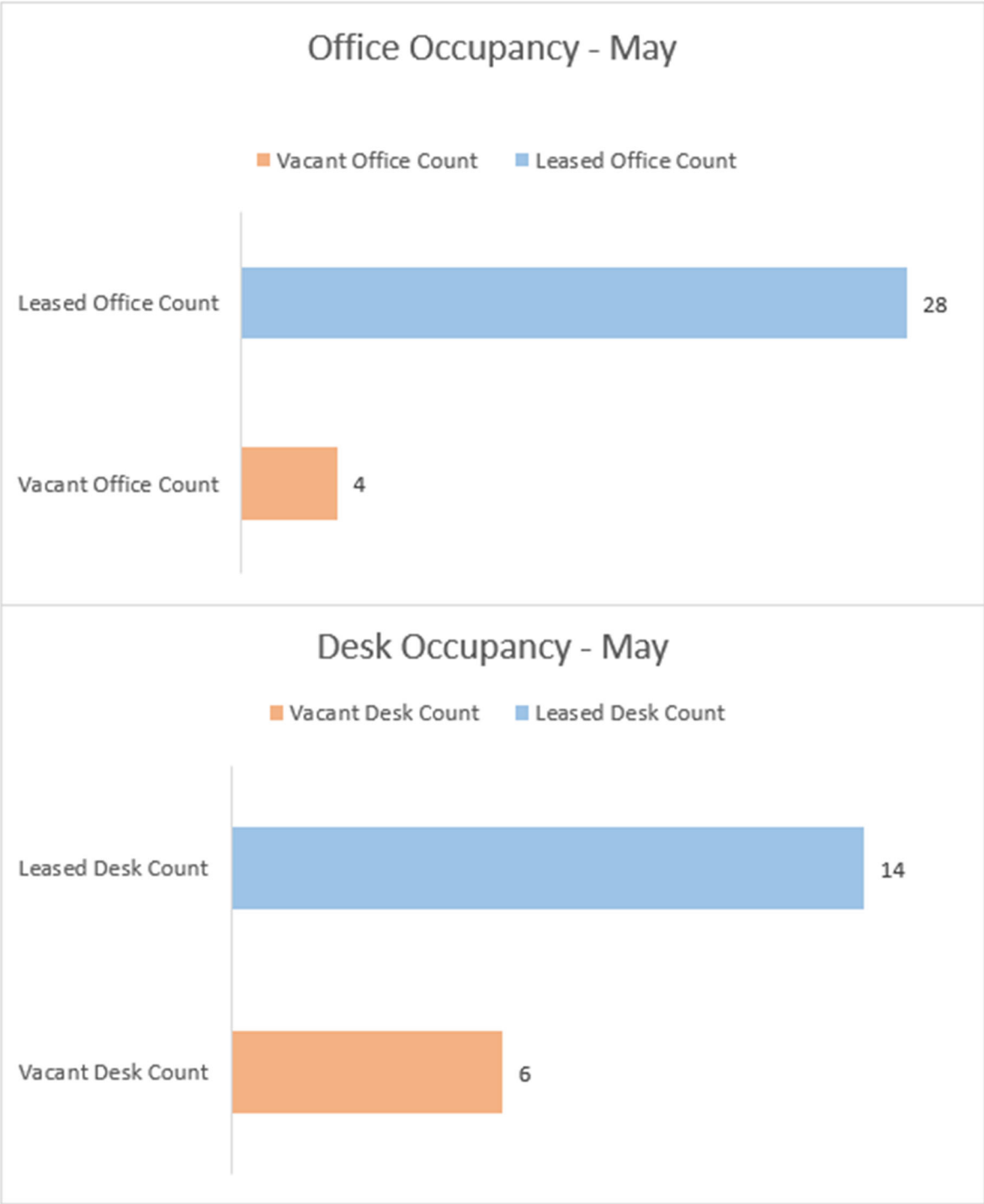
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
MAY 2025

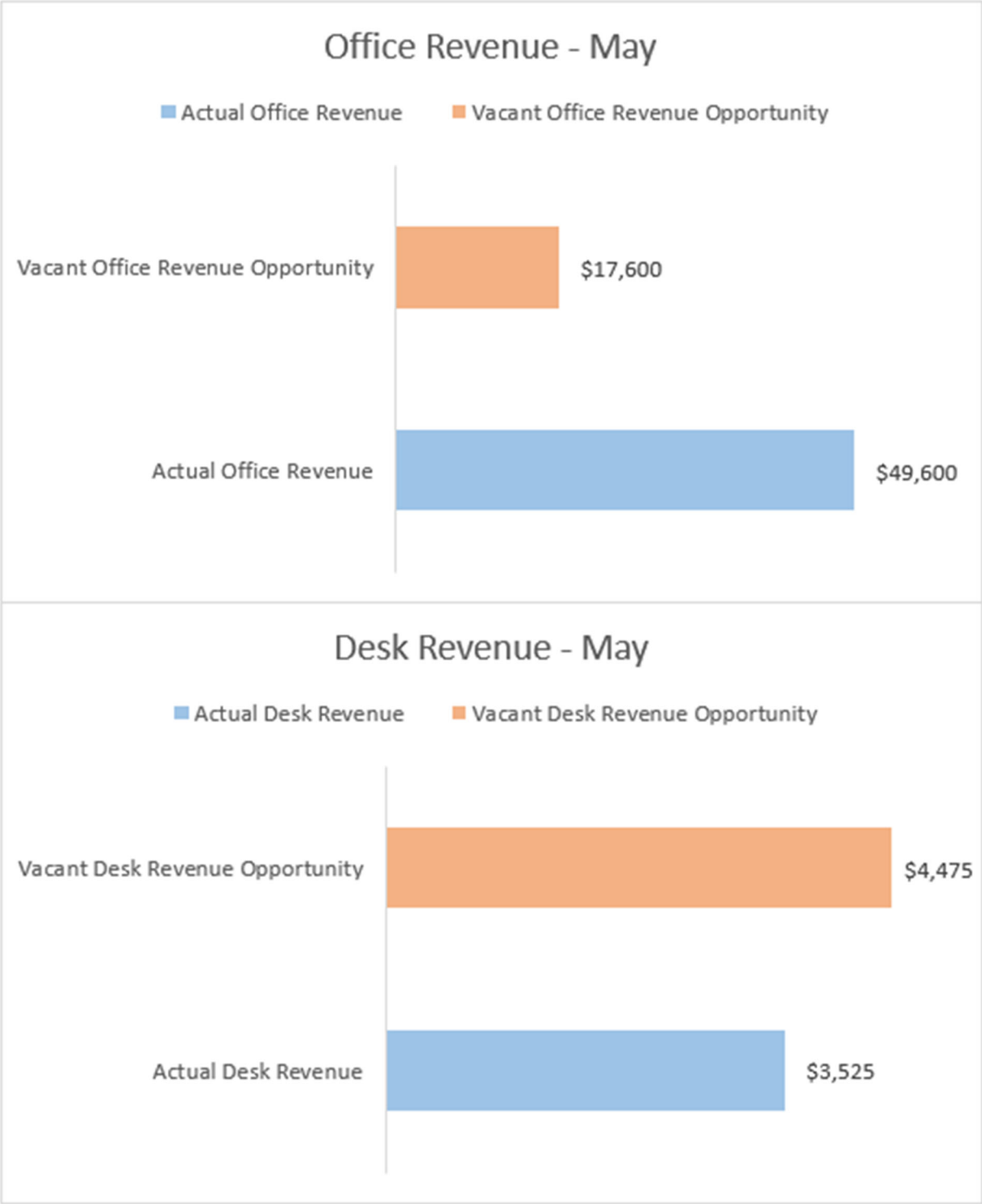
Brick House Blue at Innovate New Albany

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
MAY 2025

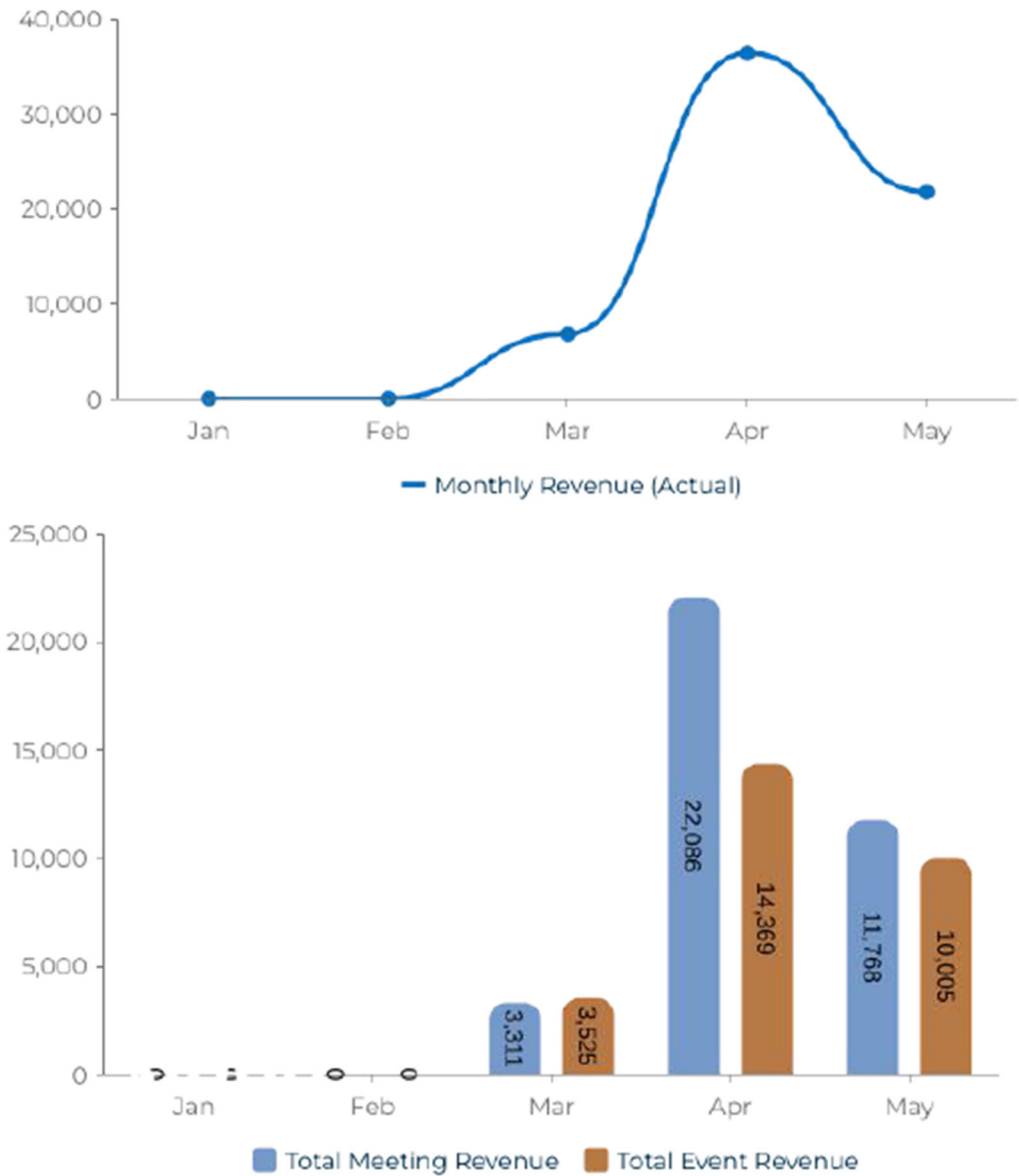
Brick House Blue at Innovate New Albany



INNOVATE NEW ALBANY
MAY 2025

Brick House Blue at Innovate New Albany

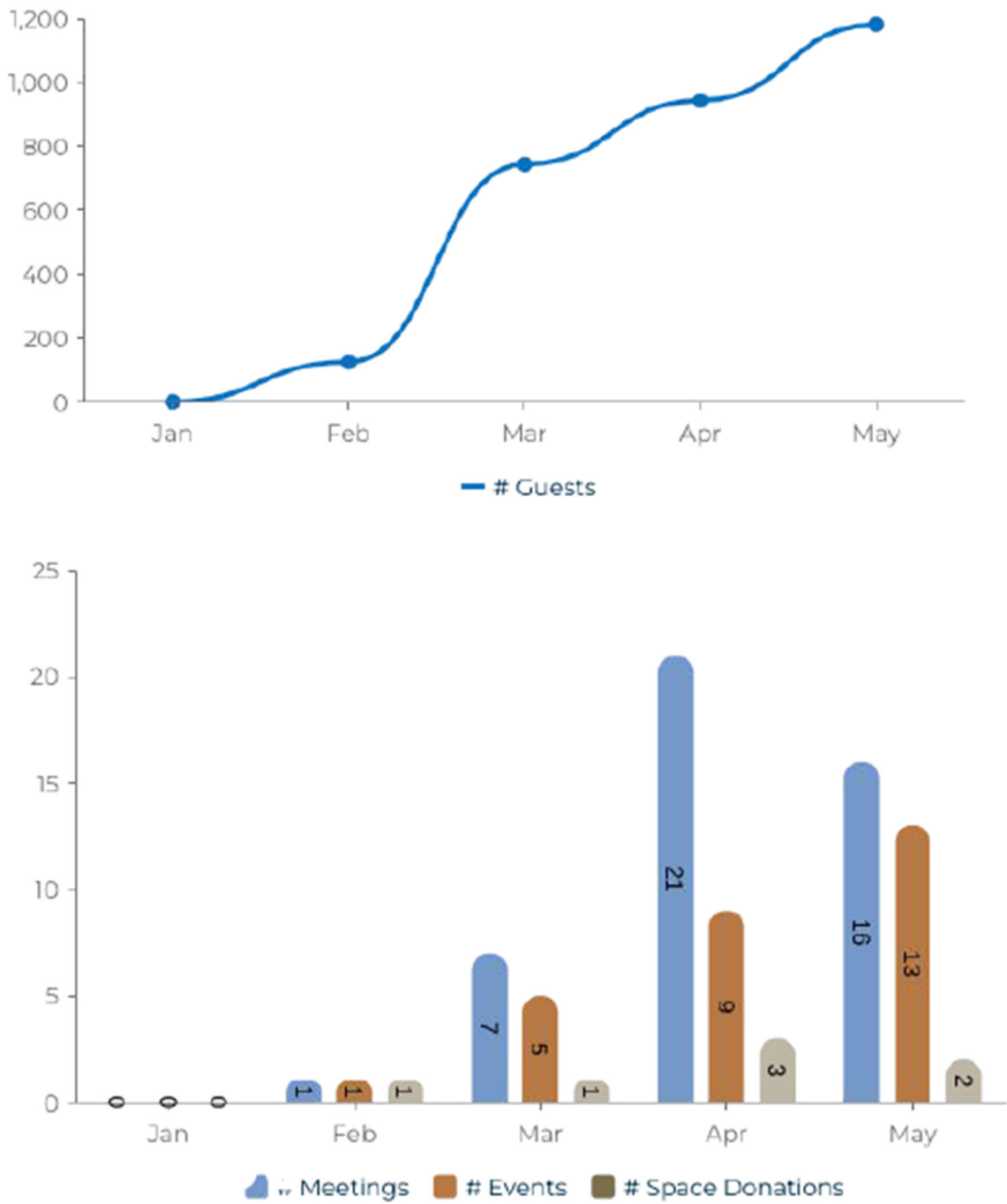
2025 Monthly Revenue by Type



INNOVATE NEW ALBANY
MAY 2025

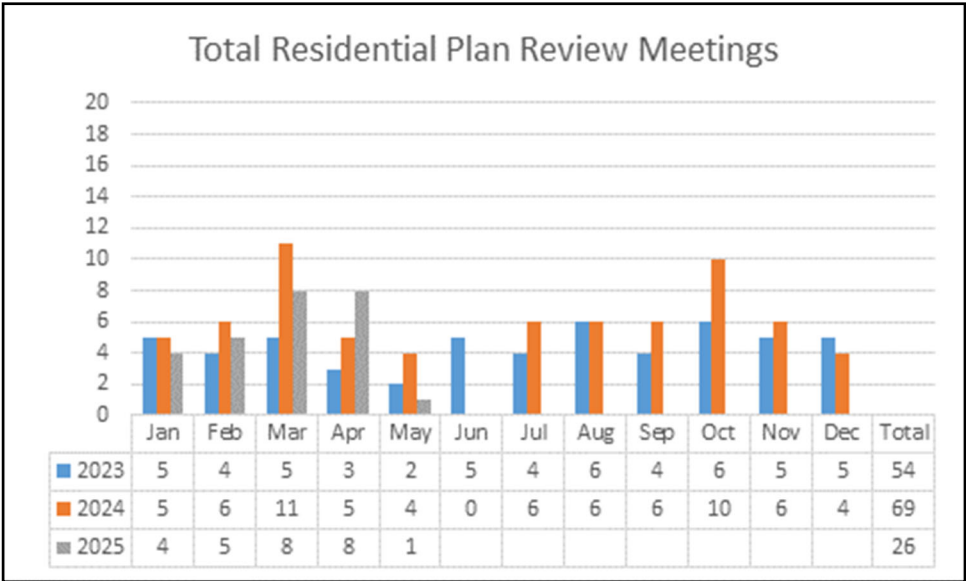
Brick House Blue at Innovate New Albany

2025 Events by Type



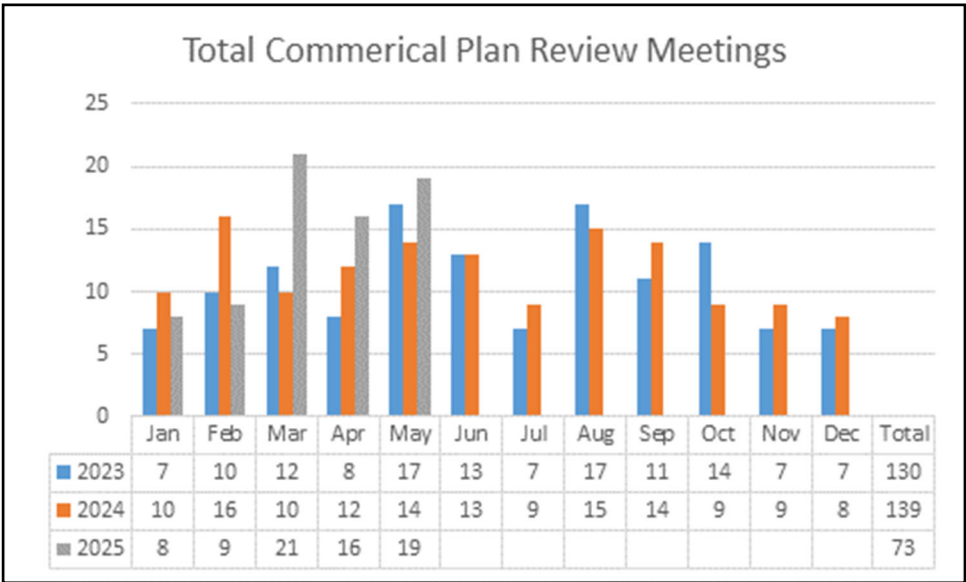
PLAN REVIEW
MAY 2025

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.

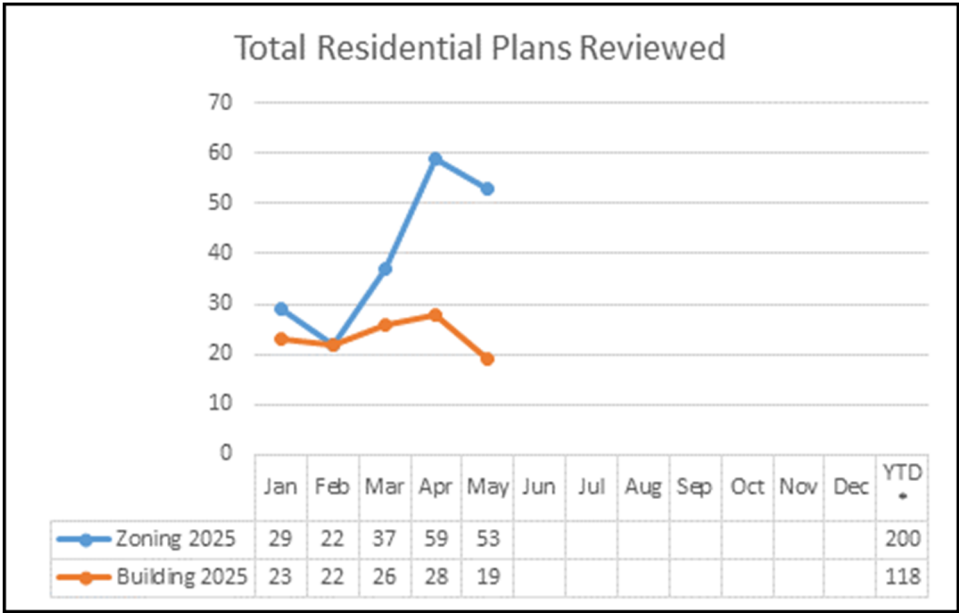
Commercial Walk-Through Meetings



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.

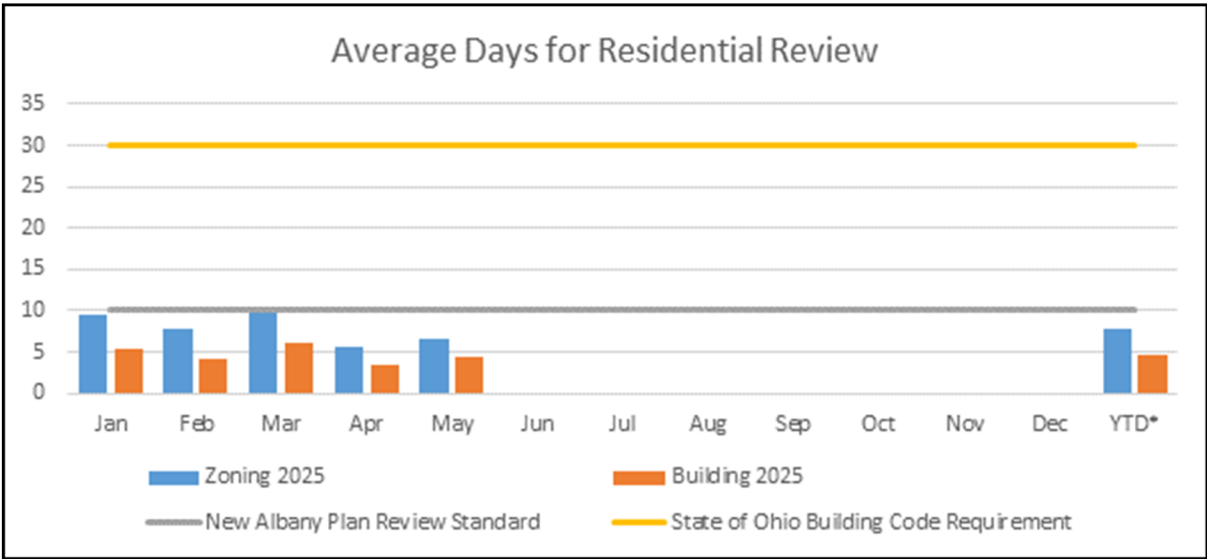
PLAN REVIEW
MAY 2025

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.

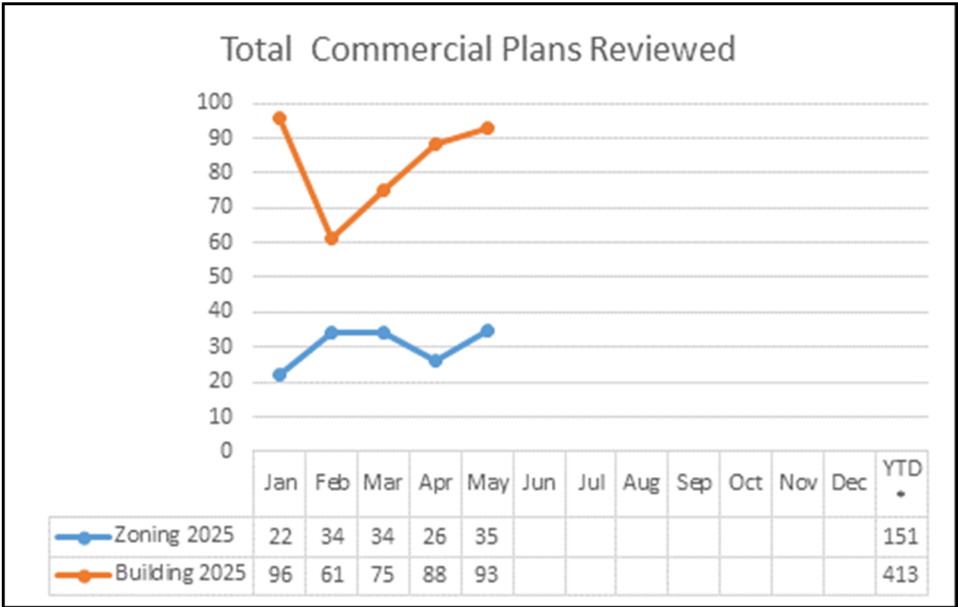


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

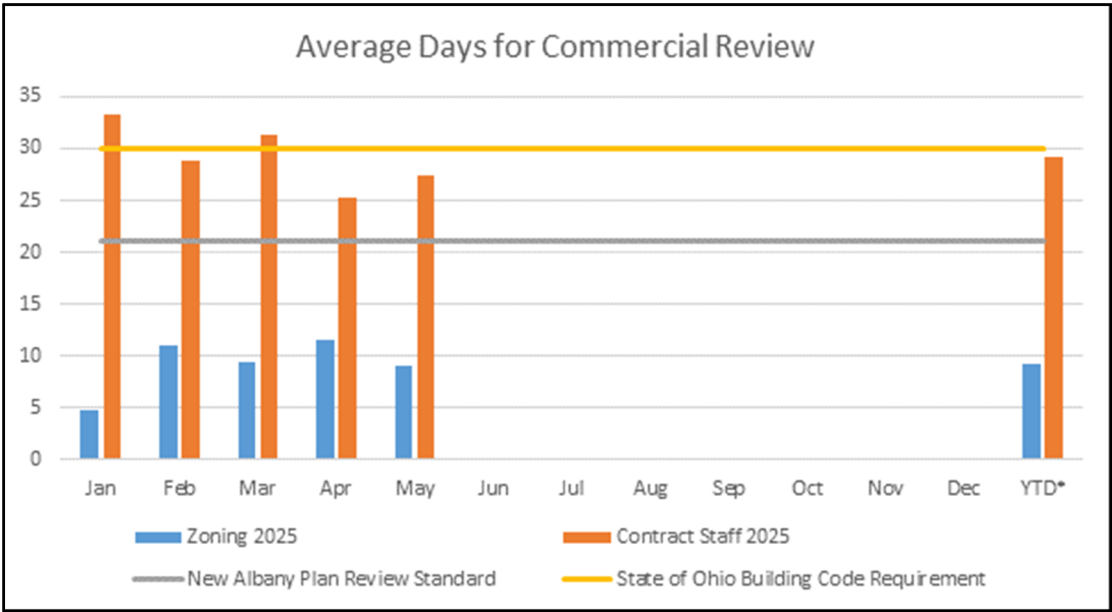
PLAN REVIEW
MAY 2025

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

MAY 2025

Engineering Plan Reviews

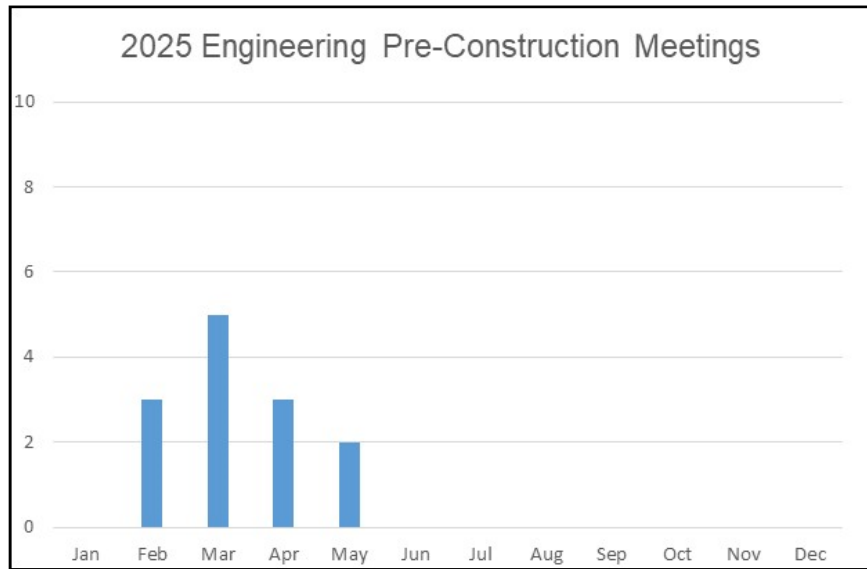
Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
AWS Beech Rd NW	04/30/25	05/02/25	3	18
Bronco Revision	04/14/25	05/08/25	24	18
Edge Connex 1.2 PSIP	04/10/25	05/12/25	33	18
NACC Sec 30	05/08/25	05/14/25	6	18
AEP Souder	05/14/25	05/16/25	2	18
Why3 Mass Ex	05/15/25	05/20/25	5	18
7-Eleven	05/19/25	05/23/25	4	18
NBY5A Revision	05/12/25	05/23/25	11	18
Him/Hers Revision	05/13/25	05/27/25	14	18
NLH PSIP	05/23/25	05/27/25	4	18
QTS 3 Haul Rd Revision	05/23/25	05/28/25	5	18
QTS NAL DC2	05/23/25	05/28/25	5	18
Edge Connex P2 Sanitary	05/23/25	05/28/25	5	18
Hamlet Sanitary	05/07/25	05/29/25	21	18
Church of the Resurrection	05/09/25	05/14/25	5	18
AWS Revision	05/14/25	-	4	18

ENGINEERING MAY 2025

Engineering Pre-Construction Meetings

Engineering held two (2) pre-construction meetings in May:

- Church of the Resurrection
- NLH PSIP



Private Development Project Spotlight: Alden Woods Subdivision - North side of Central College, East of SR605

Project Overview: This 5.67sc site consisting of 9 proposed residential building's, include roadway, stormwater, and utility infrastructure. With a 1.41ac open space and plenty of existing trees protected during construction this site is developing quickly. With asphalt pavement going in at the end of May, this site is nearing the next phase on construction. Currently new sidewalks are being installed as well as reconstructed leisure path and curb ramps. Site light should be installed next month pending supplier availability. The current road plate on Central College will remain until the city of Columbus does the final chlorination.

FIELD WORK AND INSPECTIONS

MAY 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 the three buildings. All three buildings have been demolished.

Status: Closed

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 re-establishment of 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 the required tree plantings were 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 disagreed with the terms and the city took court action. During the mayor's court hearing on May 30th, the property owner requested the trial to be transferred to the downtown Columbus Municipal Court. The property owner's attorney filed a motion to dismiss the case, but the judge denied the motion and found the conservation easement to be 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. The November 4th trial was cancelled. The city prosecutor is scheduling a follow-up arraignment date to confirm compliance of 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 continues to monitor this property quarterly.

Status: On observation

FIELD WORK AND INSPECTIONS

MAY 2025

Code Enforcement Activity

Address: 7166 and 7120 Central College Rd

Date of Complaint: April 28, 2025

Complaint Description: Multiple vehicles on jacks in the shared driveway.

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

Activity: On April 28th, the city staff received a call from a neighboring property registering a complaint. The city staff performed an investigation on the same day and found that the property was in violation. Letters were created and sent out on the 30th to both properties, informing them of the violations. A reinspection was completed and the property was still in violation. The city staff sent a second notice of violation and the property owners requested an extension and reinspection which was granted. The reinspection will be performed in June.

Status: Open

COMMERCIAL PROJECT CONSTRUCTION STATUS

MAY 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

Name of Project: Meta LCO DCB2

Location: 1500 Beech Road

Square Footage: 302,944

Start Date: September 2023



Vantage

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 MAY 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

MAY 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

Name of Project: Vantage Building 2

Location: 3265 Horizon Court

Square Footage: 500,107

Start Date: January 2025



McDonalds

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 MAY 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

MAY 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

MAY 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

MAY 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 MAY 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

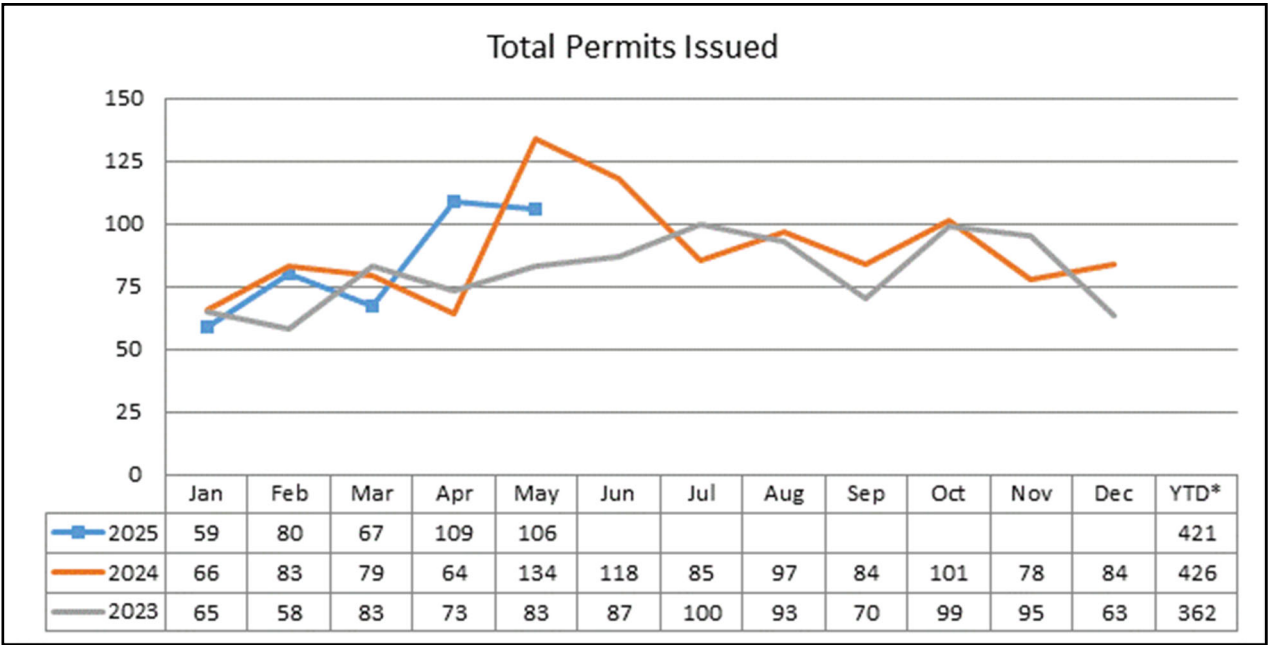
Expiration Date: July 27, 2025

Name of Project: Montauk Innovations—NBY5A

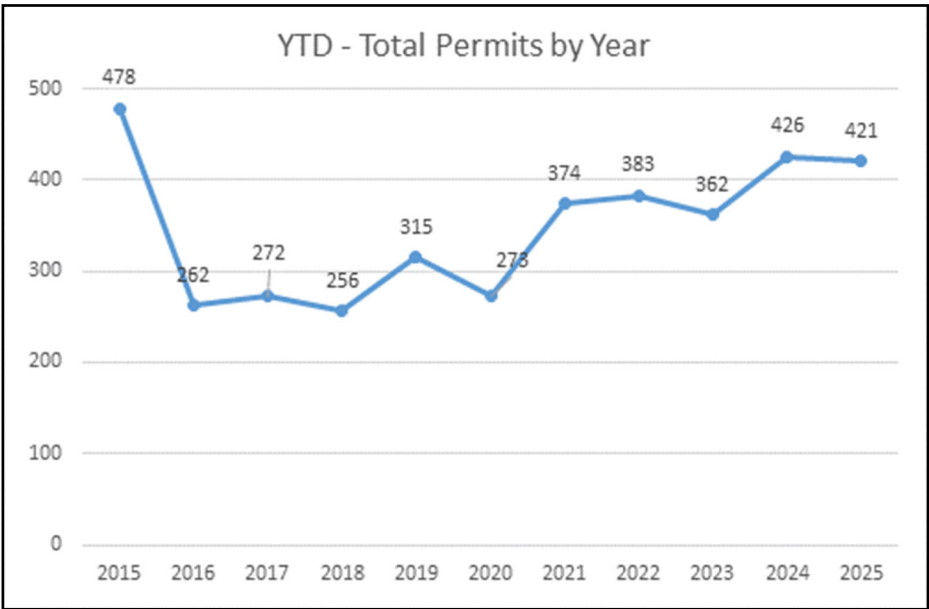
Location: 1101 Beech Road

Expiration Date: September 22, 2025

BUILDING AND ZONING STATISTICS
MAY 2025

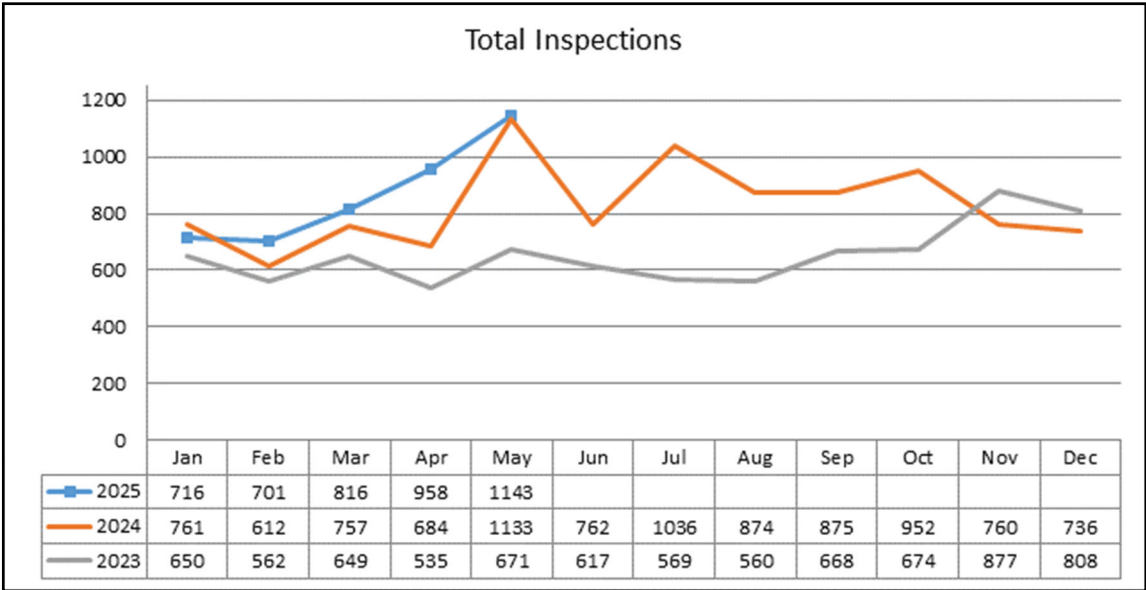


*YTD is the total from January to the end of current month.



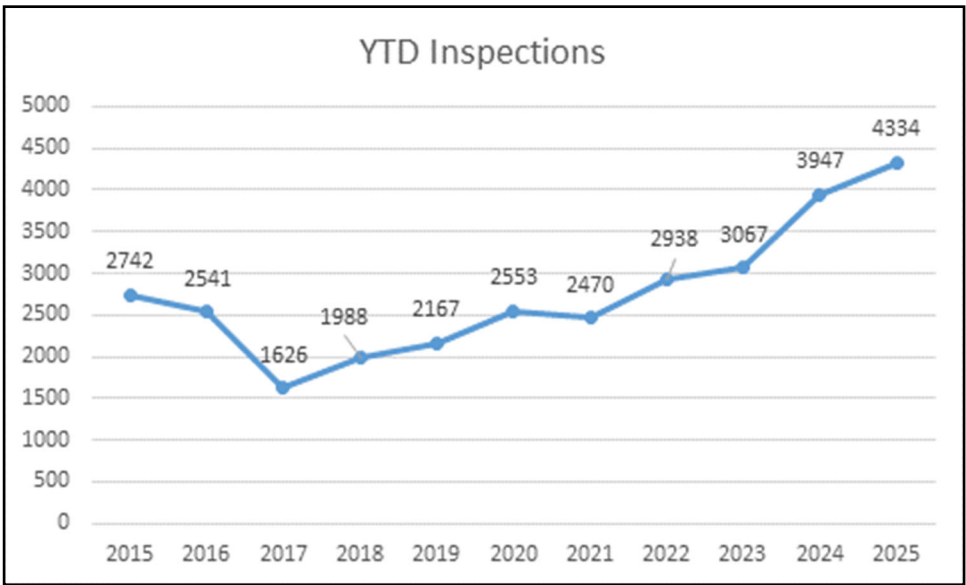
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
MAY 2025



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

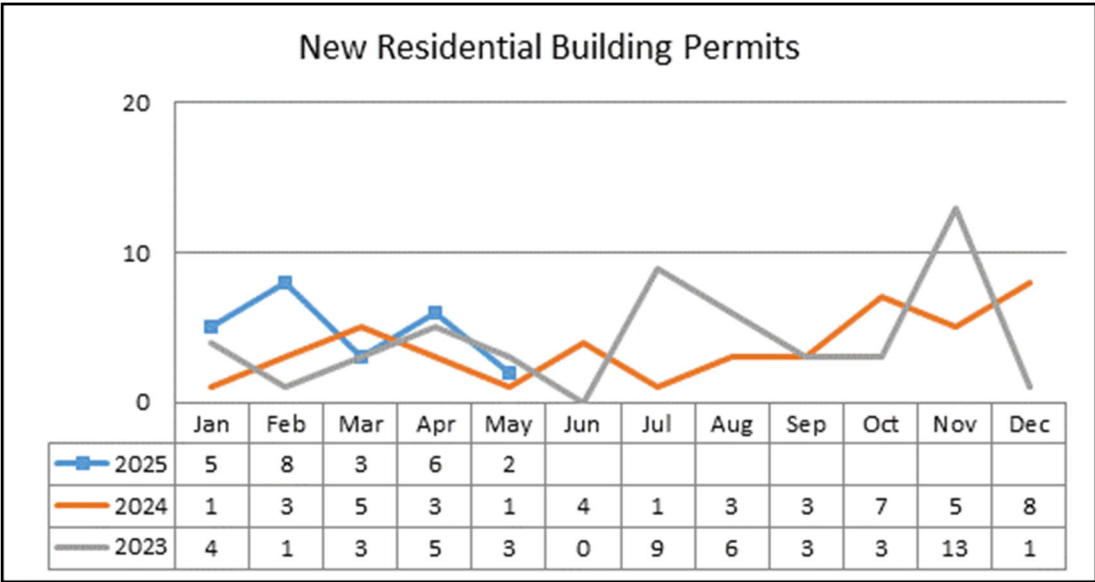
*YTD is the total from January to the end of current month.



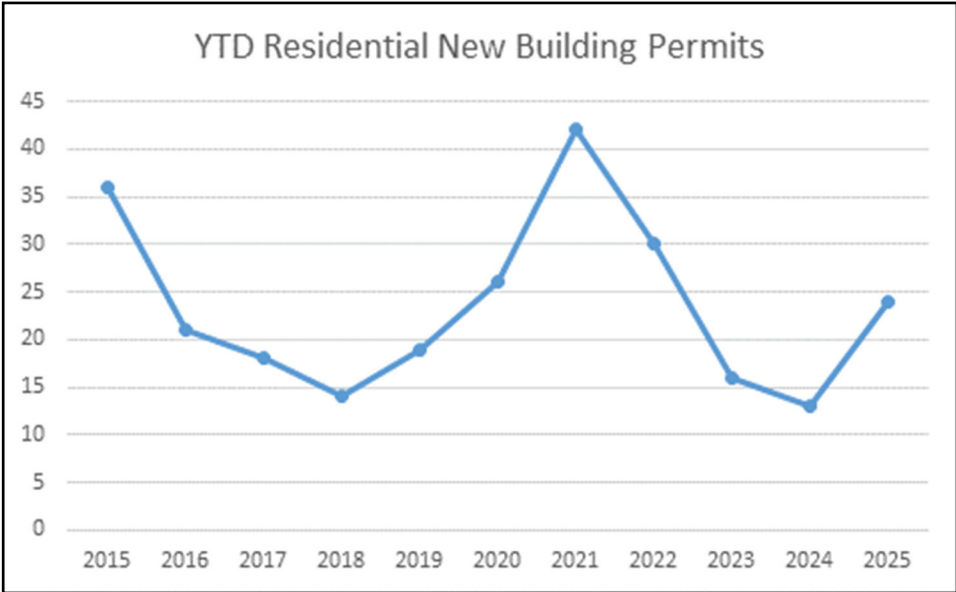
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
MAY 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.

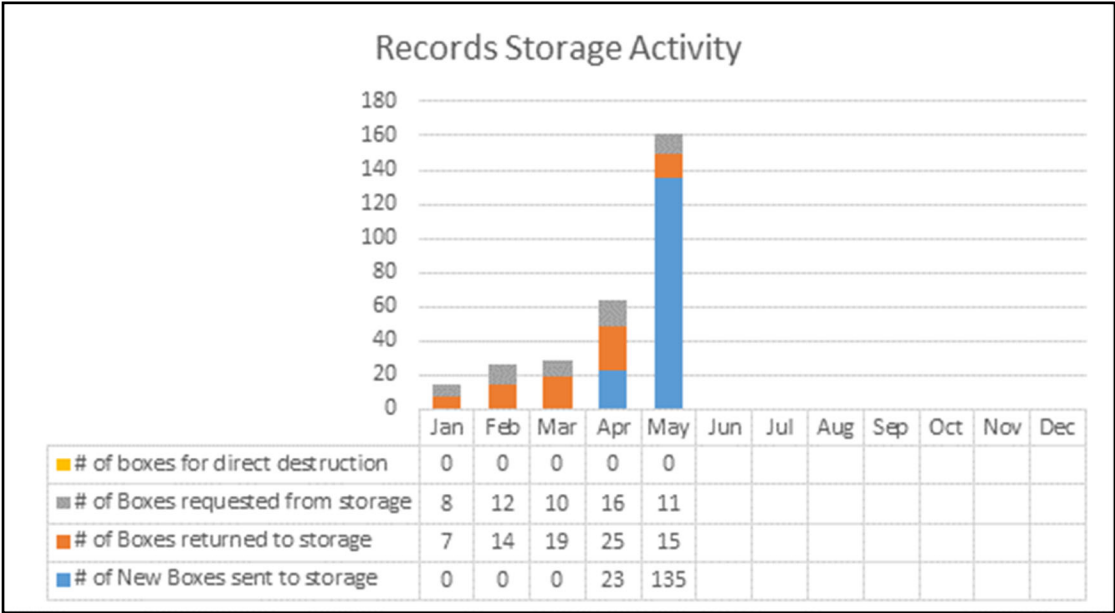
BUILDING AND ZONING STATISTICS

MAY 2025

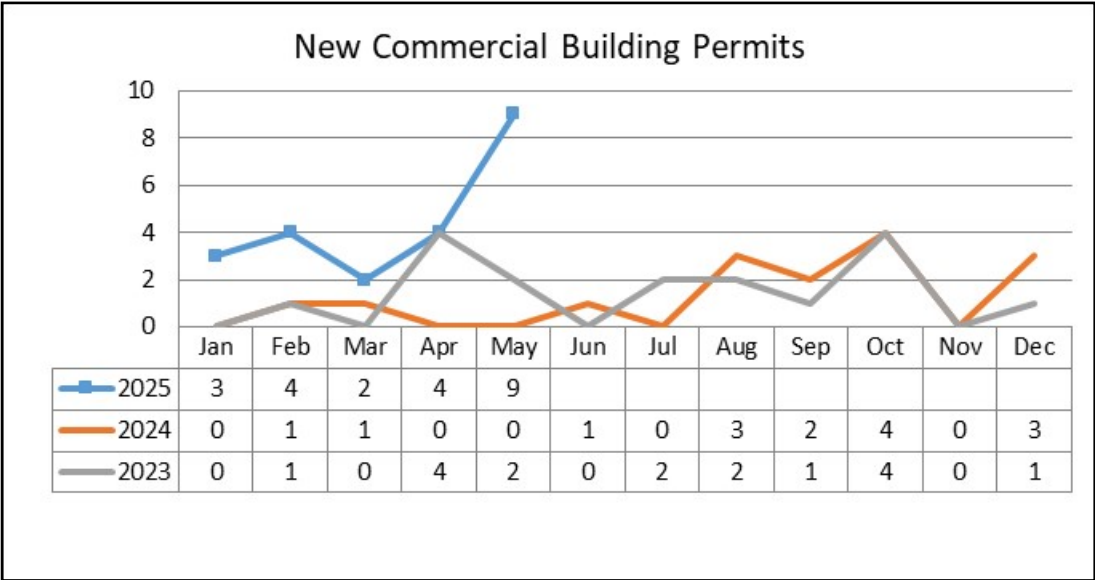
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	16	44
Courtyard at New Albany	105	93	12
Nottingham Trace	240	164	76
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

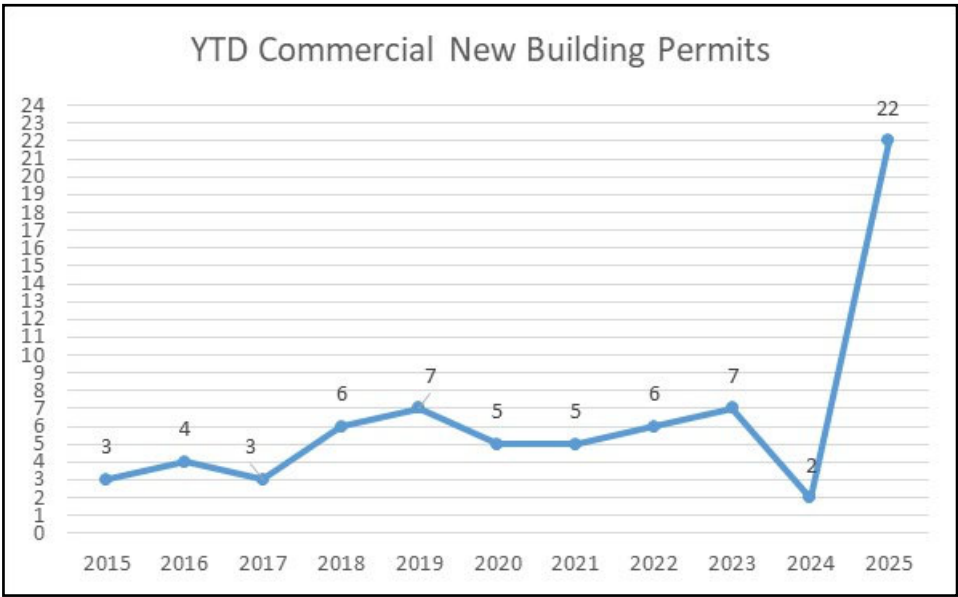
RECORDS STORAGE STATISTICS
MAY 2025



COMMERCIAL BUILDING STATISTICS
MAY 2025

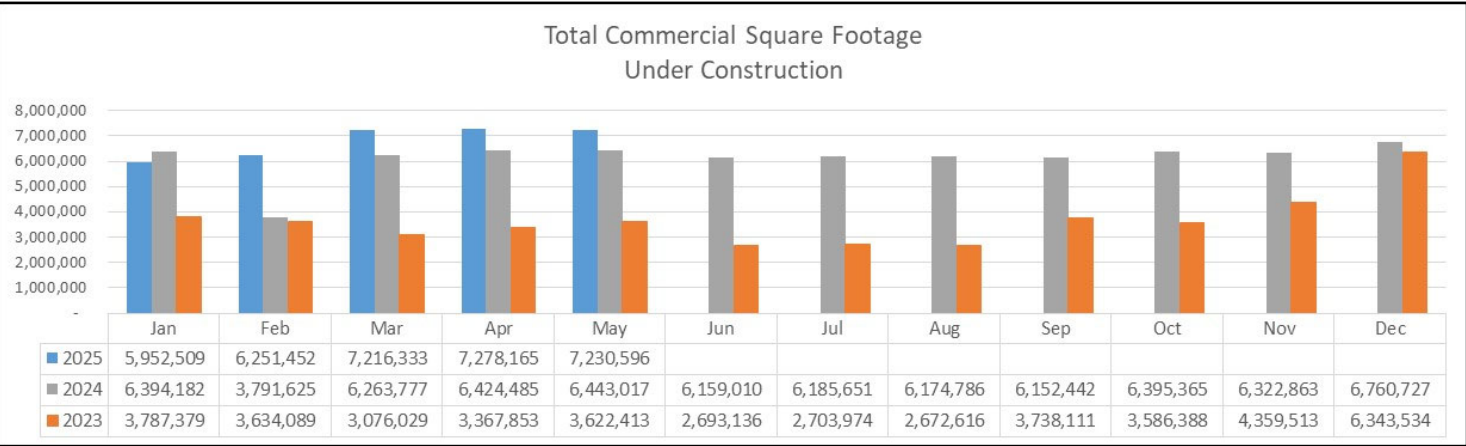


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

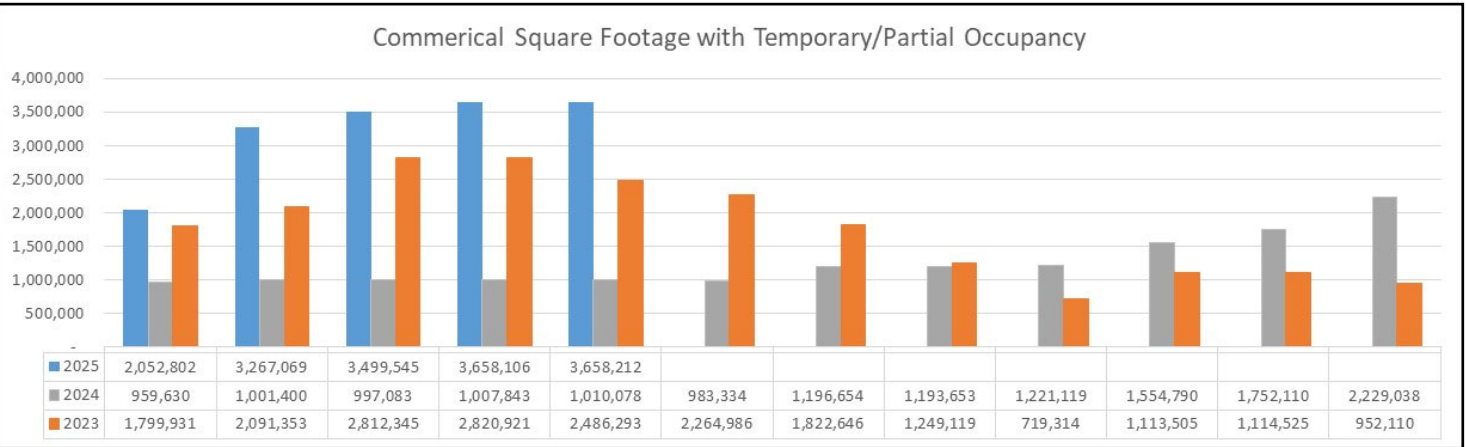


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
MAY 2025



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

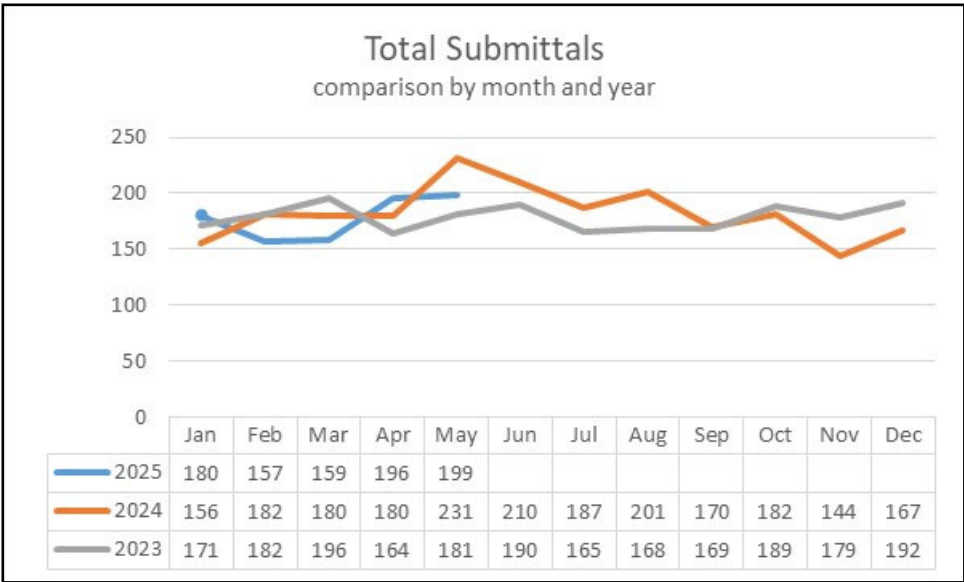


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
MAY 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.