



Community Development Department
MONTHLY REPORT
June 2025

Professionalism

Reliability

Creativity

Service

Inside This Issue:

Community Engagement and Outreach	2
Boards and Commissions	5
Economic Development Update	9
Innovate New Albany	12
Plan Review	17
Engineering	21
Field Work and Inspections	23
Commercial Construction	24
Statistics	33

COMMUNITY ENGAGEMENT AND OUTREACH

JUNE 2025

Business Meetings & Events

June 3 3rd Annual Licking County Infrastructure Luncheon
June 4 Google
June 5 Waterston Capital and Innovate New Albany
June 6 EdgeConneX
June 12 BizConnect Industry Focus: AI and Advanced Manufacturing – 30 attendees
June 17 Innovate New Albany and Columbus Sports Commission
June 18 Ohio Department of Development
June 19 Planning NEXT, Jamie Green
June 19 Marker, Inc., Joe Codispodi
June 20 QTS
June 20 Malone
June 24 Innovate Rev1 Ventures and New Albany
June 24 City Auditor, Michael Stinziano and staff
June 25 Aspyer Workforce event - Workforce & Economic Development Partnering for Prosperity
June 25 German-American Semiconductor Cities Network
June 25 Delaware County
June 27 AWS

Professional Development Organizations

June 6 Economic Development Advisory Council (EDAC), Innovate New Albany presented
June 6 Training Mid-Ohio Development Exchange (MODE) Training – Confidentiality and NDAs

Business Retention and Expansion Meetings

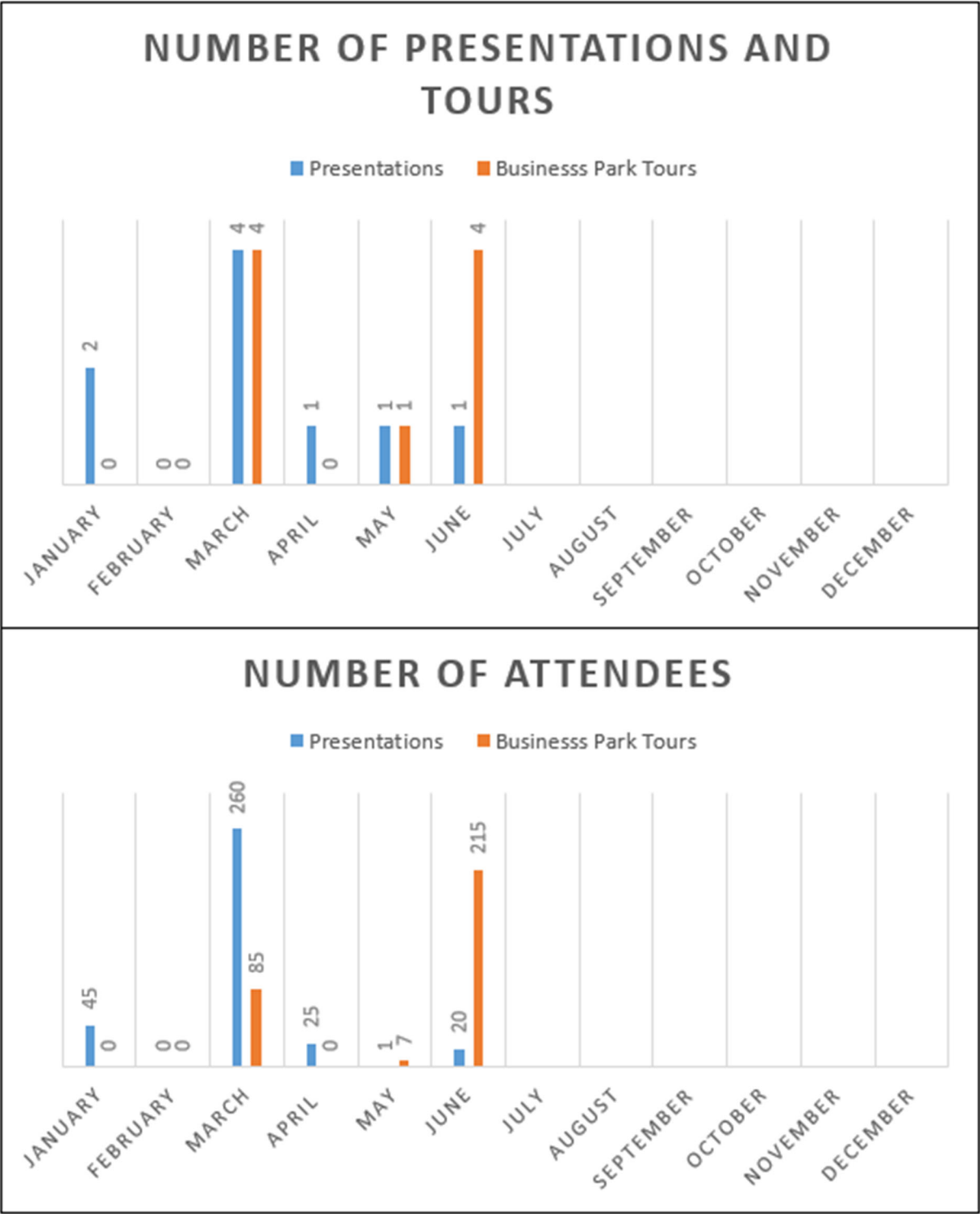
June 11 Bob Evans Farms
June 16 Accel
June 18 Bath & Body Works
June 24 Accel

Presentations & Tours

June 9 National Governors Association, Broadband Advisors business park tour – 20 attendees
June 10 The Ohio State University, Environmental Professionals Network presentation – 100 attendees
June 10 The Ohio State University, Environmental Professionals Network business park tour – 100 attendees
June 18 RITA business park tours — 65 attendees
June 23 Water Reuse Organization - business park tour — 50 attendees

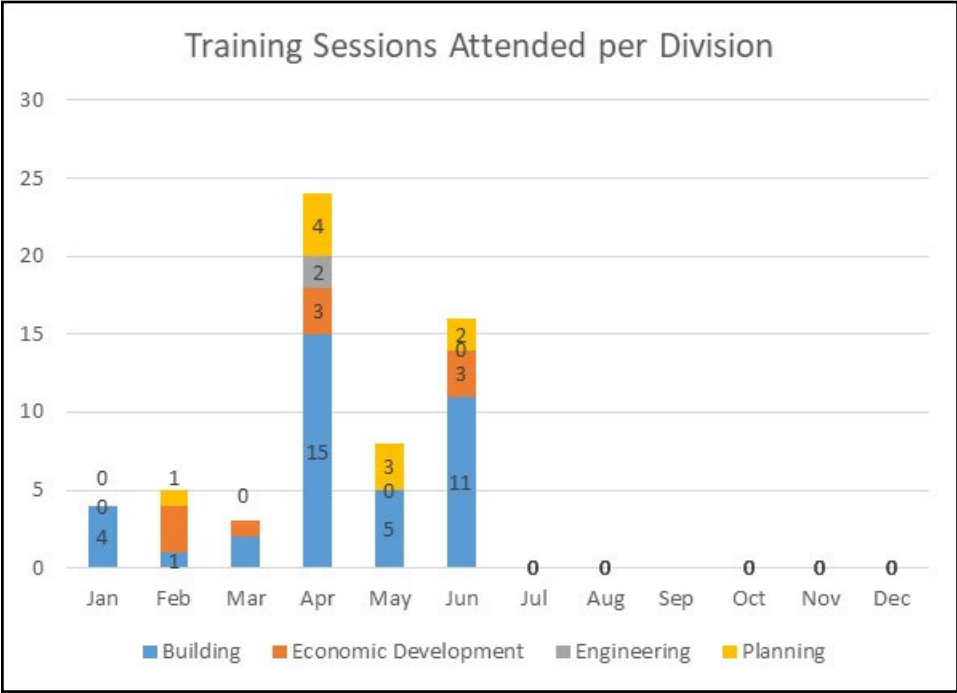
COMMUNITY ENGAGEMENT AND OUTREACH
JUNE 2025

Presentations and Tour Highlights



COMMUNITY ENGAGEMENT AND OUTREACH
JUNE 2025

Training Highlights



BOARD AND COMMISSIONS

JUNE 2025

Parks & Trails Advisory Board: June 2, 2025

Applications:

Type: Final Development Plan
Location: Generally north and west of Lambton Park Road and south of Brandon Road
Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.
Request: Final development plan to allow for a 40-lot residential subdivision and 6 reserves
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Other business:

1. Organizational Meeting
2. Annual Trail Update

Architectural Review Board: June 9, 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: Approved

Other business:

1. NAPLS Informal Review

Planning Commission: June 16, 2025

Applications:

Type: Rezoning
Location: Generally north and west of Lambton Park Road and south of Brandon Road
Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.
Request: Request to rezone an area from Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD).
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Zoning Text Modification
Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.
Request: Request to amend the Section 30 East Nine Infill Planned Unit Development (I-PUD) text.
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

BOARD AND COMMISSIONS**JUNE 2025****Planning Commission: June 16, 2025 (continued)**

Type: Final Development Plan
Location: Generally north and west of Lambton Park Road and south of Brandon Road
Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.
Request: Final development plan to allow for a 40-lot residential subdivision
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Final Plat
Location: Generally north and west of Lambton Park Road and south of Brandon Road
Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.
Request: Final plat for a 40-lot residential subdivision
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Final Development Plan Modification
Location: Forest Drive
Applicant: Canini & Associates, Ltd.
Request: Final development plan modification 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: Forest Drive
Applicant: Canini & Associates, Ltd.
Request: Variance to lot frontage and screening requirements
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Conditional Use
Location: 12525 Jug Street
Applicant: Danis Building Construction Co.
Request: Conditional use to allow an industrial manufacturing and assembly use
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Final Development Plan Modification
Location: 5065 Forest Drive
Applicant: J. Carter Bean Architect LLC c/o Carter Bean
Request: Final development plan modification to reduce parking spaces and add landscaping
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

BOARD AND COMMISSIONS

JUNE 2025

Planning Commission: June 16, 2025 (continued)

Type: Conditional Use
Location: 5065 Forest Drive
Applicant: J. Carter Bean Architect LLC c/o Carter Bean
Request: Conditional use to allow for a full-access drive-through
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Other business:

1. Kennel Club Conditional Use Informal Review

Board of Zoning Appeals: June 23, 2025

Applications:

Type: Variance
Location: 7600 West Campus Road
Applicant: Signcom, Inc. c/o Kylie Cochran, Bruce Sommerfelt
Request: Variance to exceed sign area and quantity requirements
Zoning: Limited General Employment (L-GE)
Board Action: Approved with conditions

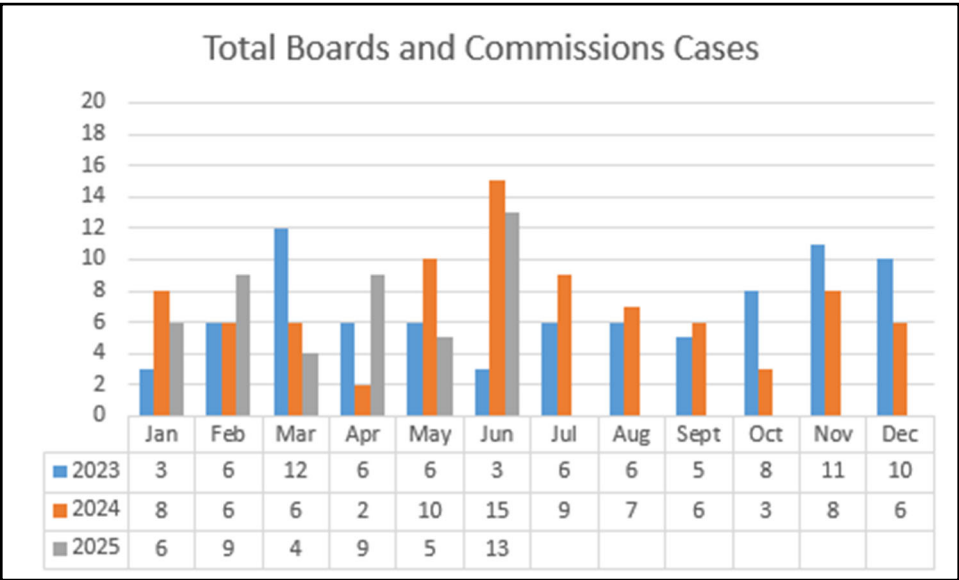
Type: Variance
Location: 4150 Ganton Parkway
Applicant: CRB Group c/o Jon Ficken
Request: Variance to exceed sign area requirements
Zoning: Limited General Employment (L-GE)
Board Action: Tabled

Other business:

1. Organizational Meeting

BOARD AND COMMISSIONS
JUNE 2025

Planning Cases



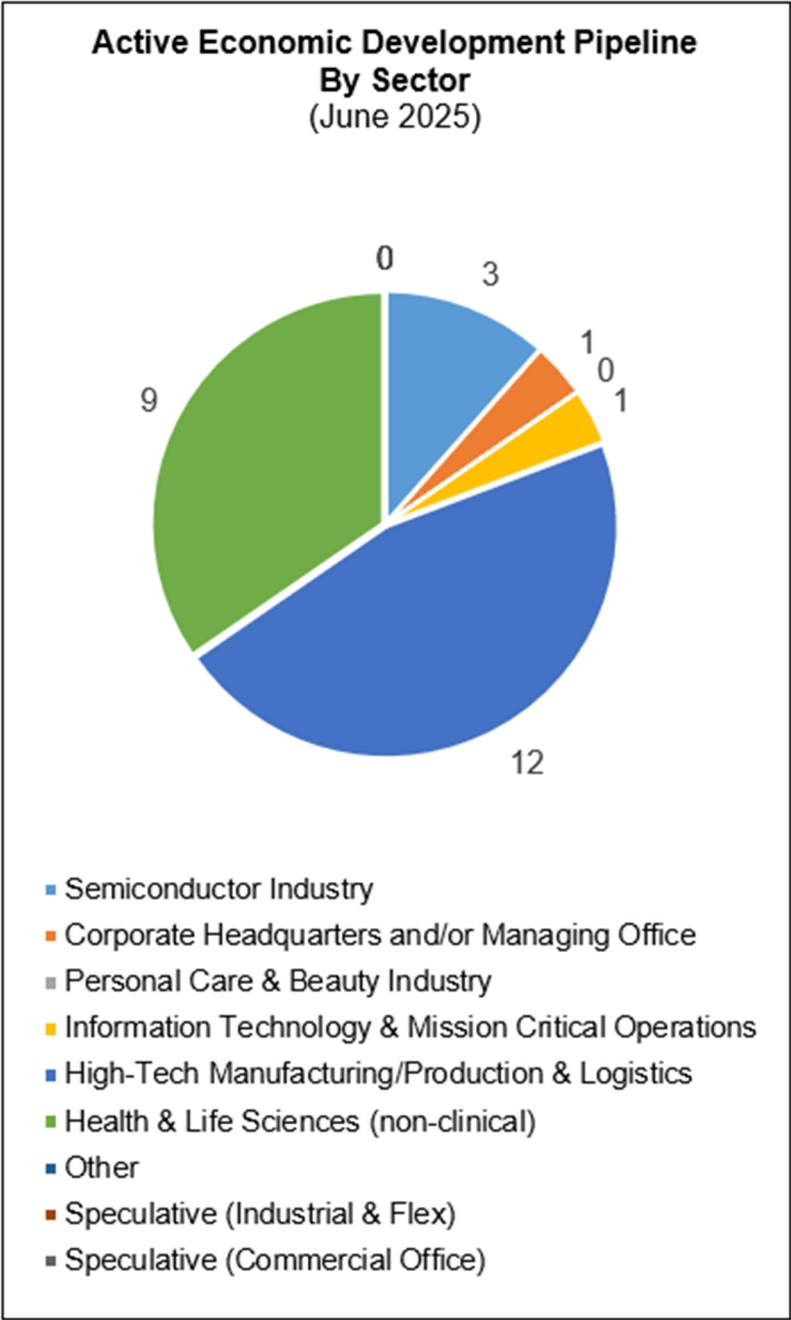
This graph shows the total number of planning application cases presented to the Planning Commission, Board of Zoning Appeals, and Architectural Review Board each month.

ECONOMIC DEVELOPMENT UPDATES
JUNE 2025

Active Economic Development Pipeline

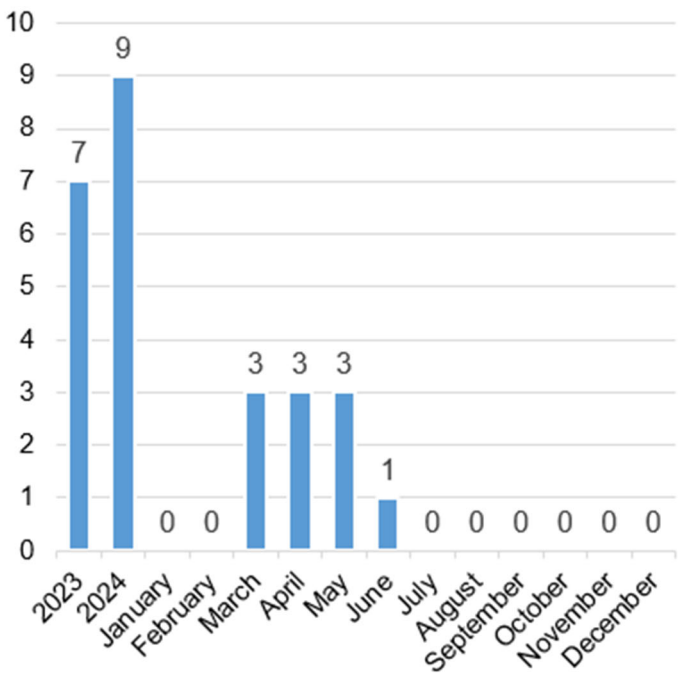
In June, the department responded to one site selection request. The department reviewed a total of four requests and determined that the stated requirements could not be met in New Albany due to the number of acres needed, utility demands, or type of industry.

Currently, the department has an active portfolio of approximately 26 projects.

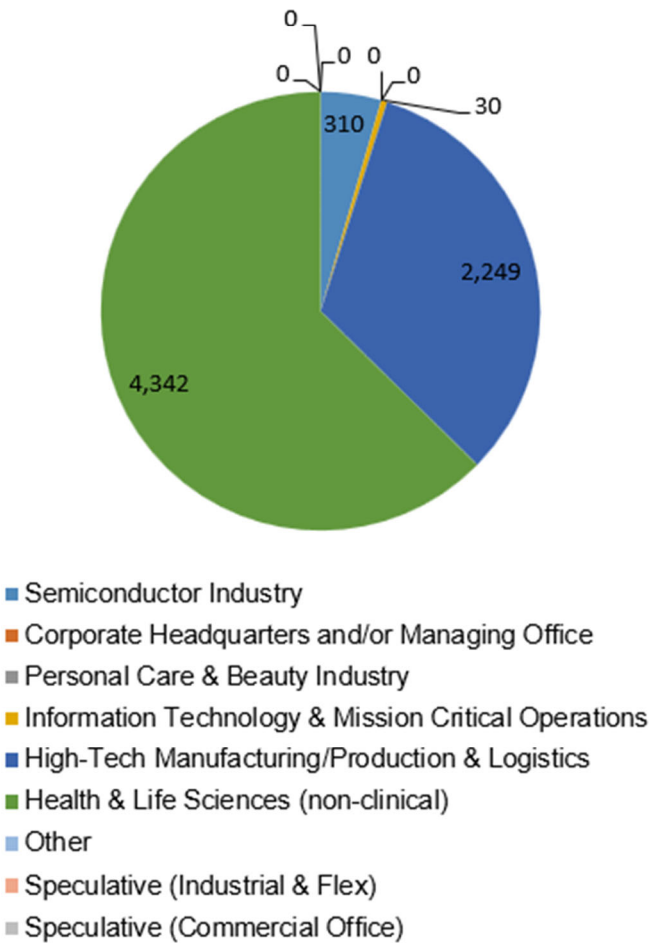


ECONOMIC DEVELOPMENT UPDATES
JUNE 2025

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

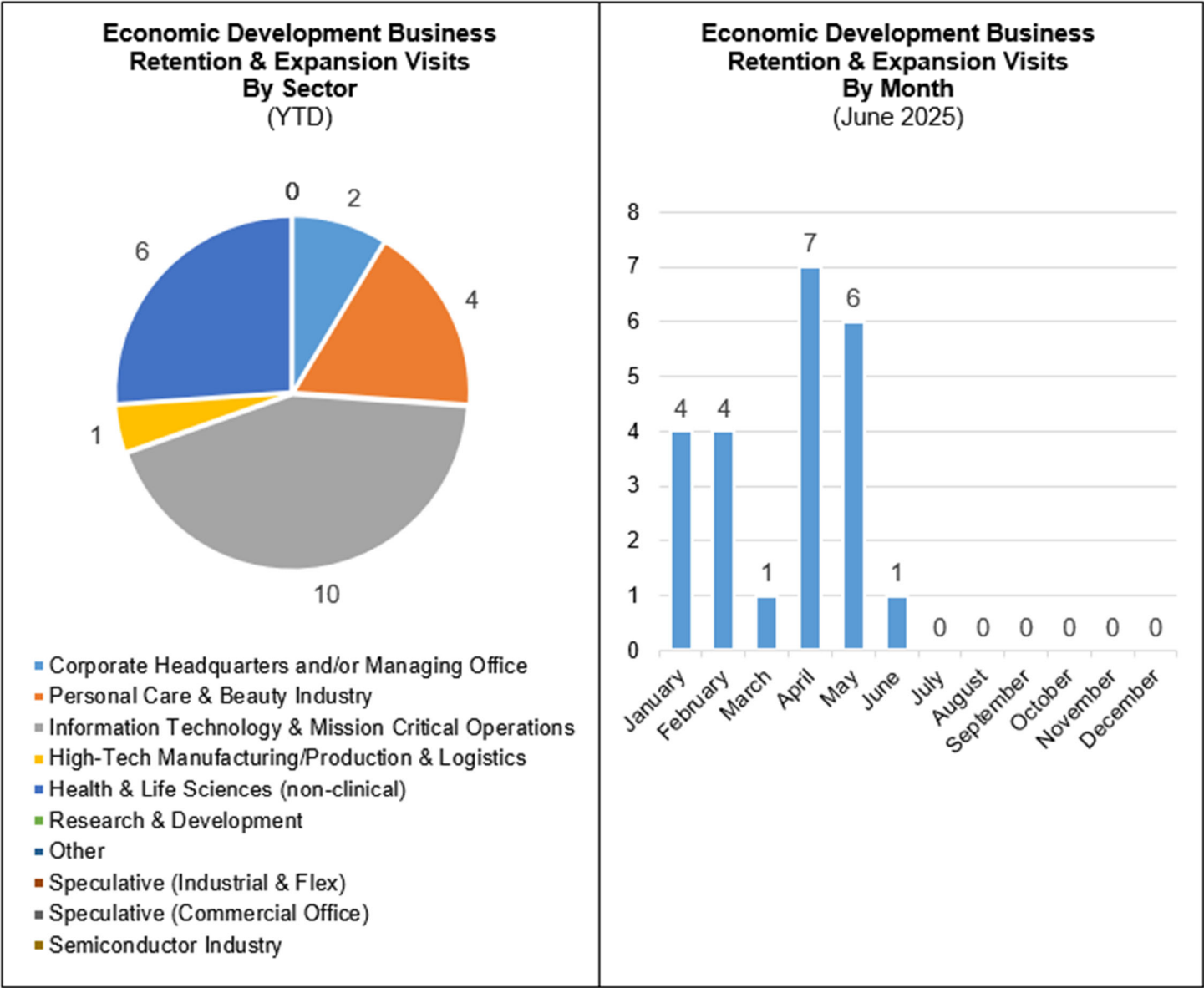


**Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(June 2025)**



ECONOMIC DEVELOPMENT UPDATES
JUNE 2025

Business Retention & Expansion Meetings

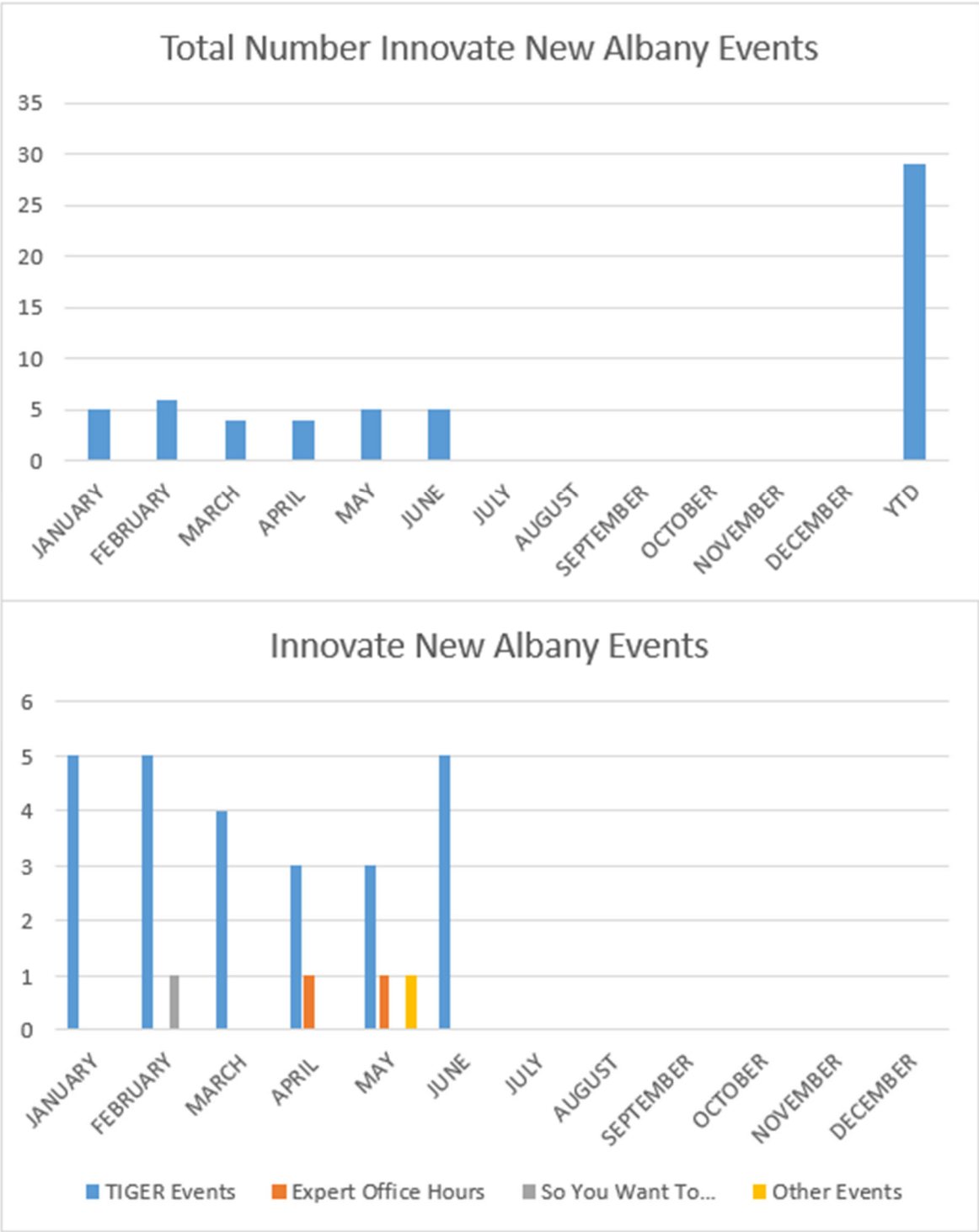


INNOVATE NEW ALBANY

JUNE 2025

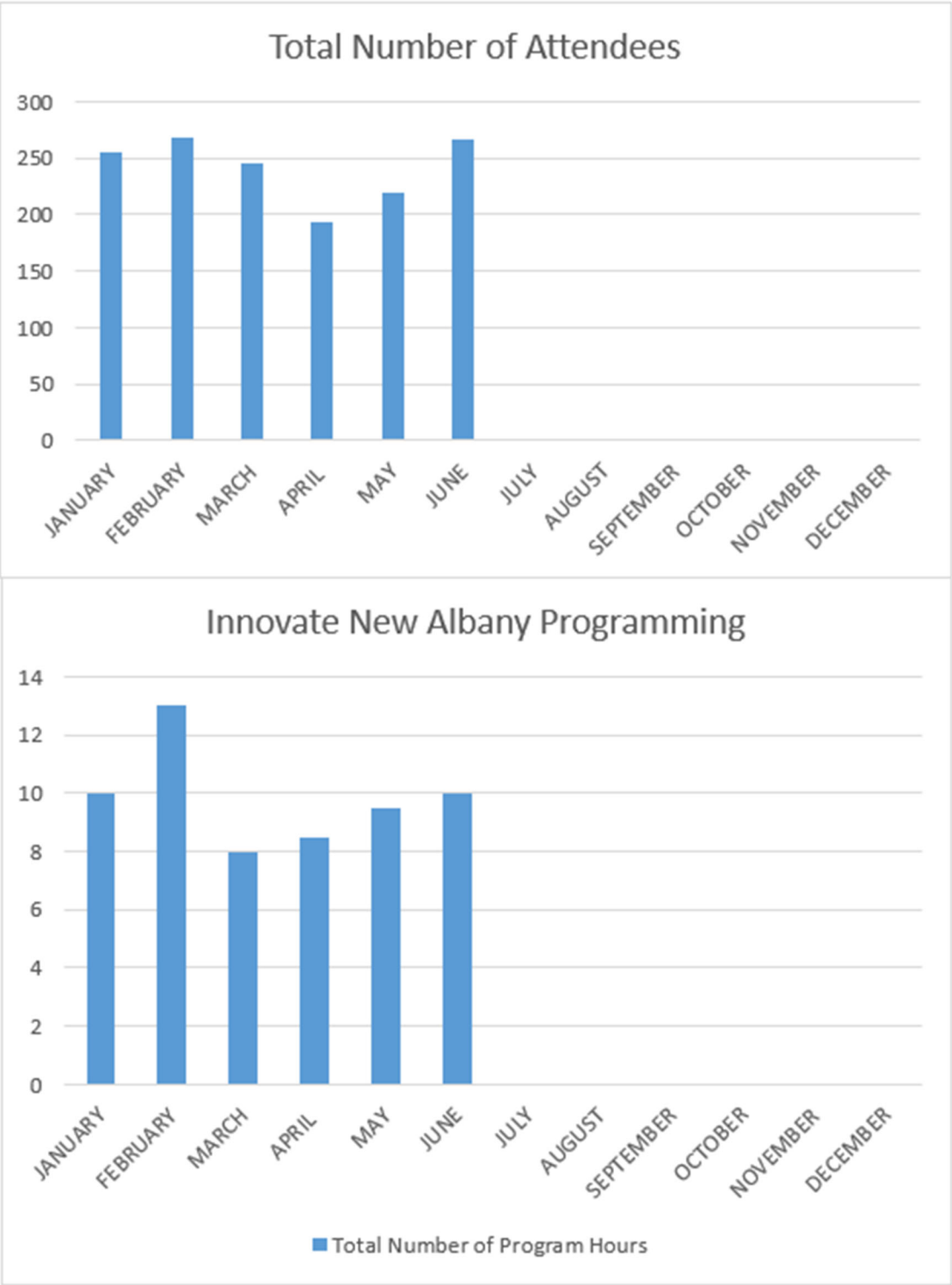
Innovate New Albany Event and Program Information

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
JUNE 2025

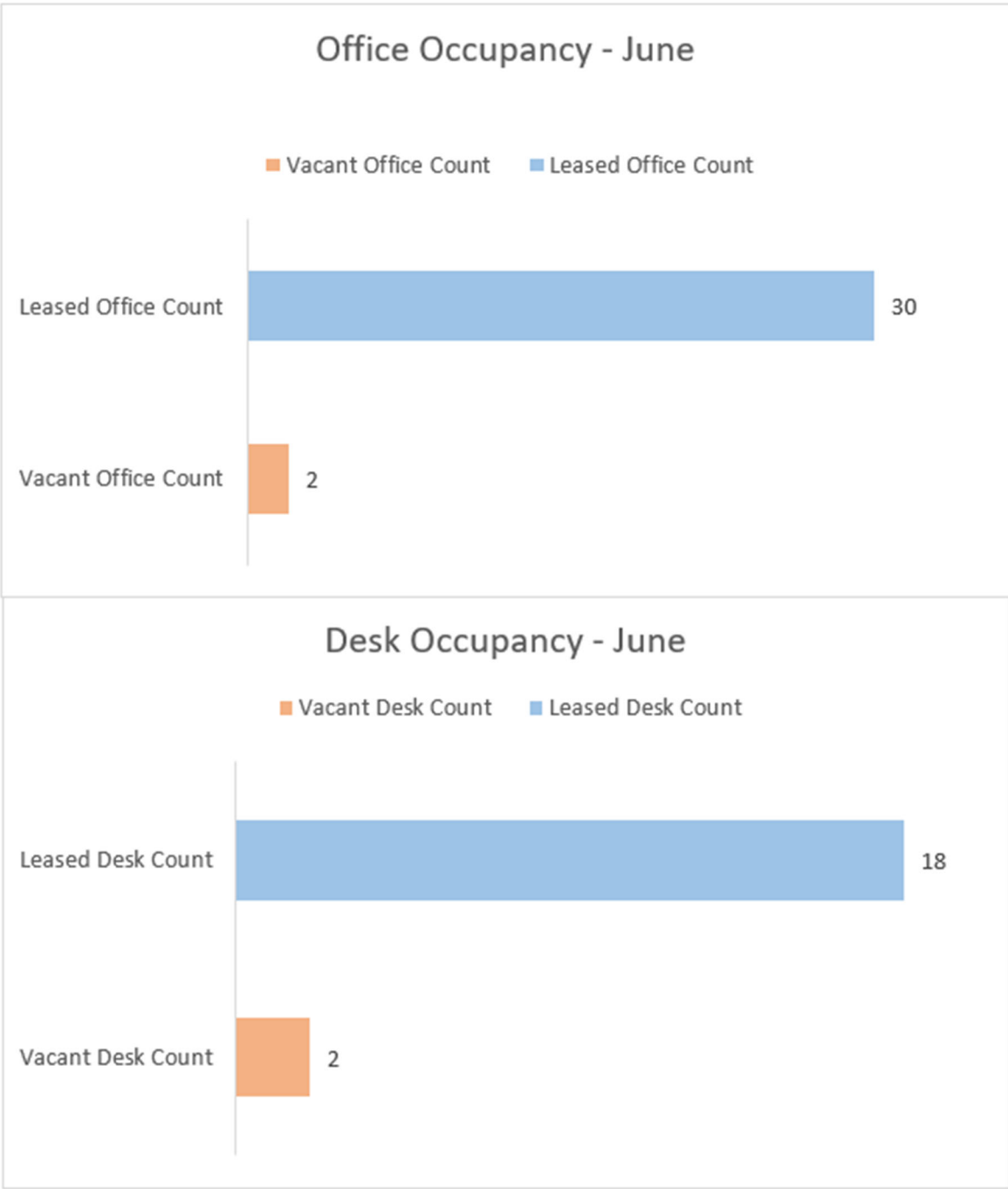
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
JUNE 2025

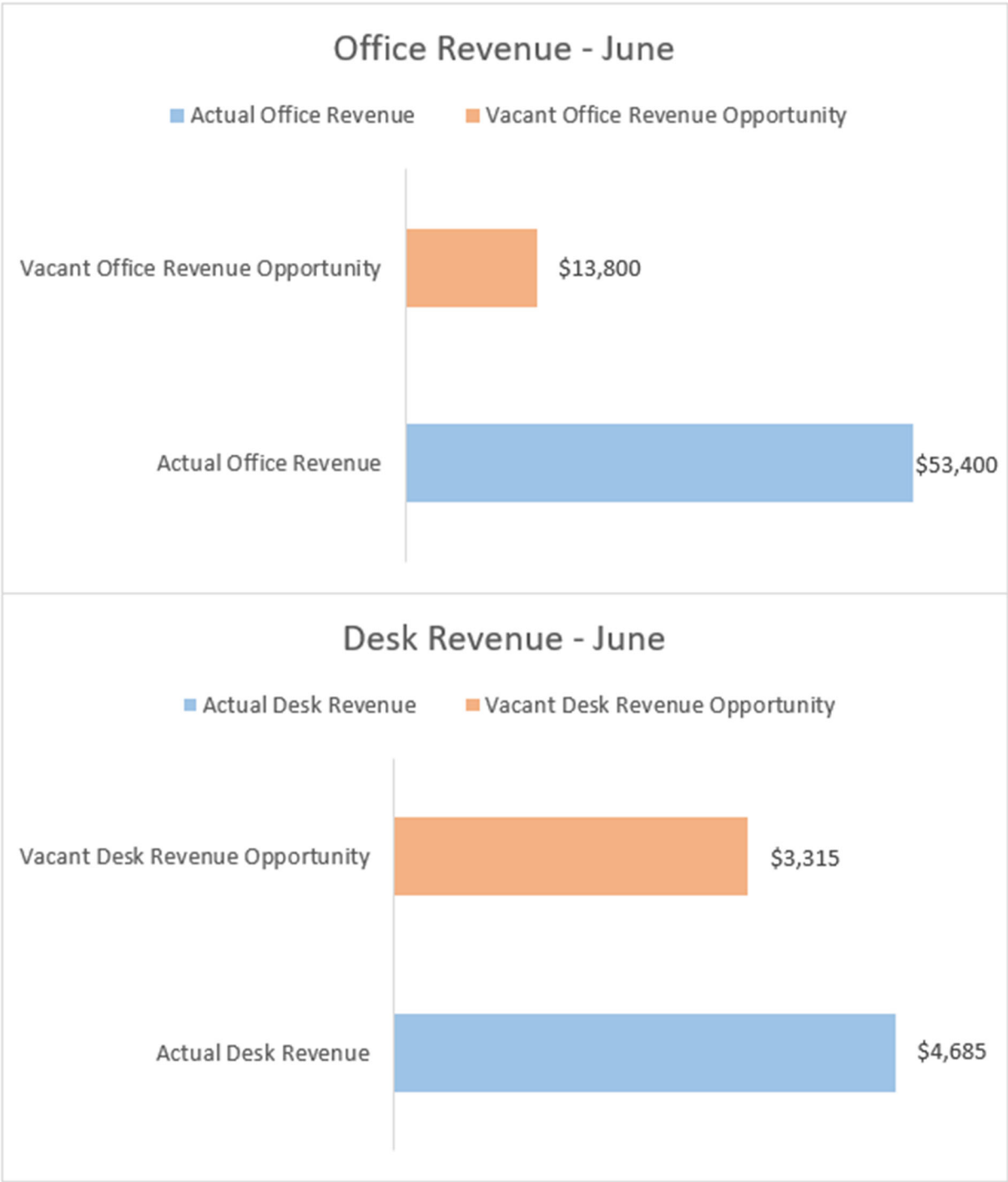
Brick House Blue at Innovate New Albany

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
JUNE 2025

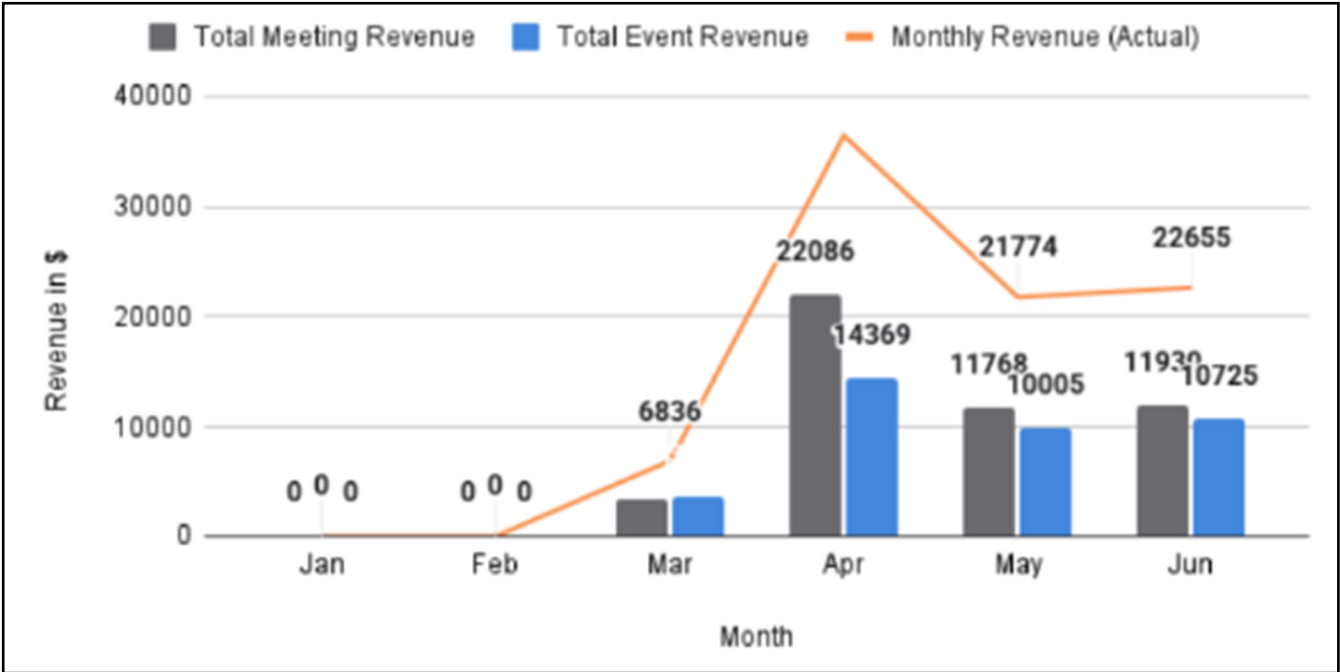
Brick House Blue at Innovate New Albany



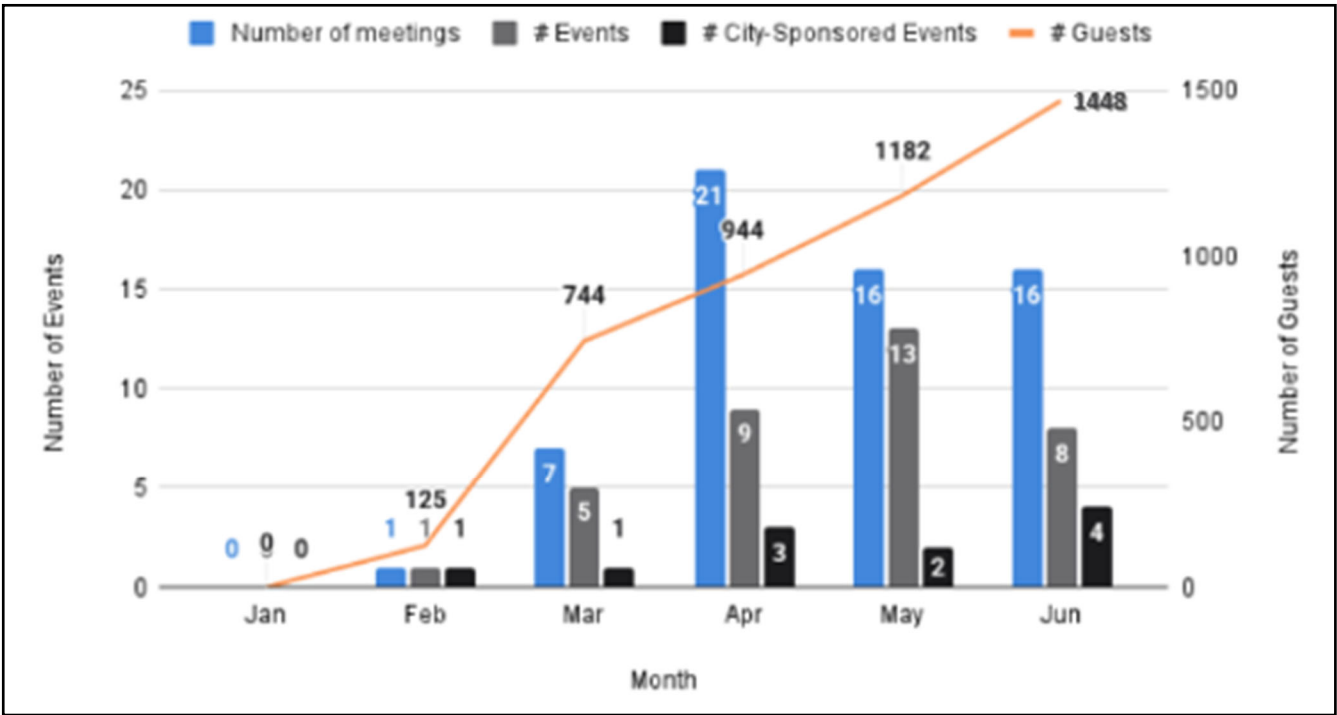
INNOVATE NEW ALBANY
JUNE 2025

Brick House Blue at Innovate New Albany

2025 Monthly Revenue by Type

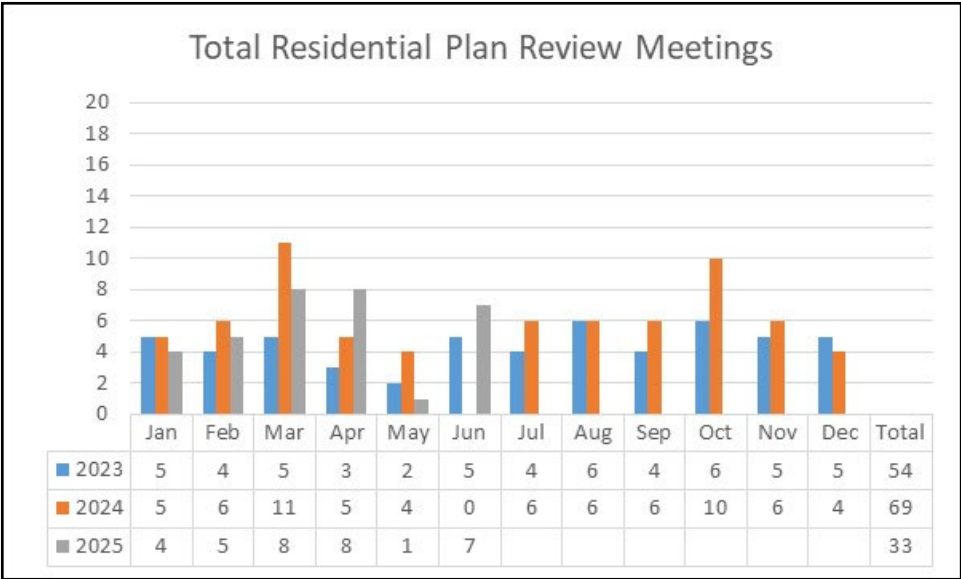


2025 Events by Type



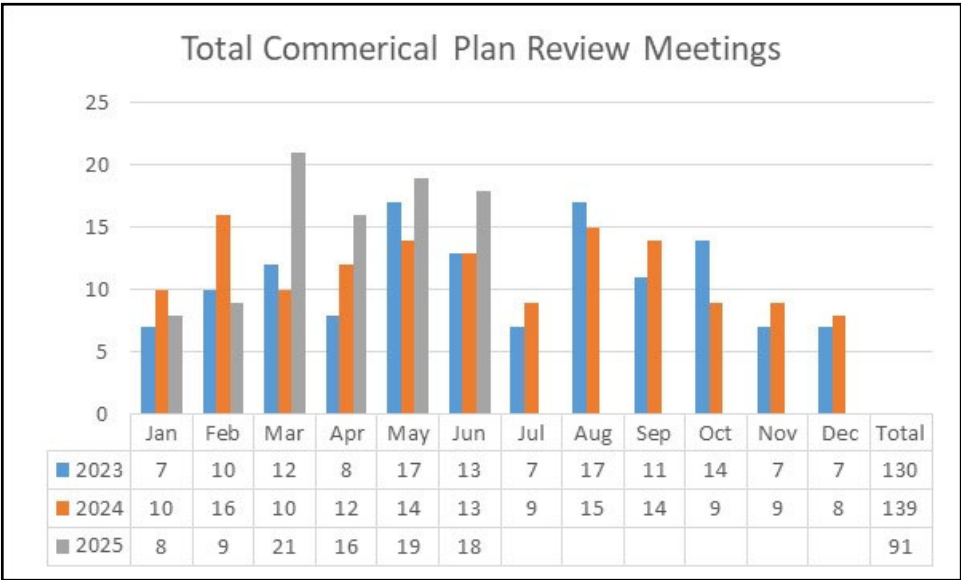
PLAN REVIEW
JUNE 2025

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.

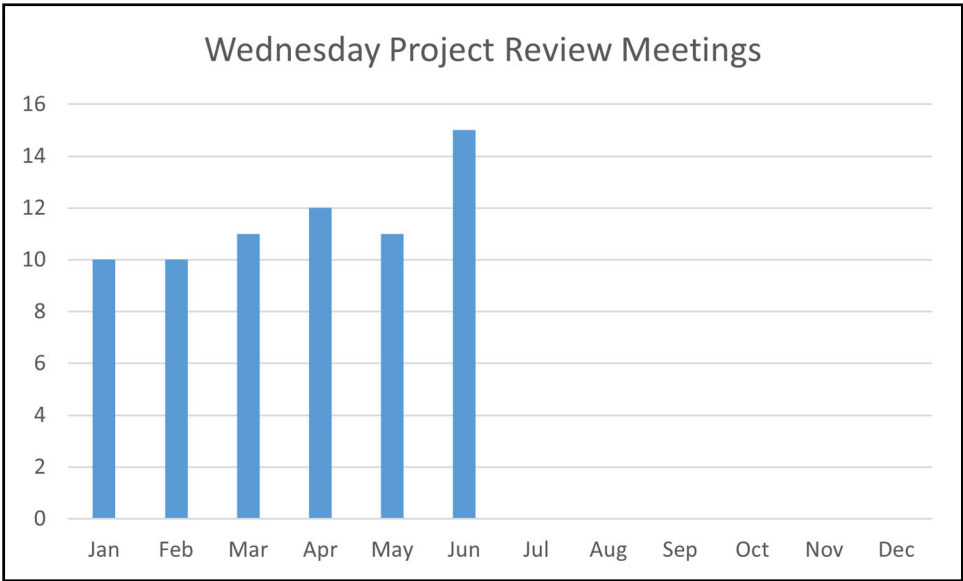
Commercial Walk-Through Meetings



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.

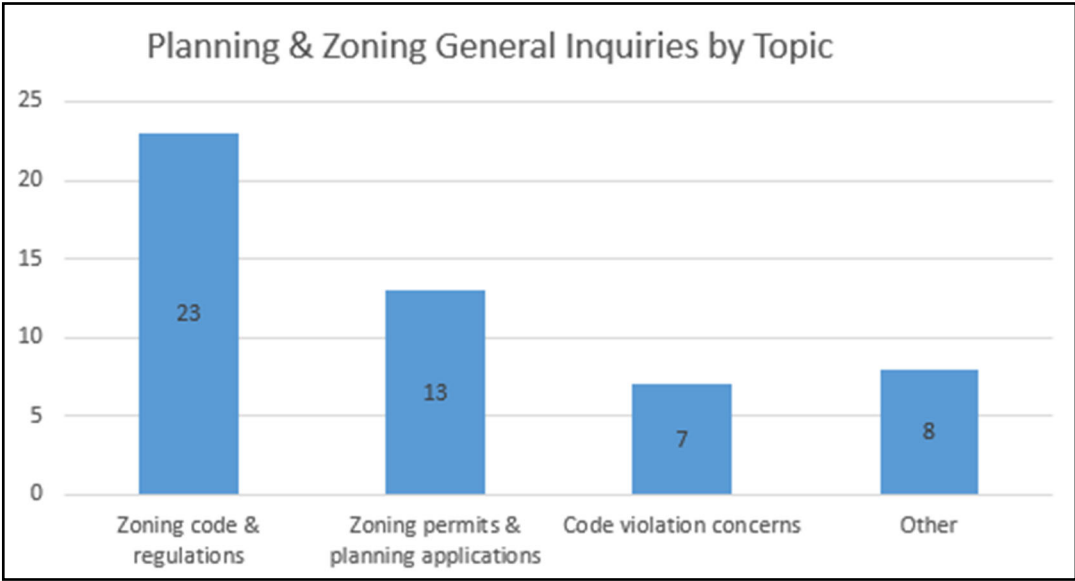
PLAN REVIEW
JUNE 2025

Planning Meetings



The development department offers in-person meetings on Wednesday mornings and afternoons to review current or future planning applications for commercial and residential projects.

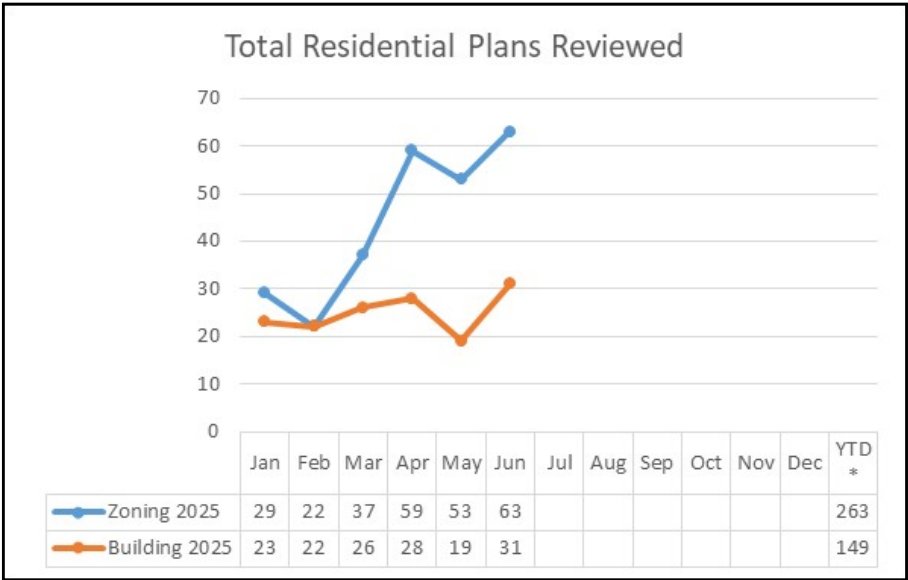
Planning & Zoning Inquiries



This graphs shows the number and types of general inquiries received by the planning staff for the month. The planning staff employs a “Planner of the Day” model where one person responds to all general planning and zoning inquiries received on their designated day of the week.

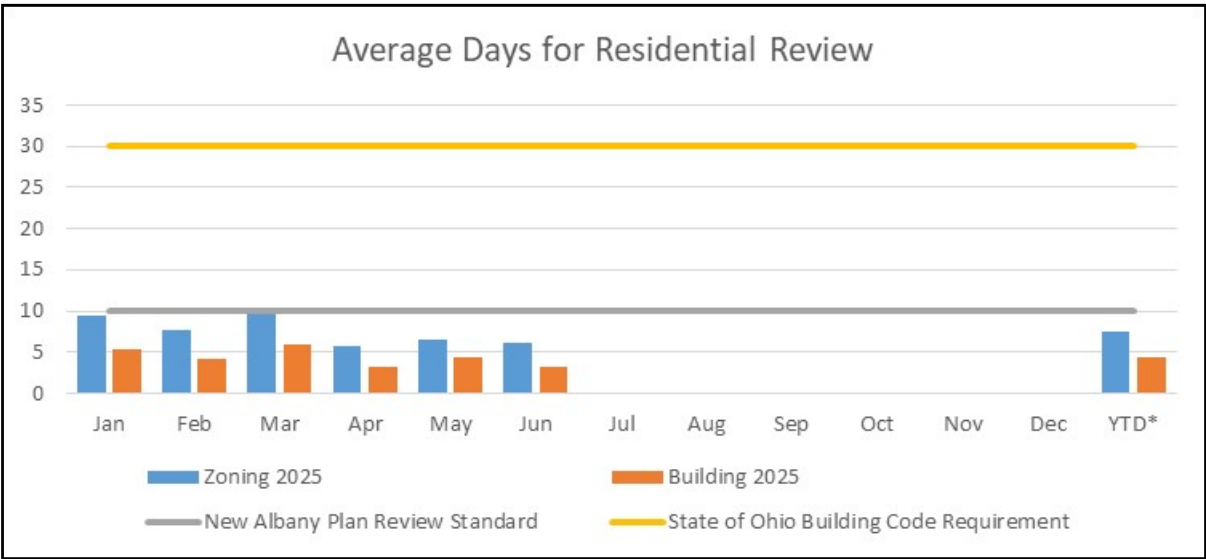
PLAN REVIEW
JUNE 2025

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.

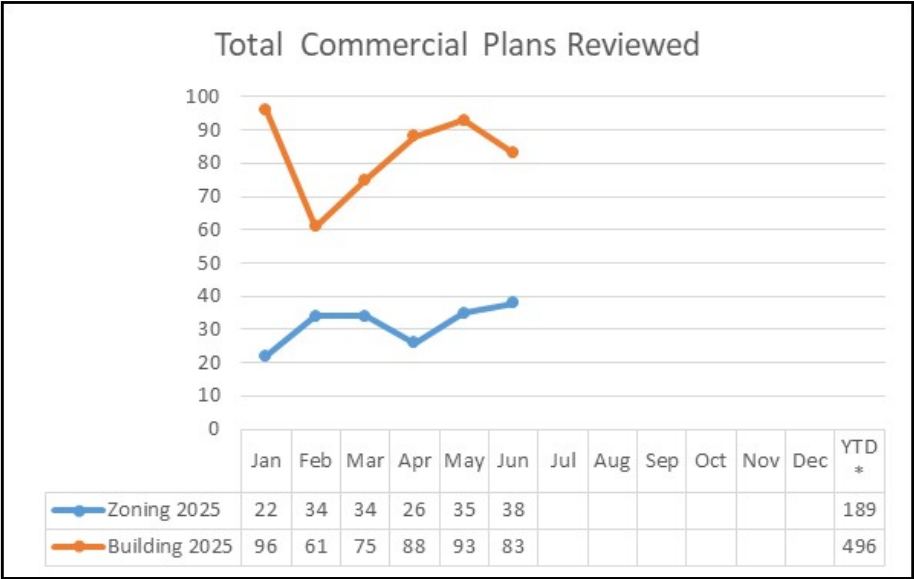


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

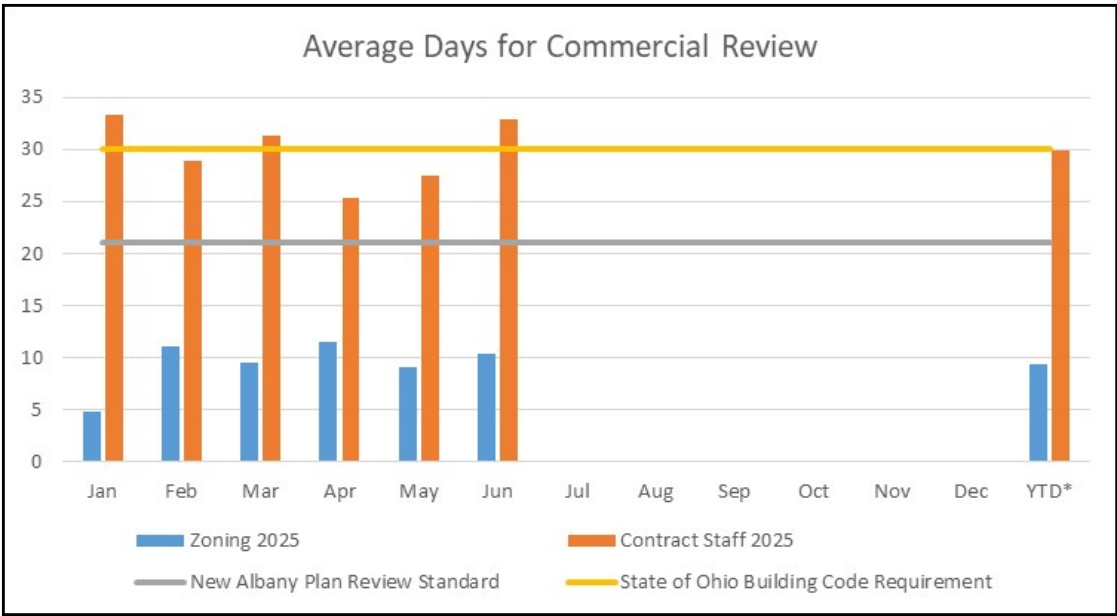
PLAN REVIEW
JUNE 2025

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**JUNE 2025****Engineering Plan Reviews**

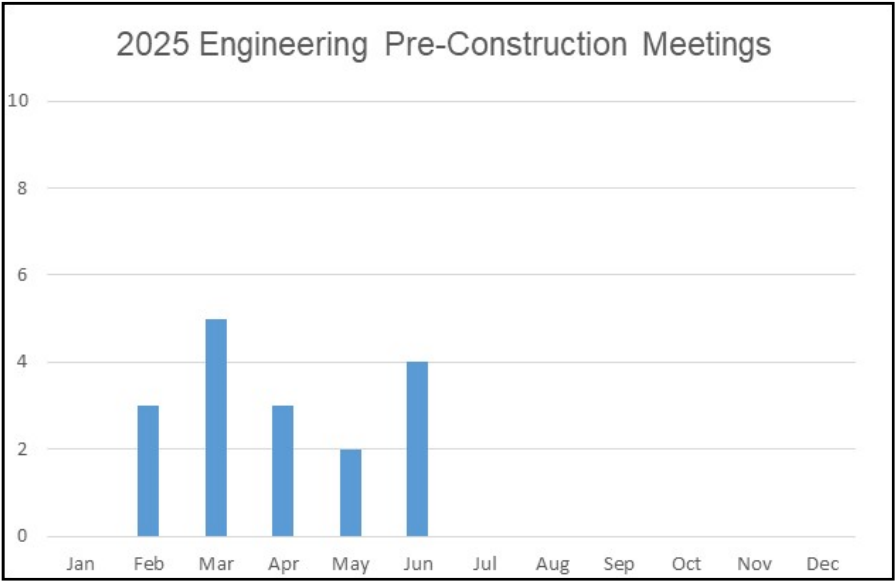
Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
AWS Campus 2 Revision 5	05/14/25	06/03/25	20	18
Power Grid	05/23/25	06/04/25	11	18
NA 300	05/23/25	06/04/25	12	18
Batch Plant –EdgeConneX	05/23/25	06/05/25	13	18
NLH PSIP	06/04/25	06/09/25	4	18
NAB Mass Ex	06/05/25	06/09/25	4	18
EdgeConneX Sanitary 1.2	06/06/25	06/10/25	4	18
NAB PSIP	06/05/25	06/11/25	6	18
7-Eleven	06/13/25	06/16/25	3	18
Bronco	06/17/25	06/19/25	2	18
Souder Station	06/17/25	06/19/25	2	18
NACC SEC 30 Sanitary	06/17/25	06/23/25	5	18
EdgeConneX 1.2 PSIP	05/23/25	06/24/25	31	18
QTS NAL 3	06/12/25	06/25/25	13	18
EdgeConneX P2 PSIP	06/13/25	06/27/25	13	18

ENGINEERING
JUNE 2025

Engineering Pre-Construction Meetings

Engineering held four (4) pre-construction meetings in June:

- NAB Mass Ex
- Vision Professionals
- NA300
- Cyrus One Mass Ex



FIELD WORK AND INSPECTIONS

JUNE 2025

Code Enforcement Activity

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: 7120 Central College Rd

Date of Complaint: April 28, 2025

Complaint Description: Multiple vehicles on jacks in the 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, 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 city staff performed a reinspection and found the violation had been corrected.

Status: Closed

COMMERCIAL PROJECT CONSTRUCTION STATUS

JUNE 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: 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



Vantage

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

Name of Project: QTS NAL 2 DC 1

Location: 785 Beech Road

Square Footage: 320,200

Start Date: October 2023

COMMERCIAL PROJECT CONSTRUCTION STATUS

JUNE 2025

Innovation Campus Way and Beech Road Corridor continued...

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

Name of Project: AWS, Building F

Location: Generally located at Miller and Beech

Square Footage: 6,933

Start Date: November 2024

COMMERCIAL PROJECT CONSTRUCTION STATUS

JUNE 2025

Innovation Campus Way and Beech Road Corridor continued...

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

Name of Project: Meta NLH9S

Location: 1500 Beech Road

Square Footage: 104,280

Start Date: April 2025

Name of Project: Meta NLH1

Location: 1500 Beech Road

Square Footage: 138,000

Start Date: April 2025

Name of Project: Meta NLH2

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: June 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

JUNE 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Meta NLH3

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: June 2025

Name of Project: Meta NLH5

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: June 2025

Name of Project: AWS, Building A

Location: Generally located at Beech and Miller

Square Footage: 196,019

Start Date: June 2025

Name of Project: AWS, Building E

Location: Generally located at Beech and Miller

Square Footage: 1,372

Start Date: June 2025

Name of Project: AWS, Building F

Location: Generally located at Beech and Miller

Square Footage: 33,547

Start Date: June 2025

Name of Project: AWS, Building H

Location: Generally located at Beech and Miller

Square Footage: 31,942

Start Date: June 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

JUNE 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

JUNE 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

JUNE 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

JUNE 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

JUNE 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

Name of Project: Montauk Innovations—NBY6A

Location: 1101 Beech Road

Expiration Date: December 28, 2025

Name of Project: McDonalds

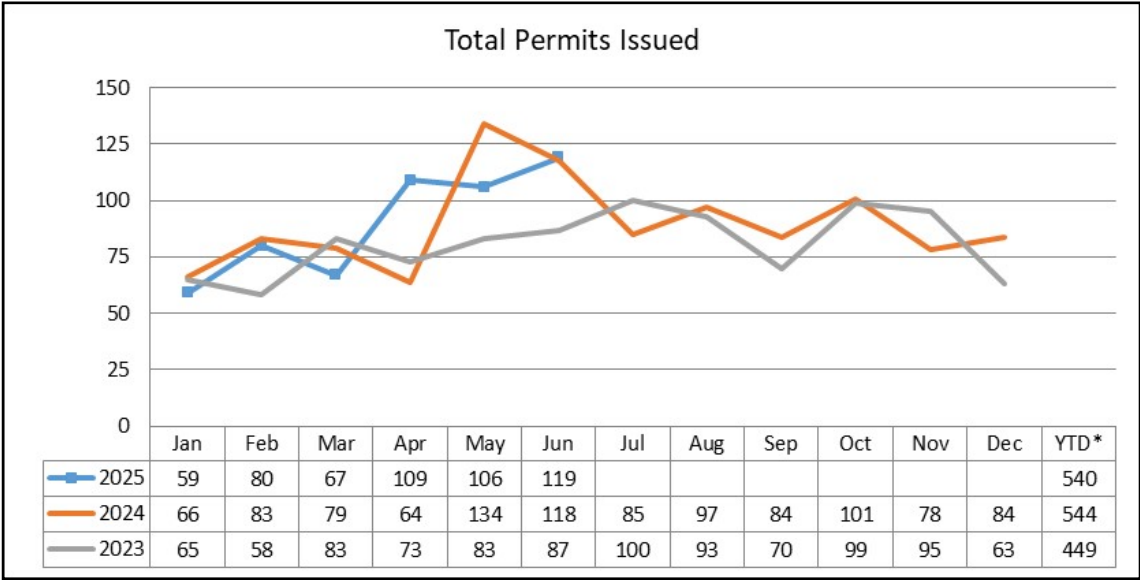
Location: 2055 Beech Road

Expiration Date: August 25, 2025

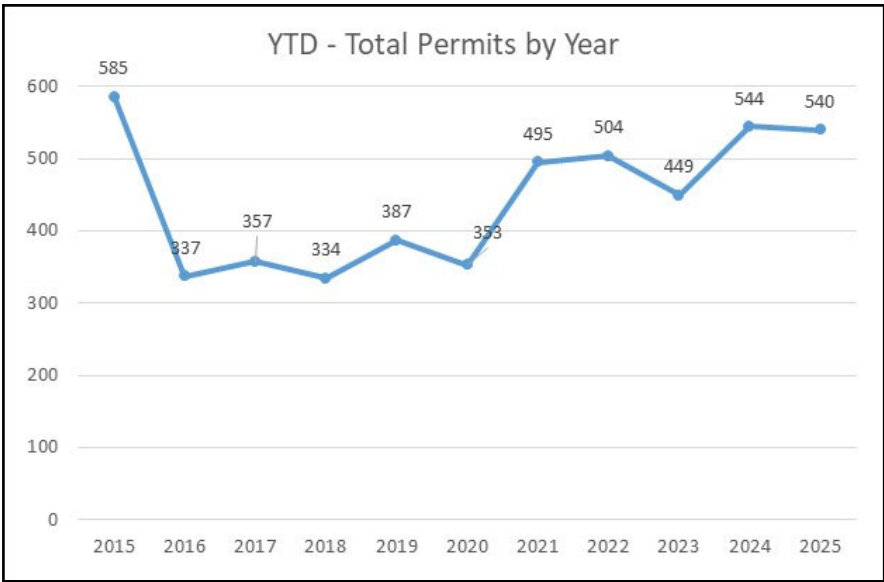


McDonalds

BUILDING AND ZONING STATISTICS
JUNE 2025

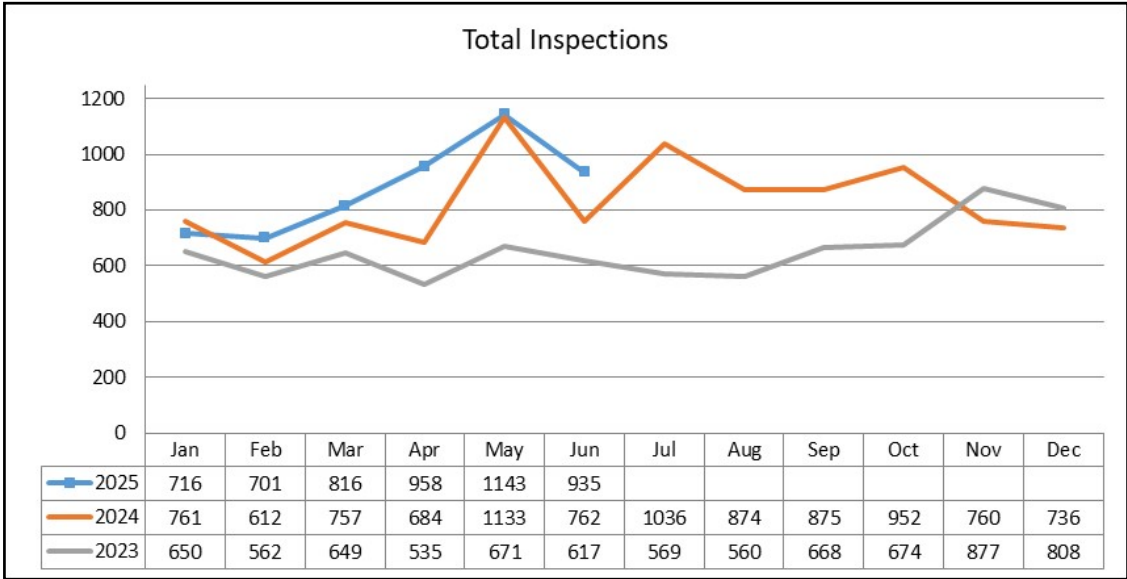


*YTD is the total from January to the end of current month.



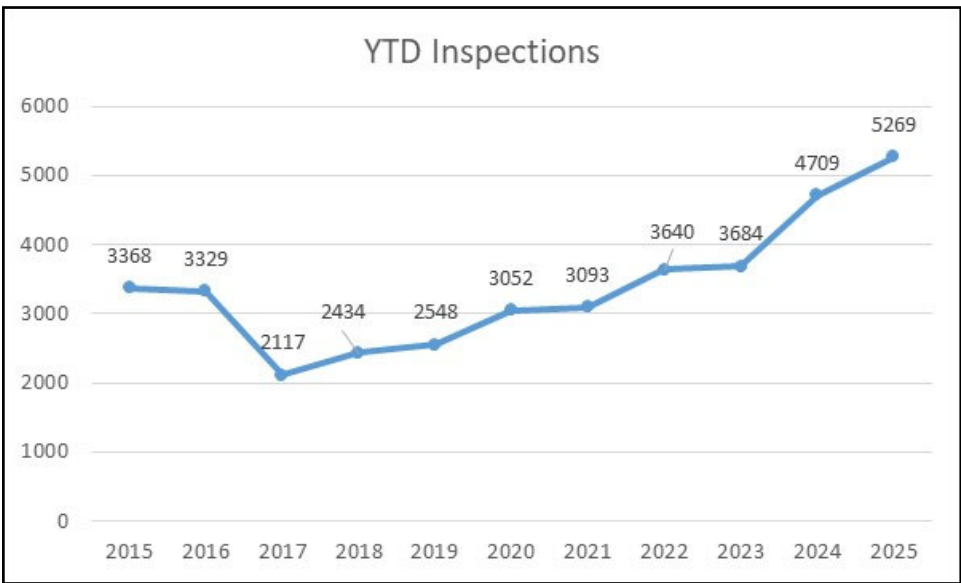
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
JUNE 2025



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

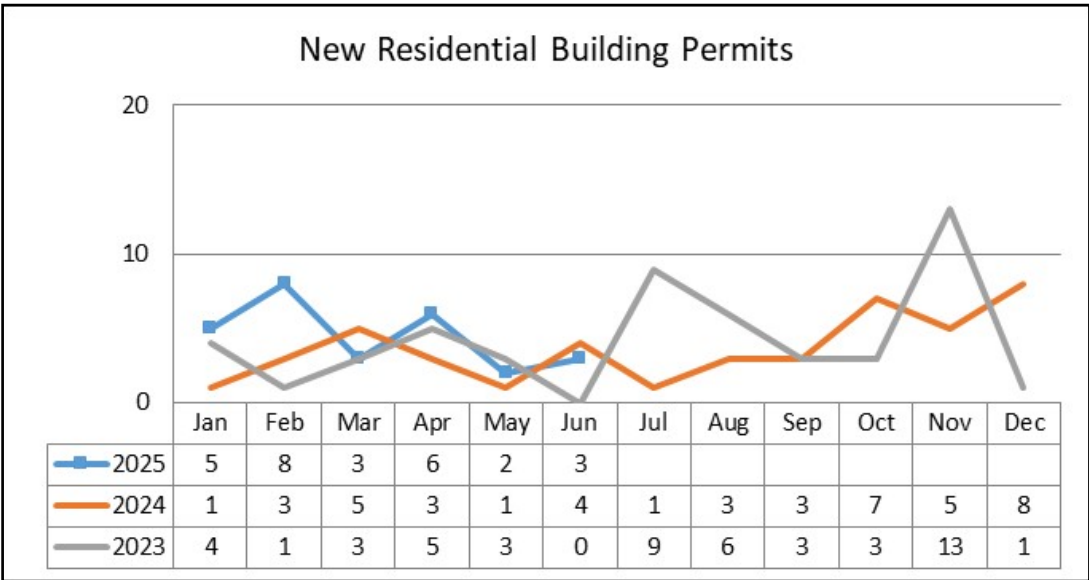
*YTD is the total from January to the end of current month.



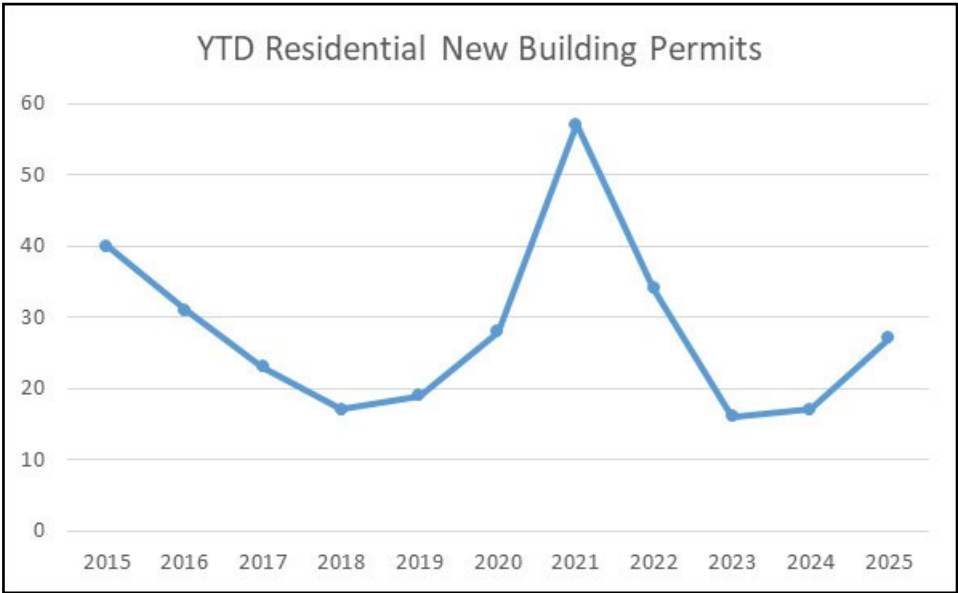
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
JUNE 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.

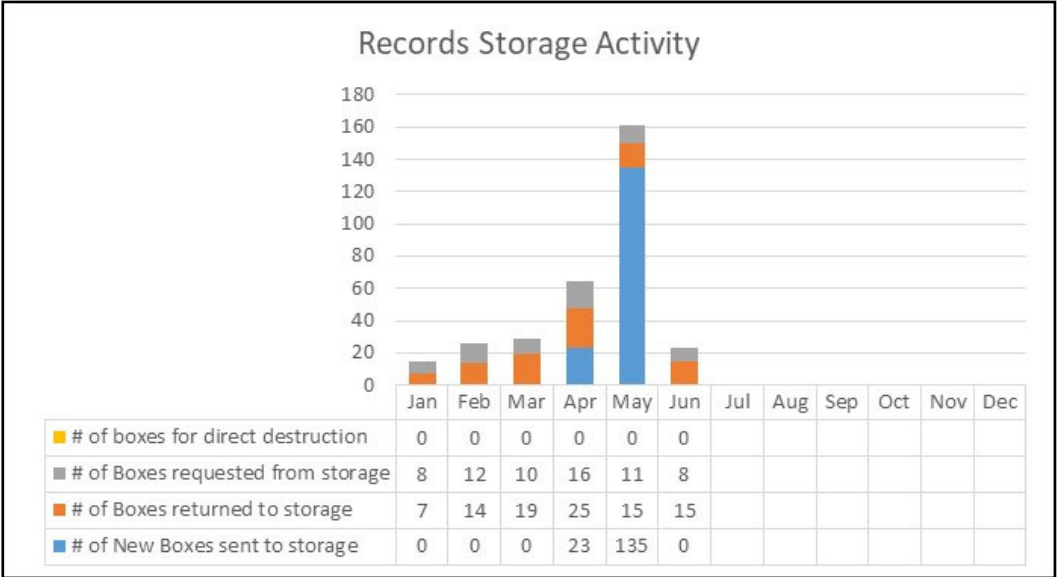
BUILDING AND ZONING STATISTICS

JUNE 2025

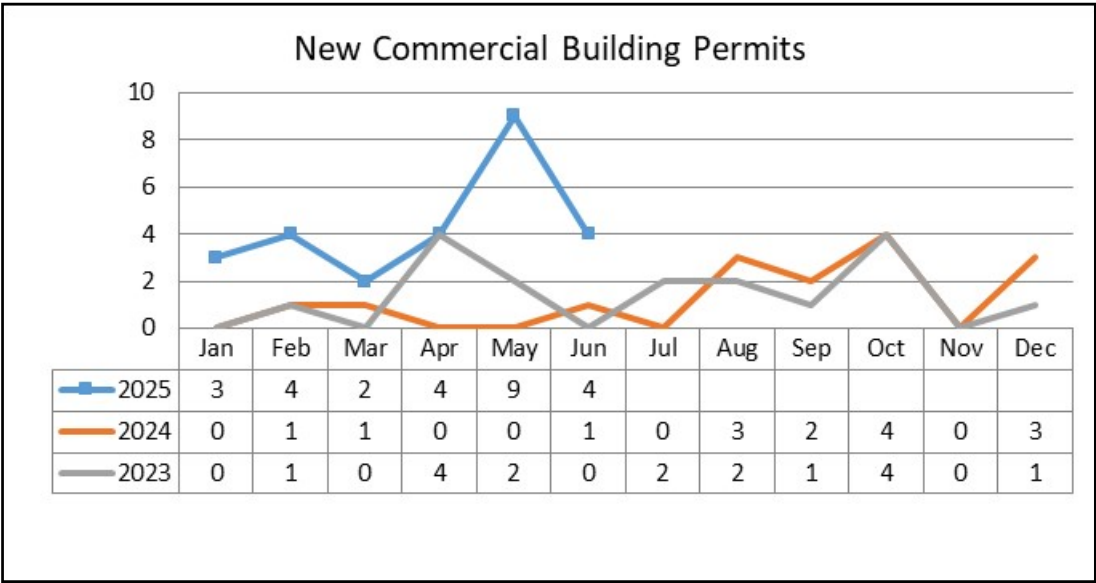
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	17	43
Courtyard at New	105	93	12
Nottingham Trace	240	165	75
NACC 28 (Ebrington)	66	58	8
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

RECORDS STORAGE STATISTICS
JUNE 2025



COMMERCIAL BUILDING STATISTICS
JUNE 2025

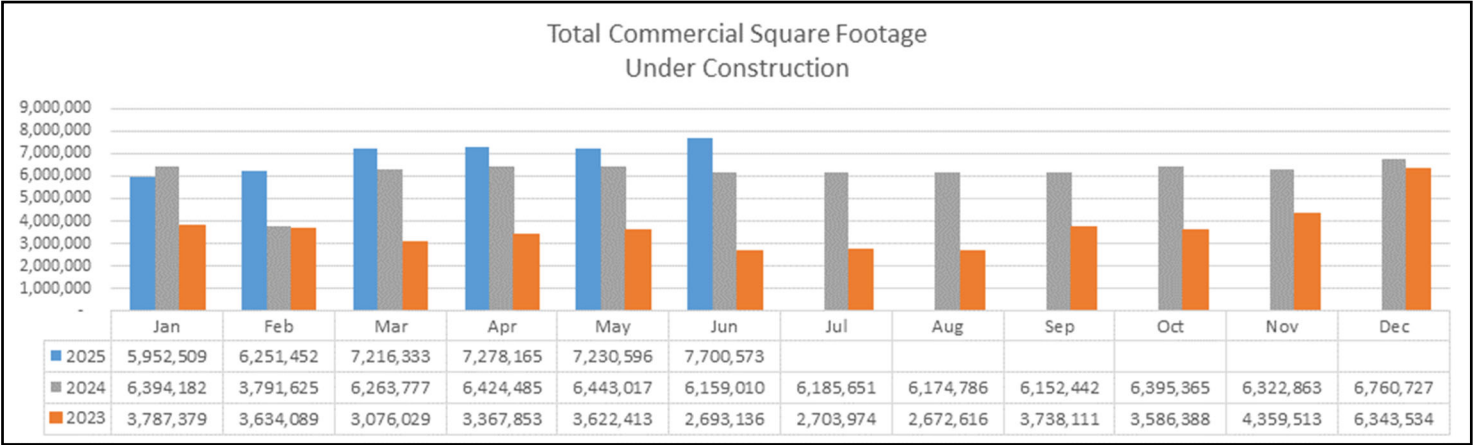


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

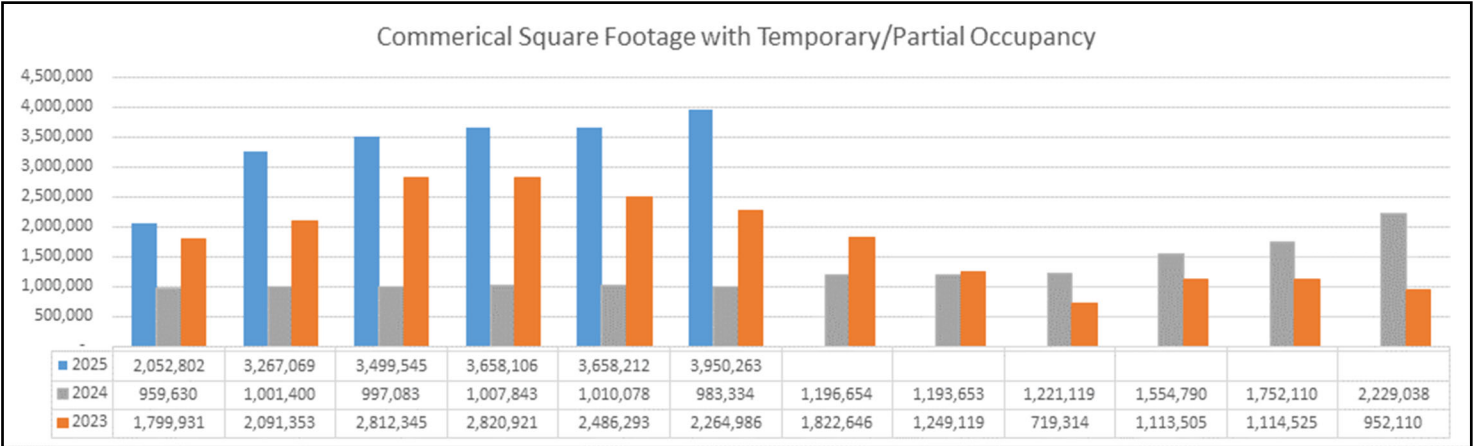


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
JUNE 2025



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

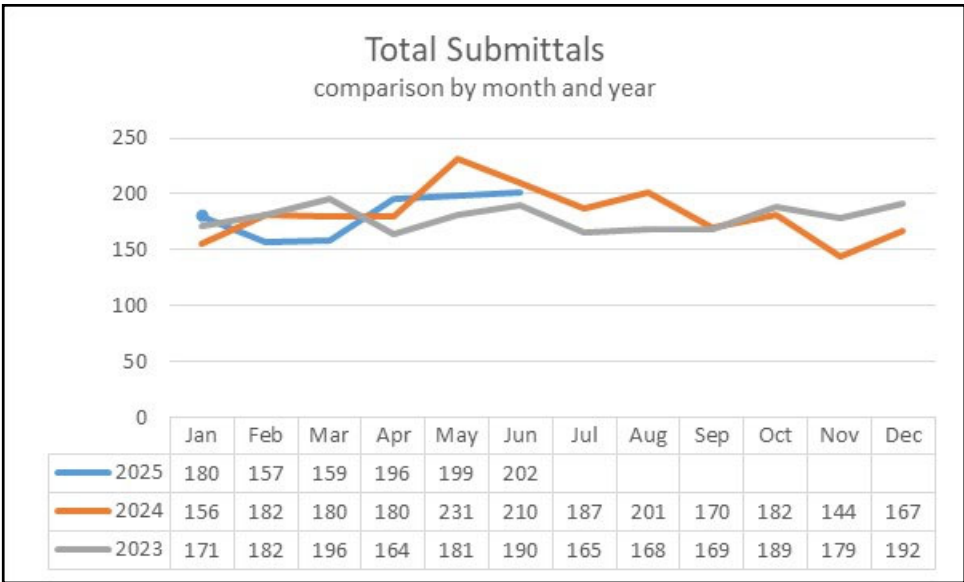


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
JUNE 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.