



Community Development Department
MONTHLY REPORT
August 2025

Professionalism

Reliability

Creativity

Service

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COMMUNITY ENGAGEMENT AND OUTREACH

AUGUST 2025

Business Meetings & Events

August 6	Ohio Life Science & JobsOhio TIGER Talk Prime Time
August 7	AWS Community Update
August 11	New Albany Plain Local Schools and Manufacturing Partnership
August 12	German American Semiconductor Network
August 13	City of Flint study – data center discussion
August 13	Ohio Export Showcase
August 15	New Albany Chamber of Commerce
August 19	Molly Leach, CBRE
August 21	Ohio Department of Development
August 21	City of Delaware County and Harlem Township
August 26	Carol Kauffman, Ohio Environmental Council
August 26	Bath & Body Works and Alene Candles
August 26	EdgeConneX
August 27	Panattoni Development
August 27	Intel
August 28	Community Improvement Corporation meeting

Professional Development Organizations

August 21	All Employee CONNECTS Meeting
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Business Retention and Expansion Meetings

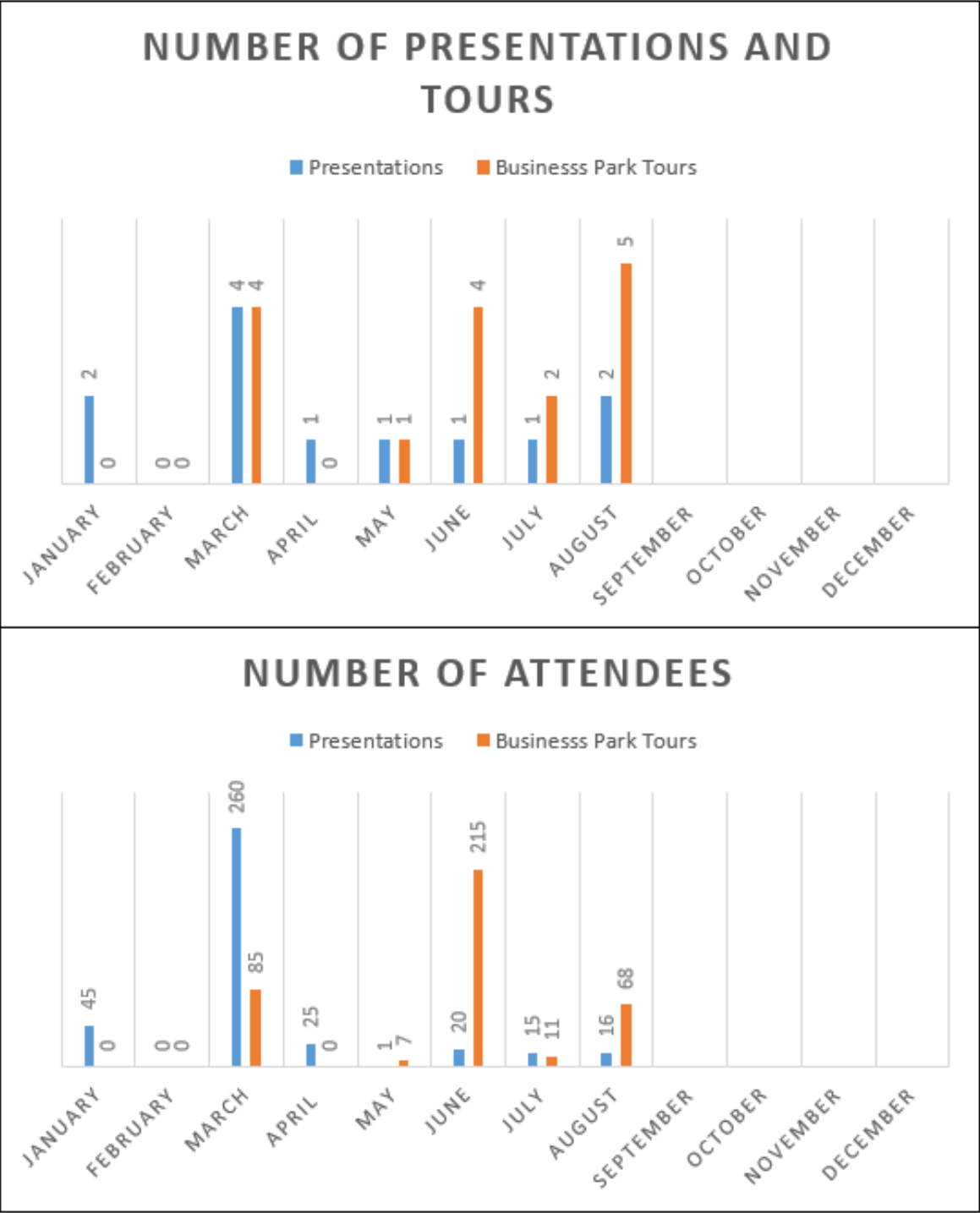
August 21	Vesco
August 26	Intel
August 27	Meta

Presentations & Tours

August 14	German exchange students
August 28	Northwest Indiana Forum – 15 participants
August 29	New Albany 101: Business Park Tours
	<ul style="list-style-type: none"> • Tour One 18 participants • Tour Two 22 participants • Tour Three 12 participants

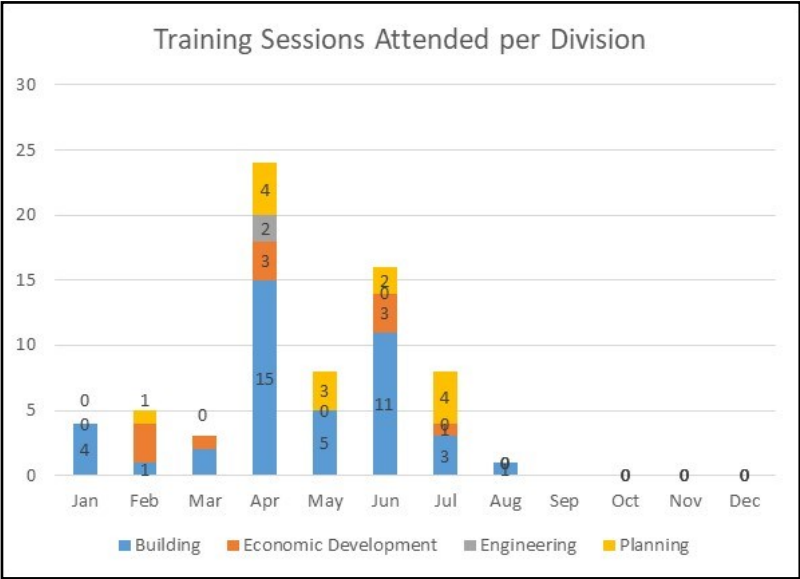
COMMUNITY ENGAGEMENT AND OUTREACH
AUGUST 2025

Presentations and Tour Highlights



COMMUNITY ENGAGEMENT AND OUTREACH
AUGUST 2025

Training Highlights



BOARD AND COMMISSIONS

AUGUST 2025

Architectural Review Board: August 11, 2025

Applications:

Type: Final Development Plan
Location: Generally south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road
Applicant: Bryce Shirley
Request: Request to develop a pediatric medical center
Zoning: Comprehensive Planned Unit Development (C-PUD) and Village Center
Board Action: Approved with conditions

Planning Commission: August 18, 2025

Applications:

Type: Final Development Plan
Location: Generally south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road
Applicant: Bryce Shirley
Request: Request to develop a pediatric medical center
Zoning: Comprehensive Planned Unit Development (C-PUD) and Village Center
Board Action: Approved with conditions

Type: Conditional Use
Location: 5675 Lourdes Drive
Applicant: EC New Vision Ohio, LLC
Request: Request to allow a temporary sales trailer with associated landscaping, parking, and signage
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Final Development Plan Modification
Location: Generally northwest of Central College Road and Jug Street Road
Applicant: EC New Vision Ohio, LLC
Request: Request to modify a subdivision final development plan with updated architecture elevations
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved

Type: Variance
Location: 4 Highgrove Farms
Applicant: Ghiloni Custom Builders c/o Vince Ghiloni
Request: Request for a variance to encroach into the 30-foot rear yard setback
Zoning: Comprehensive Planned Unit Development (C-PUD)
Board Action: Approved with conditions

Type: Conditional Use
Location: 7703, 7709, and 7715 Nottingham Boulevard
Applicant: Nicki Martin
Request: Request to extend a conditional use to allow an existing model home to continue operations
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

BOARD AND COMMISSIONS
AUGUST 2025

Planning Commission: August 18, 2025 (continued)

Other business:

1. City Code Amendment: C.O. 1105.02 – Zoning Definitions
2. City Code Amendment: C.O. 1153 General Employment – Architectural Changes
3. City Code Amendment: C.O. 1157 Architectural Review Overlay District
4. City Code Amendment: C.O. 1169.08 – Sign Area and Other Measurement Calculations

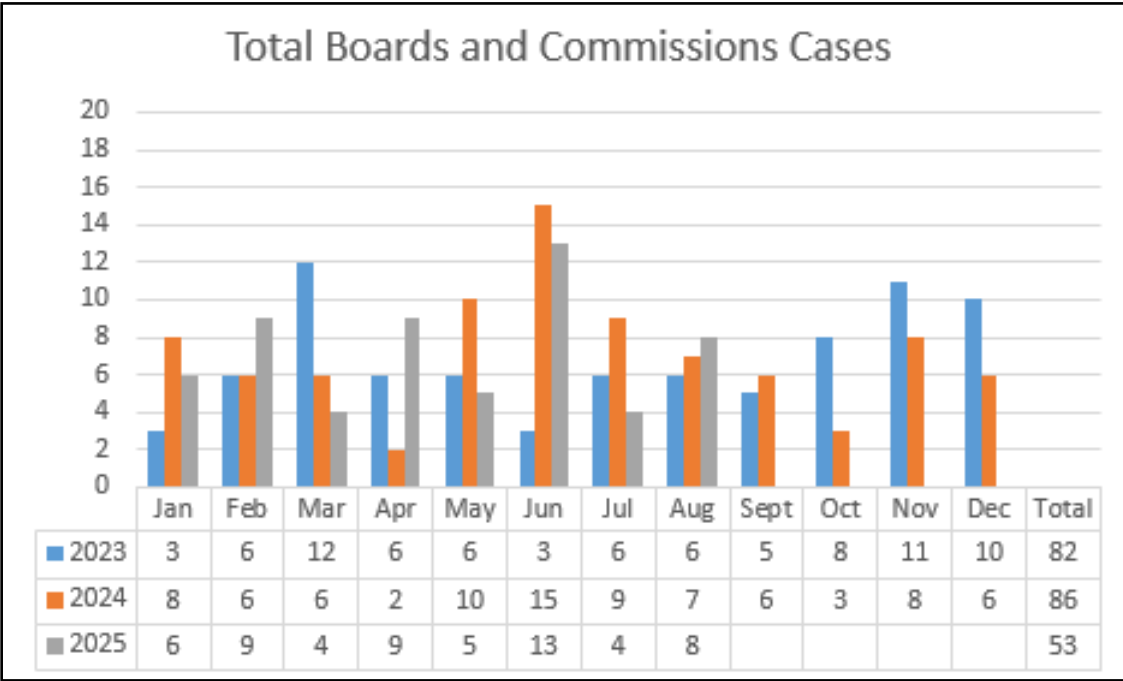
Board of Zoning Appeals: August 25, 2025

Applications:

Type:	Variance
Location:	Generally southwest of Beech Road and Miller Road
Applicant:	Beech Axis LLC c/o Aaron L. Underhill
Request:	Request for a variance to reduce the required pavement setbacks
Zoning:	Limited General Employment (L-GE)
Board Action:	Approved with conditions
Type:	Variance
Location:	7116 Tumblebrook Drive
Applicant:	Joseph Erb
Request:	Request for a variance to allow a hot tub to be constructed above ground and to eliminate fencing requirements
Zoning:	Comprehensive Planned Unit Development (C-PUD)
Board Action:	Approved with conditions

BOARD AND COMMISSIONS
AUGUST 2025

Planning Cases



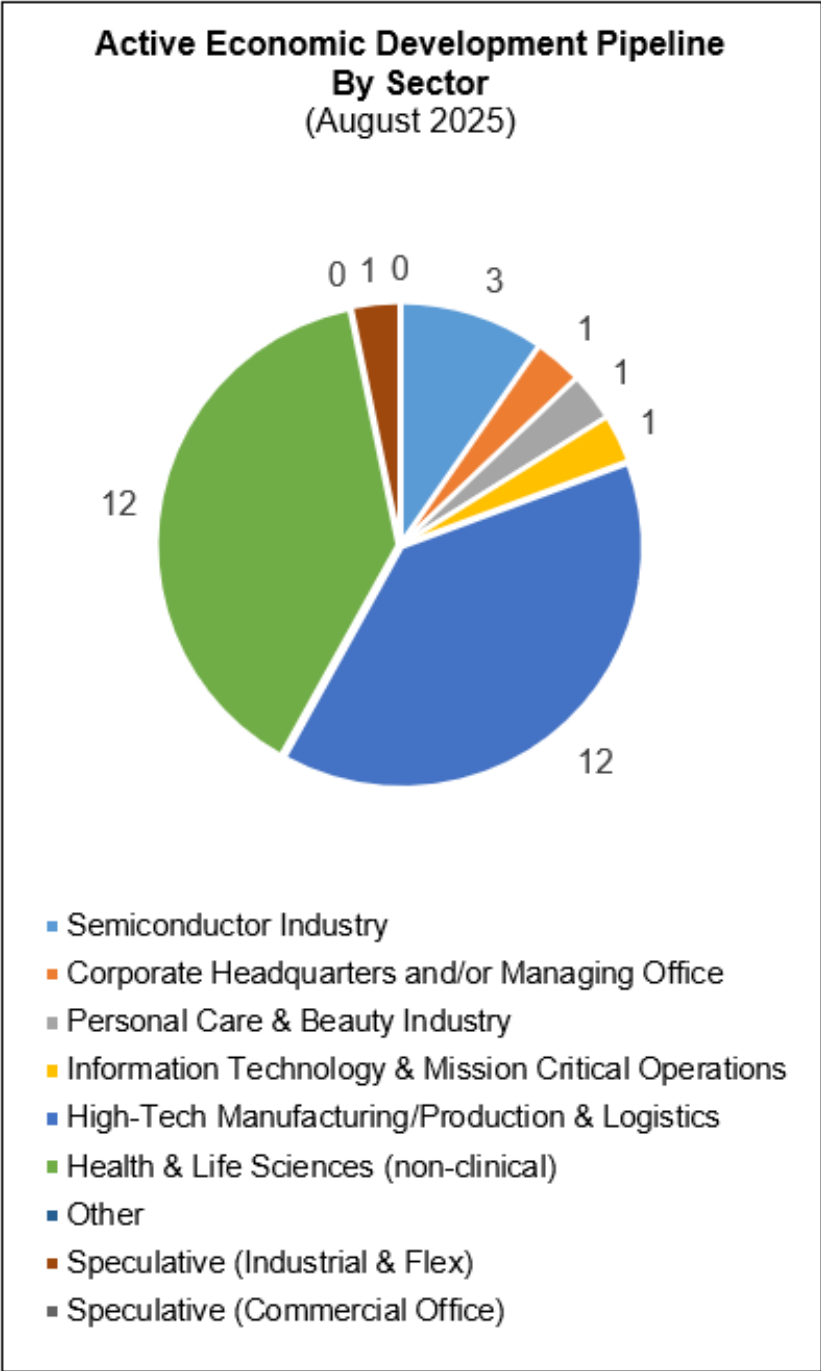
This graph shows the total number of planning application cases presented to the Planning Commission, Board of Zoning Appeals, and Architectural Review Board each month.

ECONOMIC DEVELOPMENT UPDATES
AUGUST 2025

Active Economic Development Pipeline

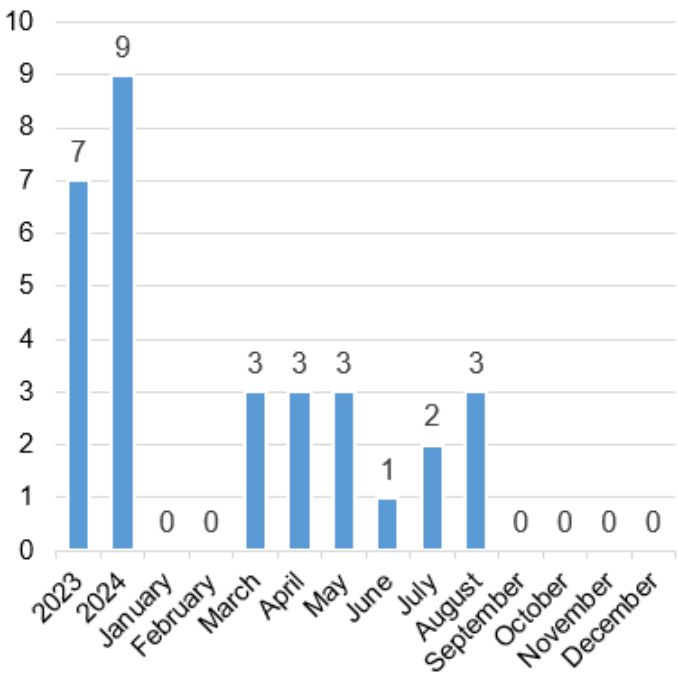
In August, the department responded to three site selection requests. The department reviewed a total of nine requests and determined that the stated requirements for the remainder could not be met in New Albany due to the number of acres needed, utility demands, or type of industry.

Currently, the department has an active portfolio of approximately 31 projects.

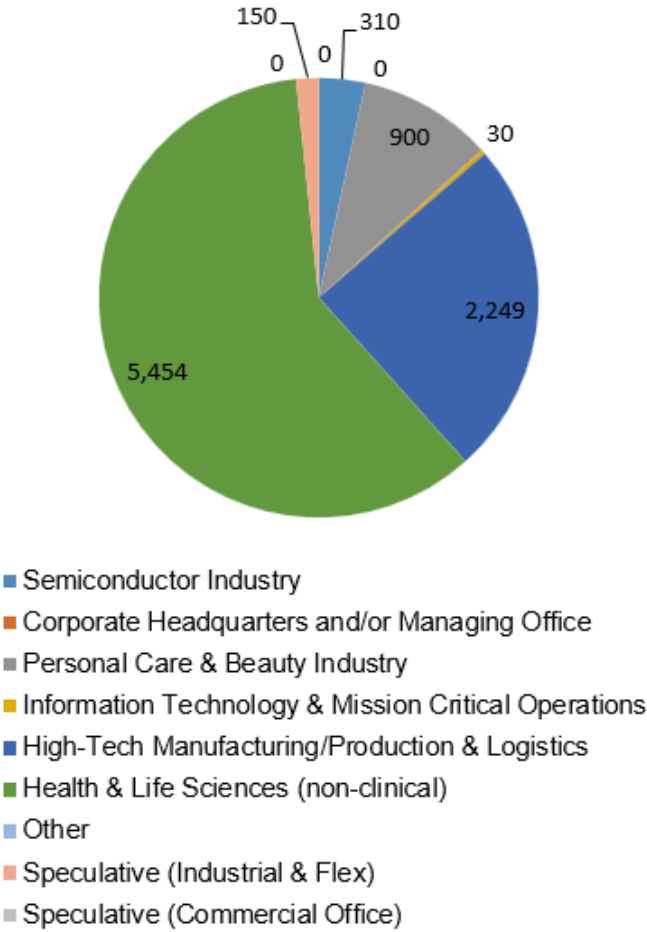


ECONOMIC DEVELOPMENT UPDATES
AUGUST 2025

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

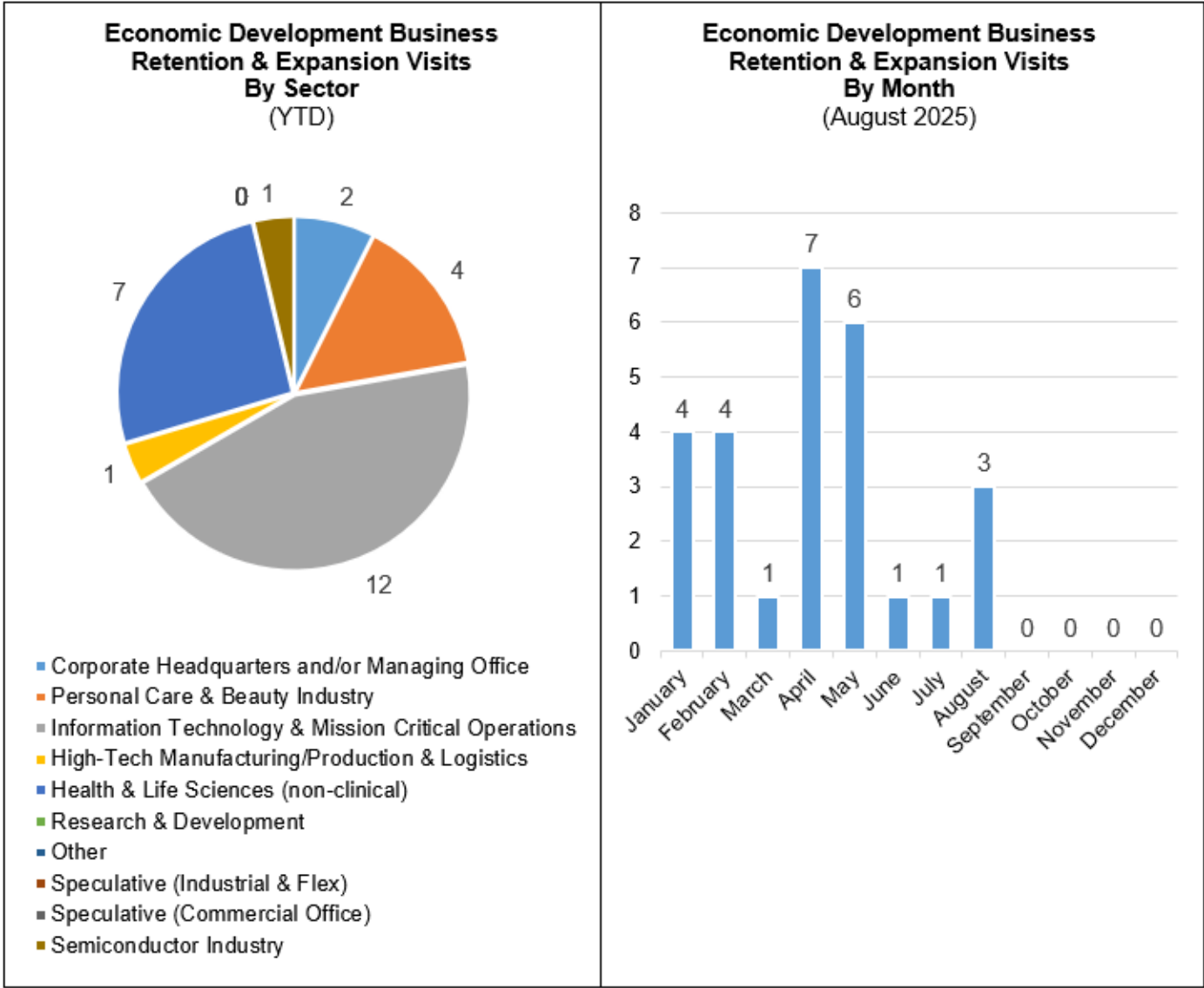


**Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(August 2025)**



ECONOMIC DEVELOPMENT UPDATES
AUGUST 2025

Business Retention & Expansion Meetings

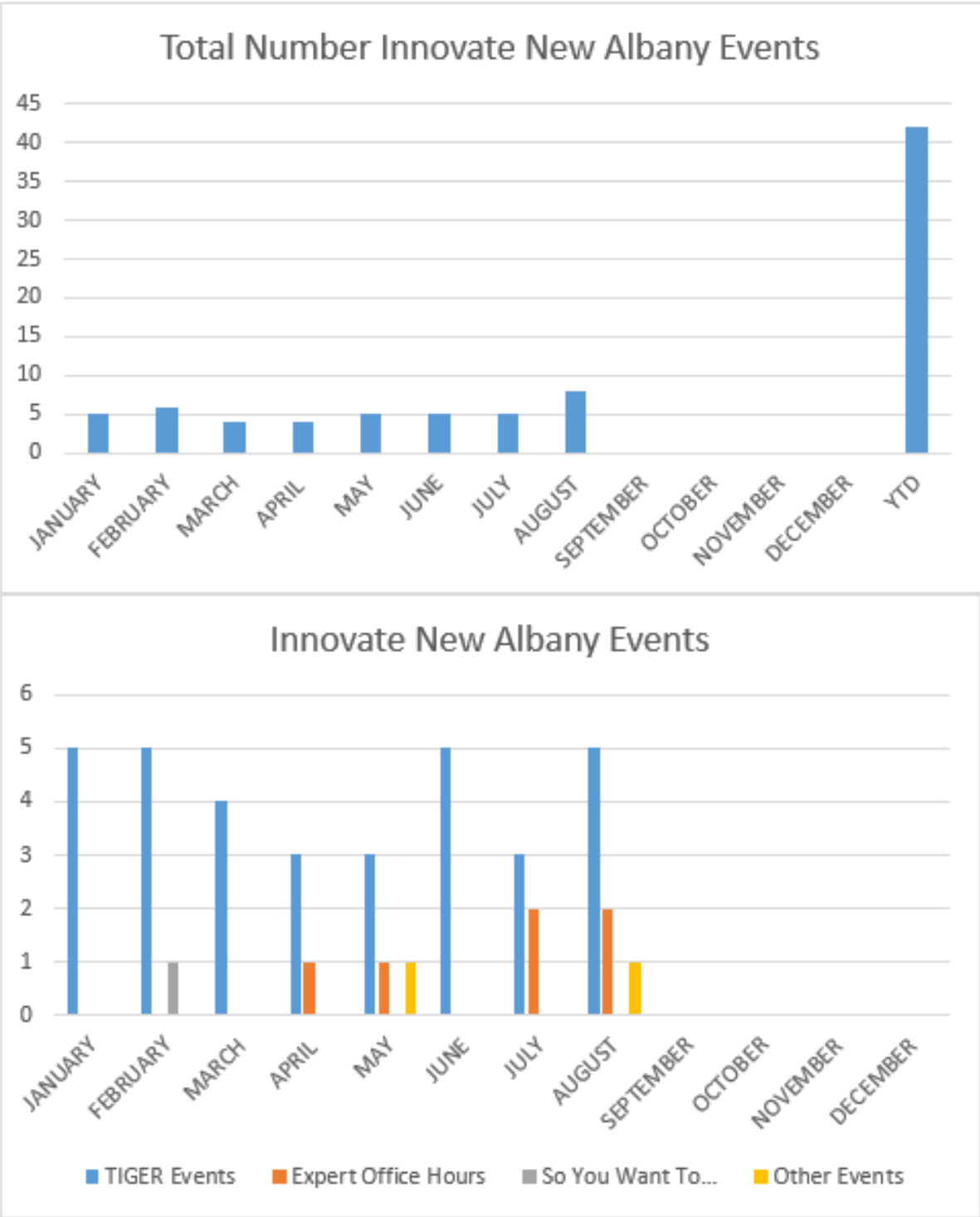


INNOVATE NEW ALBANY

AUGUST 2025

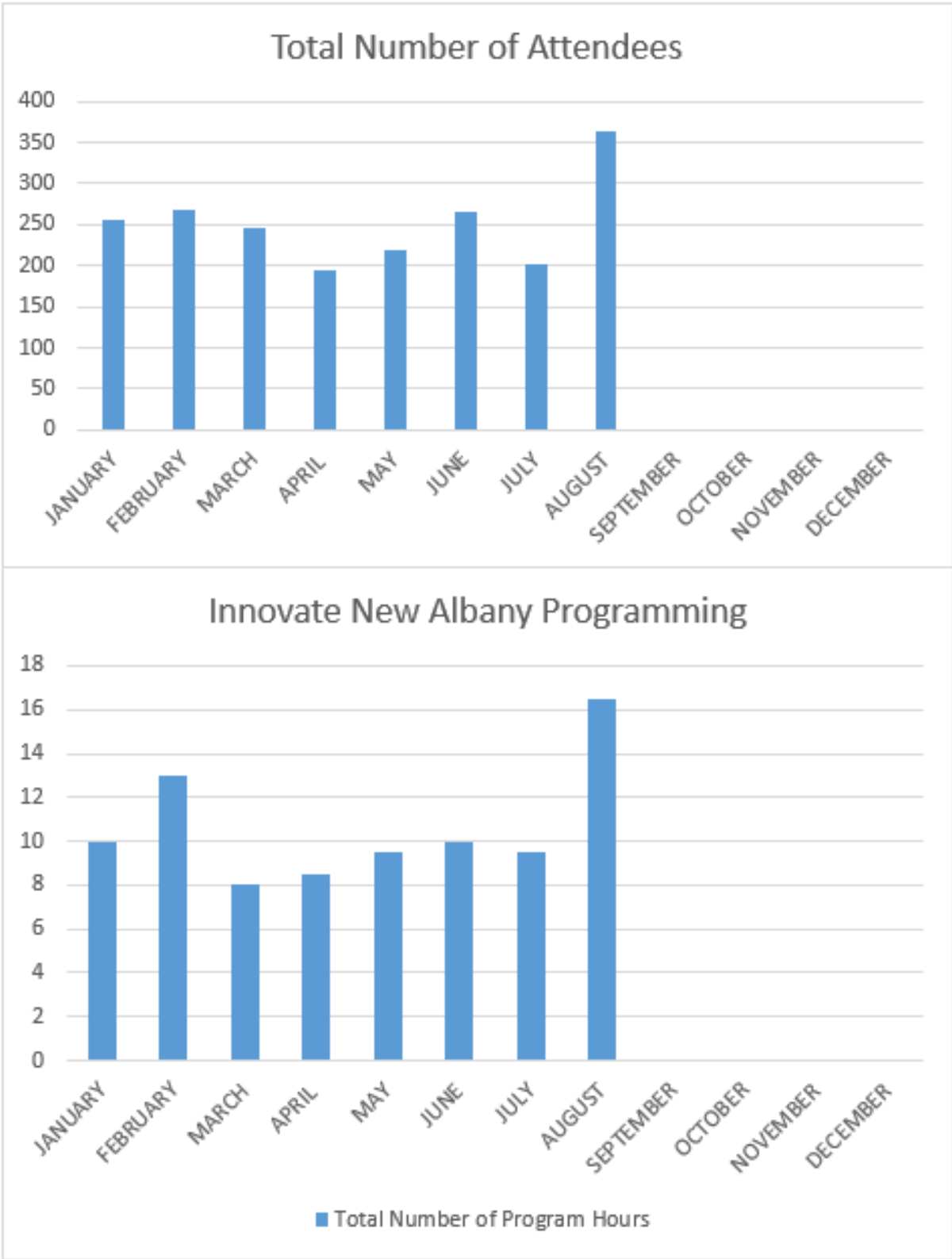
Innovate New Albany Event and Program Information

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
AUGUST 2025

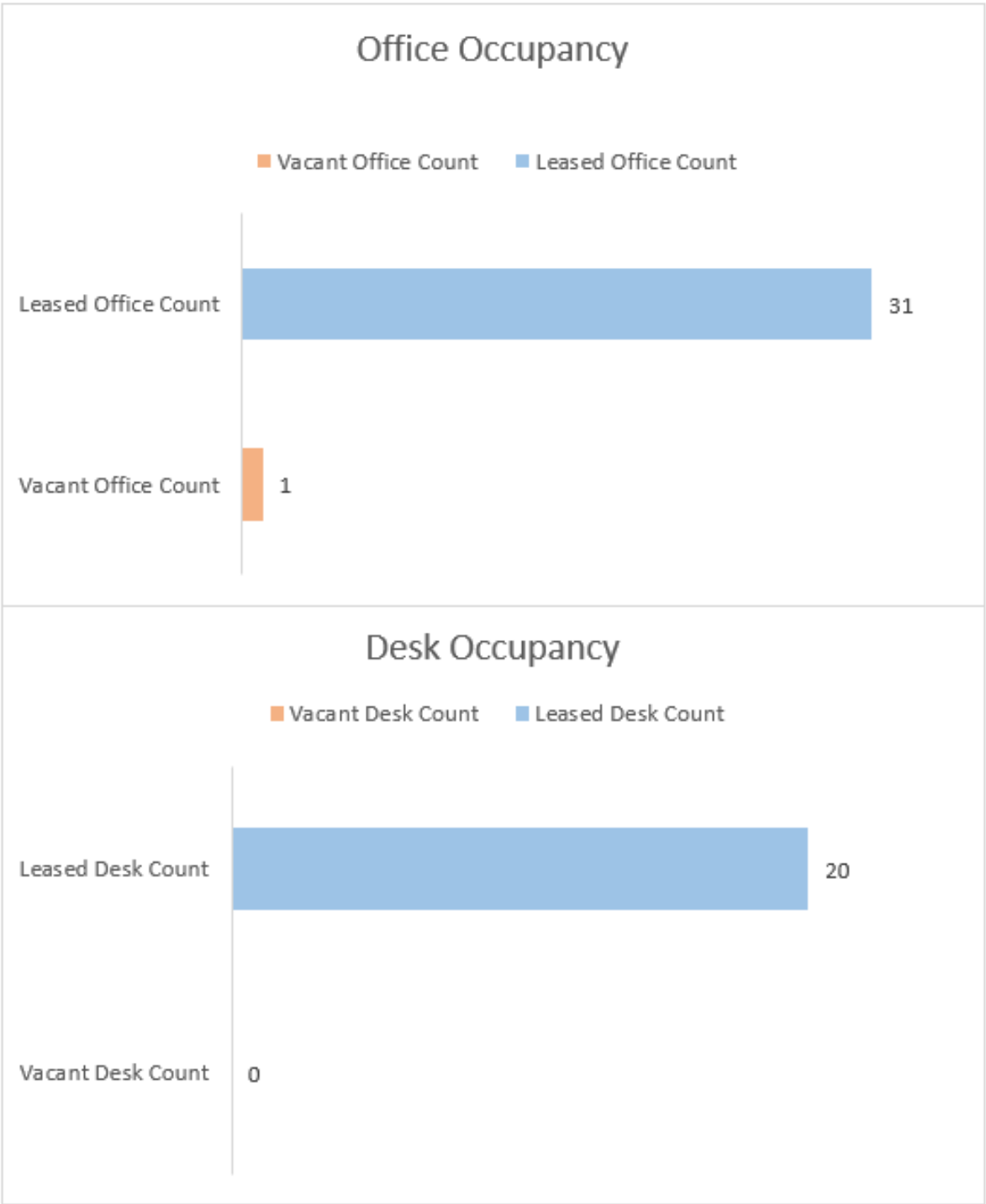
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
AUGUST 2025

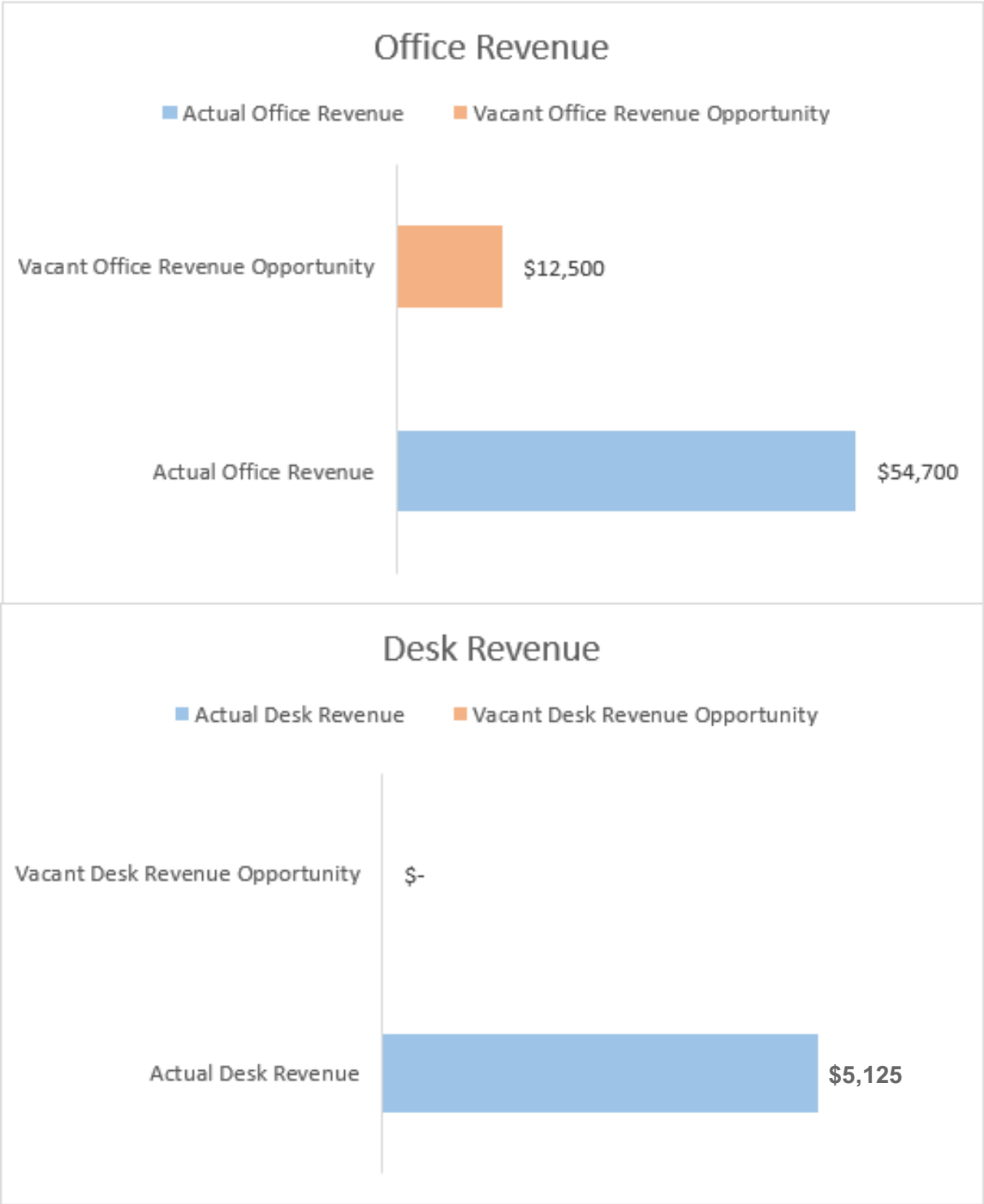
Brick House Blue at Innovate New Albany

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
AUGUST 2025

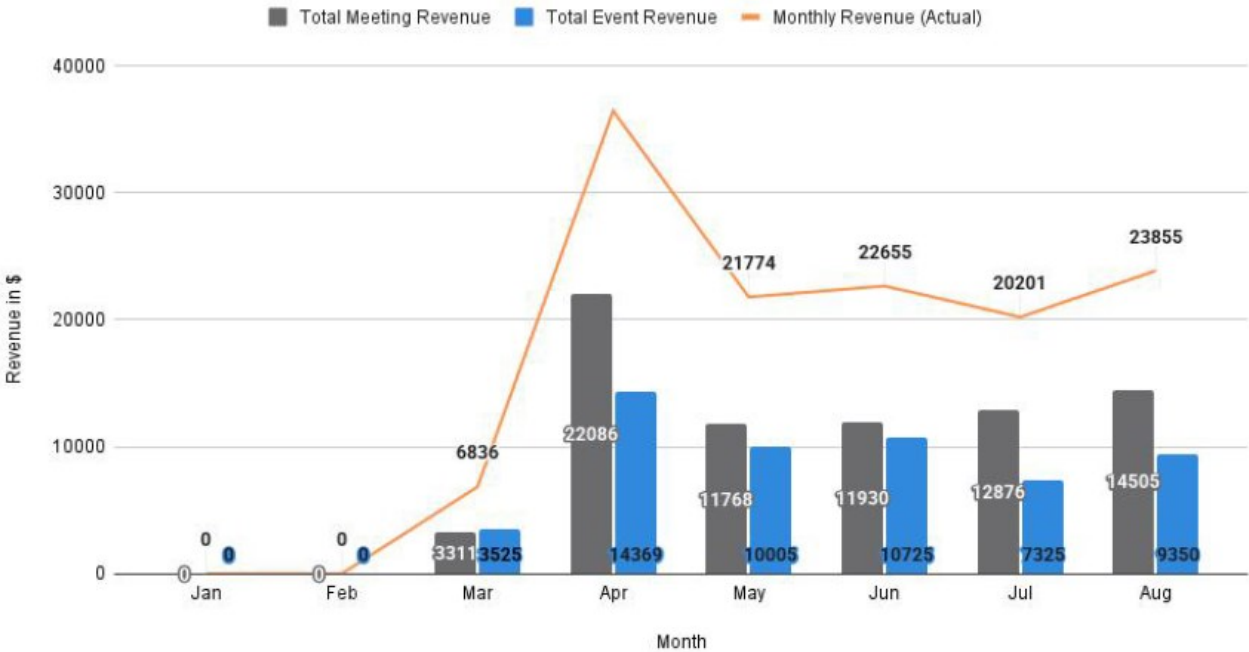
Brick House Blue at Innovate New Albany



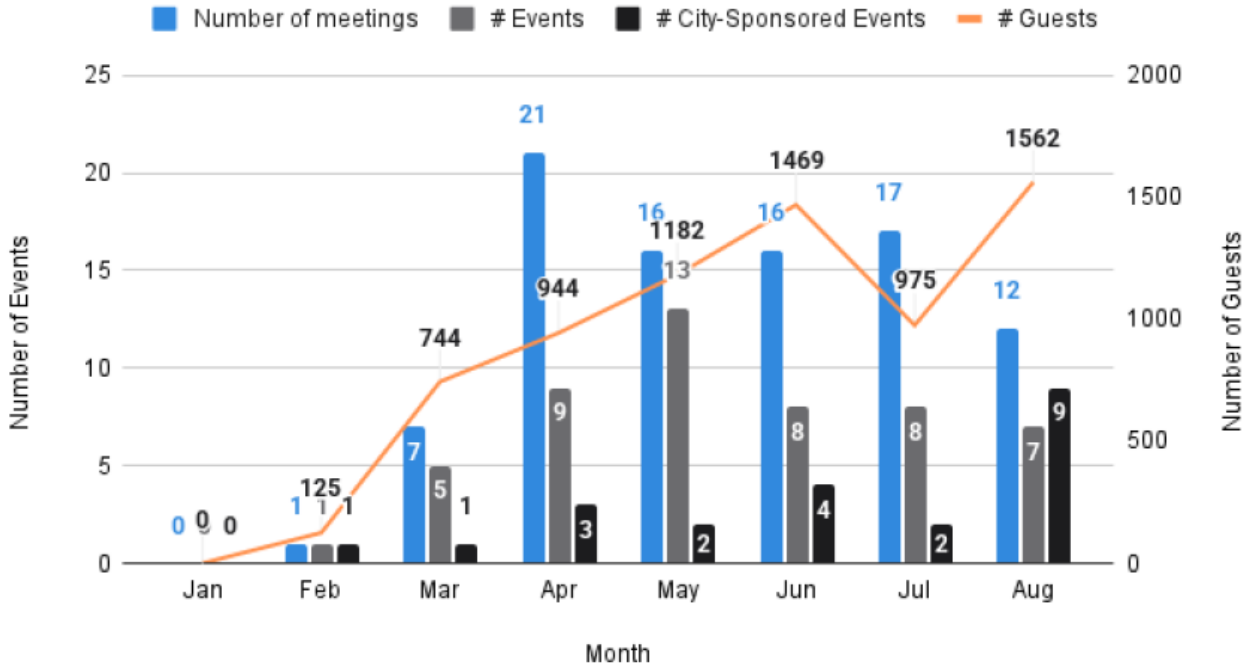
INNOVATE NEW ALBANY
AUGUST 2025

Brick House Blue at Innovate New Albany

2025 Monthly Revenue by Type

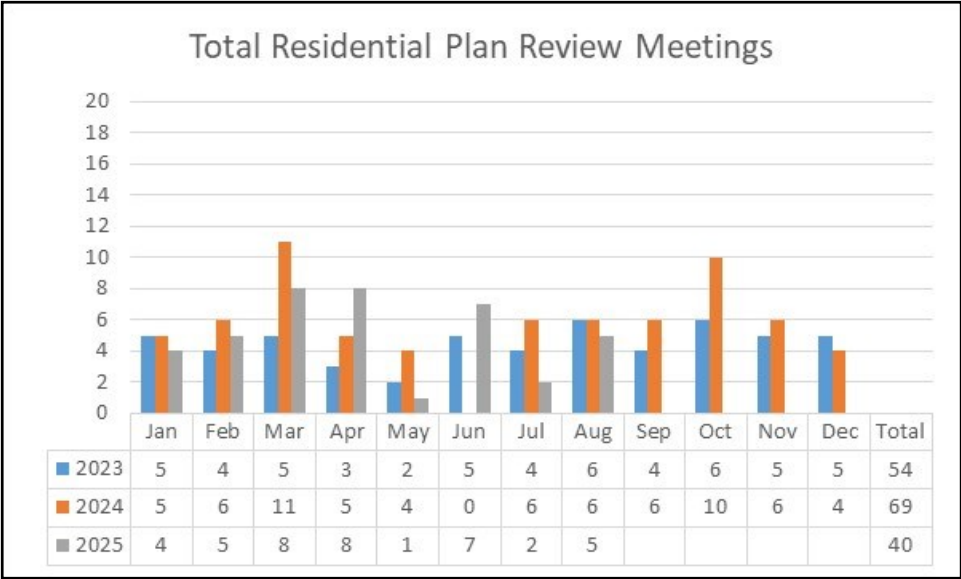


2025 Events by Type



PLAN REVIEW
AUGUST 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.

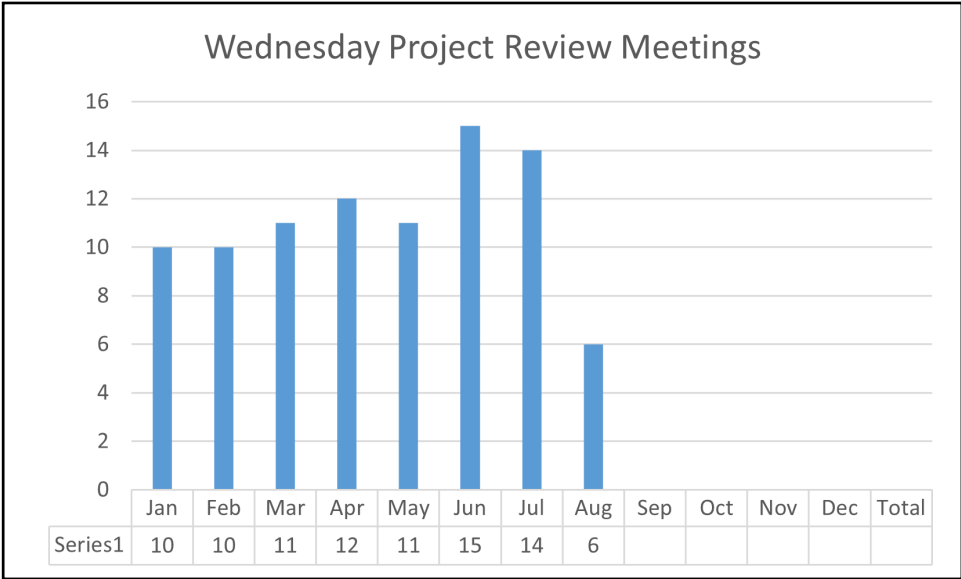
Commercial Walk-Through Meetings



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.

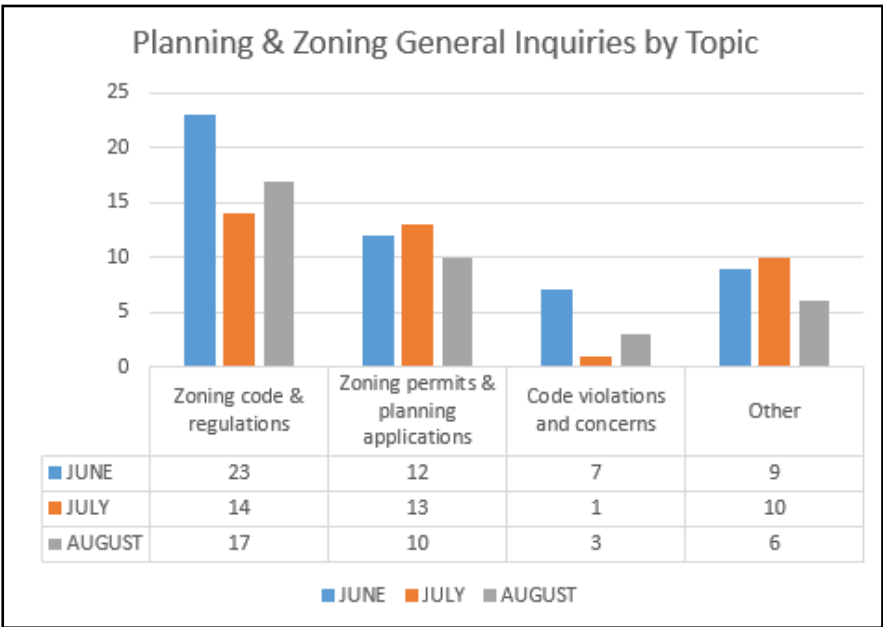
PLAN REVIEW
AUGUST 2025

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.

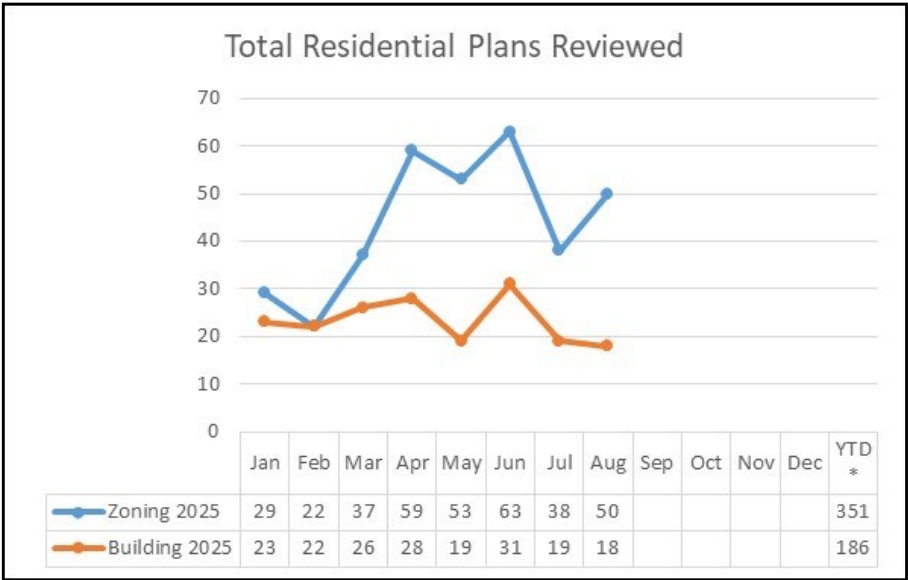
Planning & Zoning Inquiries



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.

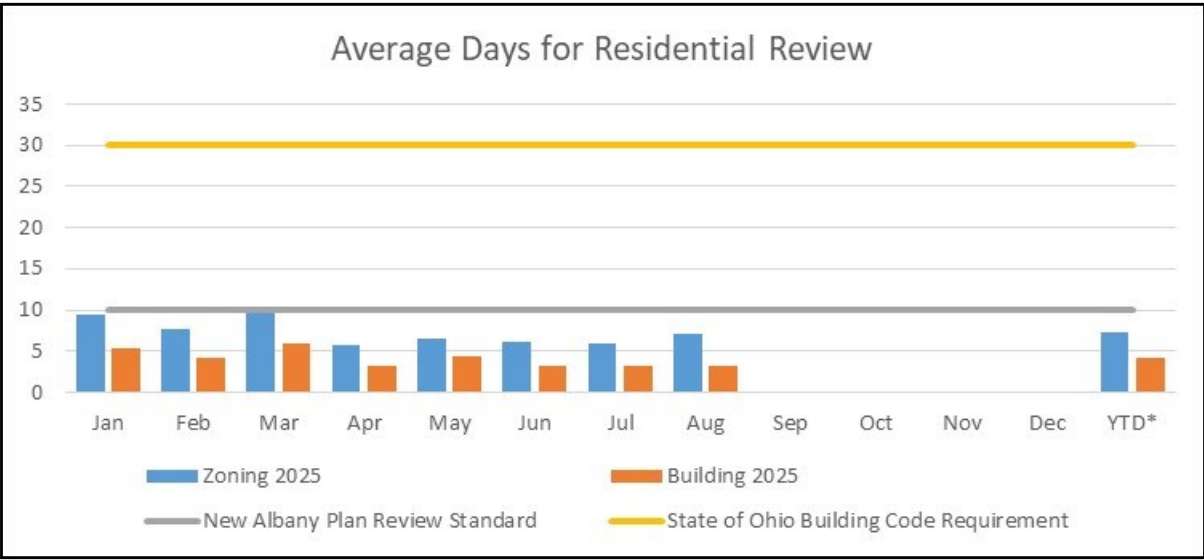
PLAN REVIEW
AUGUST 2025

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.

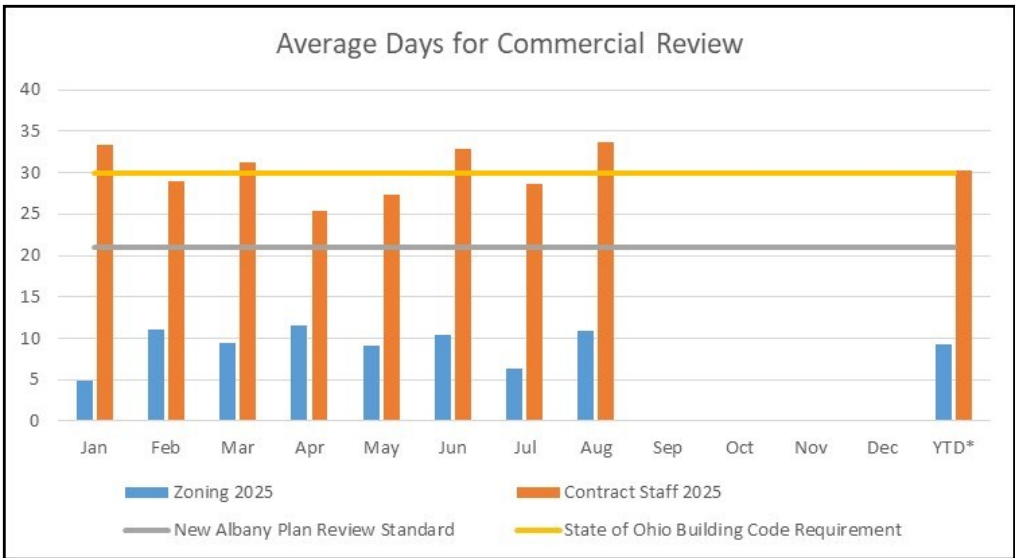
PLAN REVIEW
AUGUST 2025

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.

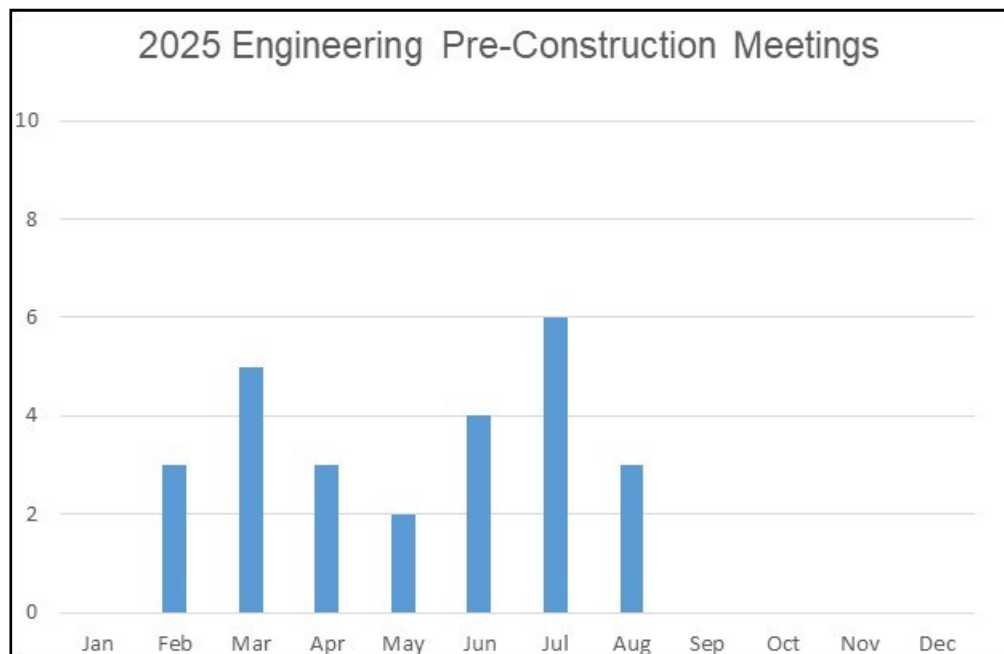
ENGINEERING**AUGUST 2025****Engineering Plan Reviews**

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
NLH Revision	07/30/25	08/01/25	2	18
AWS Miller Rd	07/29/25	08/04/25	6	18
EdgeConnex Laydown	07/22/25	08/05/25	14	18
CCL Label Expansion	07/25/25	08/08/25	14	18
NAB PSIP	08/04/25	08/11/25	8	18
Horizon Court Parking Lot Revision	08/05/25	08/11/25	7	18
Canini Medical Offices	08/05/25	08/19/25	15	18
NBY7A Revision	08/08/25	08/20/25	13	18
CyrusOne Substation	08/26/25	08/28/25	3	18

Engineering Pre-Construction Meetings

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

- NA-300
- NAB Private Site Improvement Plan
- American Regent Expansion



FIELD WORK AND INSPECTIONS

AUGUST 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

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 2025

Innovation Campus Way and Beech Road Corridor

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

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

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 2025

Innovation Campus Way and Beech Road Corridor continued...

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 E

Location: Generally located at Beech and Jug

Square Footage: 256,305

Start Date: October 2024

Name of Project: AWS, Building A

Location: Generally located at Miller and Beech

Square Footage: 251,265

Start Date: November 2024

Name of Project: AWS, Building F

Location: Generally located at Miller and Beech

Square Footage: 6,933

Start Date: November 2024

Name of Project: Vantage Building 2

Location: 3265 Horizon Court

Square Footage: 500,107

Start Date: January 2025

Name of Project: Montauk Innovations—NBY7A

Location: 1101 Beech Road

Square Footage: 170,594

Start Date: February 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 2025

Innovation Campus Way and Beech Road Corridor continued...

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

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

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 2025

Innovation Campus Way and Beech Road Corridor continued...

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



9500 Innovation Campus Way

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

Name of Project: NAIC, Building 1

Location: 9490 Innovation Campus Way

Square Footage: 121,612

Start Date: July 2025

Name of Project: NAIC, Building 2

Location: 9500 Innovation Campus Way

Square Footage: 121,612

Start Date: July 2025

Name of Project: AWS, Building D

Location: Generally located at Beech and Miller

Square Footage: 223,790

Start Date: August 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Vantrust 300

Location: 12550 Jug Street

Square Footage: 300,233

Start Date: August 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 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



Canini Retail

COMMERCIAL PROJECT CONSTRUCTION STATUS AUGUST 2025

Other Areas

Name of Project: Fieldhouse & Community Center

Location: 7839 Bevelhymer Rd

Square Footage: 185,890

Start Date: April 2025

Name of Project: Resurrection Church Maintenance Building

Location: 6300 E Dublin Granville Rd

Square Footage: 8,078

Start Date: July 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 2025

Partial Occupancy Status

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

Name of Project: AWS, Building K

Location: Generally located at Beech and Jug

Expiration Date: June 30, 2025

Name of Project: Pharmavite

Location: 13700 Jug Street

Expiration Date: August 5, 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

AUGUST 2025

Partial Occupancy Status continued...

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: Holiday Inn Express

Location: 1955 Beech Road

Expiration Date: February 25, 2026

Name of Project: AWS, Building D

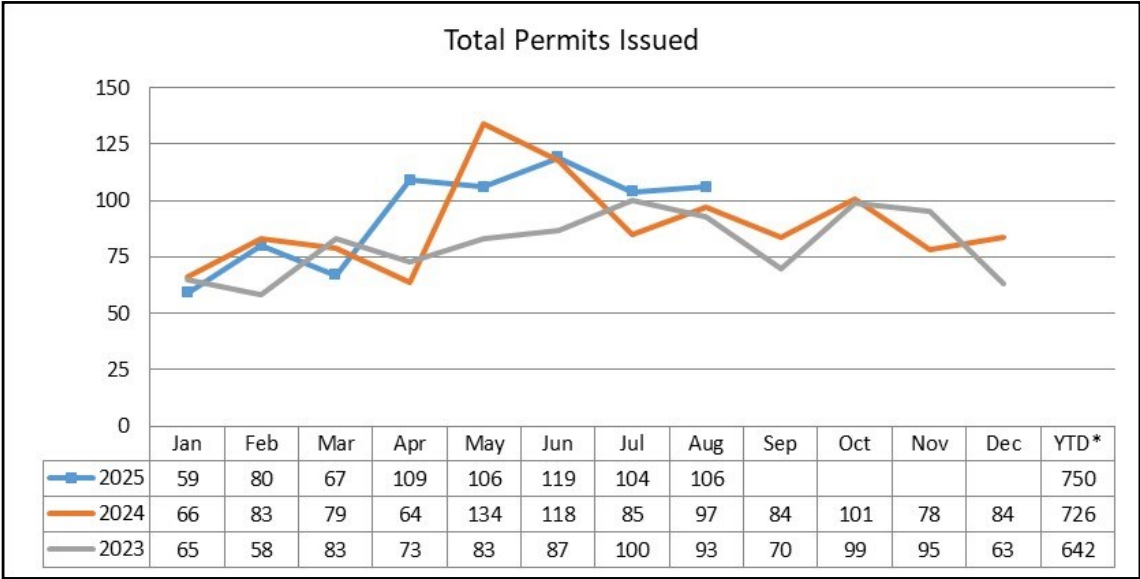
Location: Generally located at Beech and Jug

Expiration Date: February 18, 2026

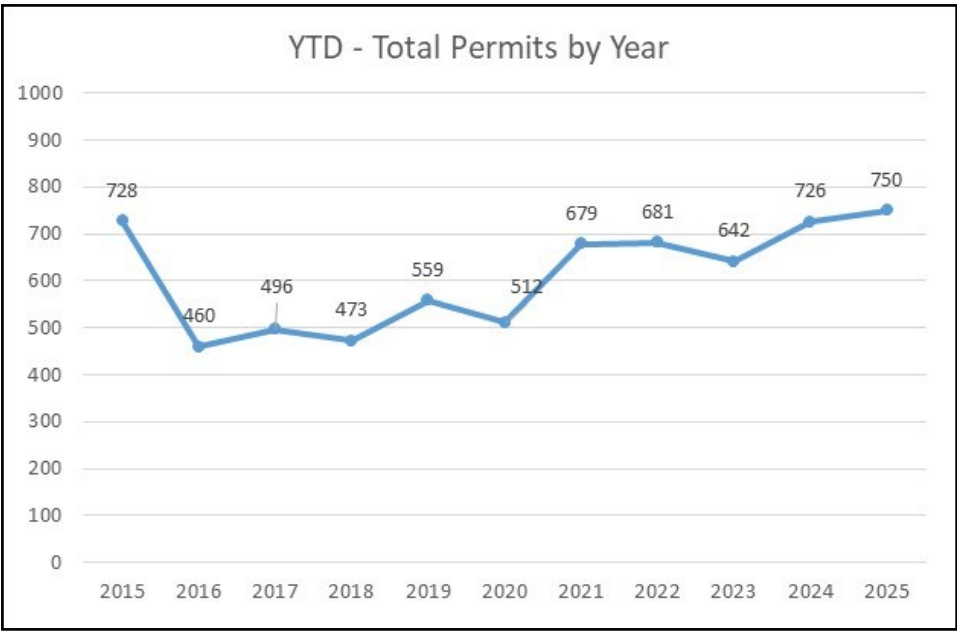


Holiday Inn

BUILDING AND ZONING STATISTICS
AUGUST 2025

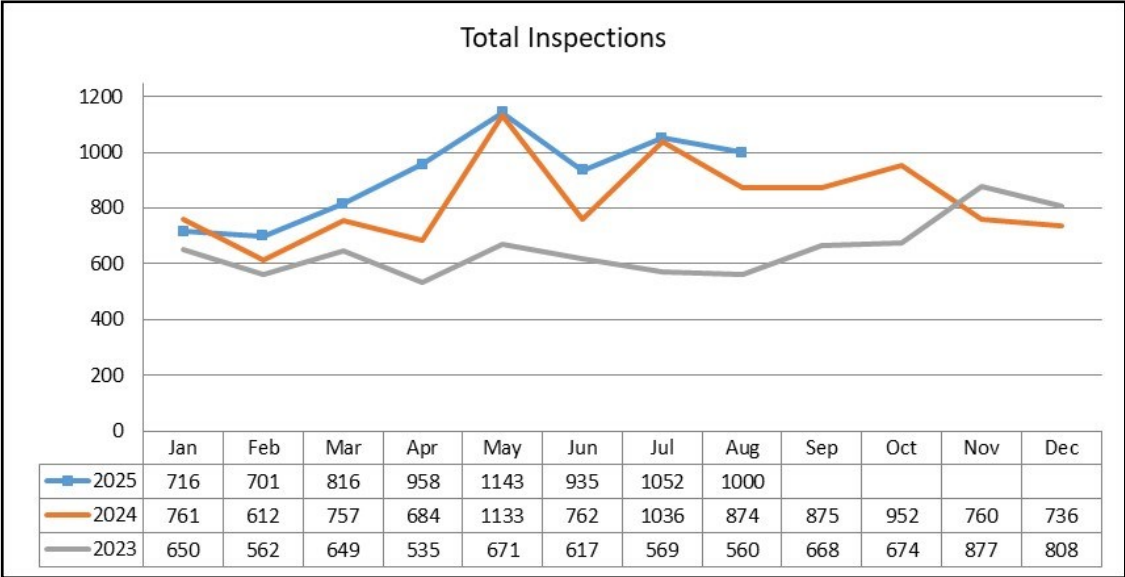


*YTD is the total from January to the end of current month.



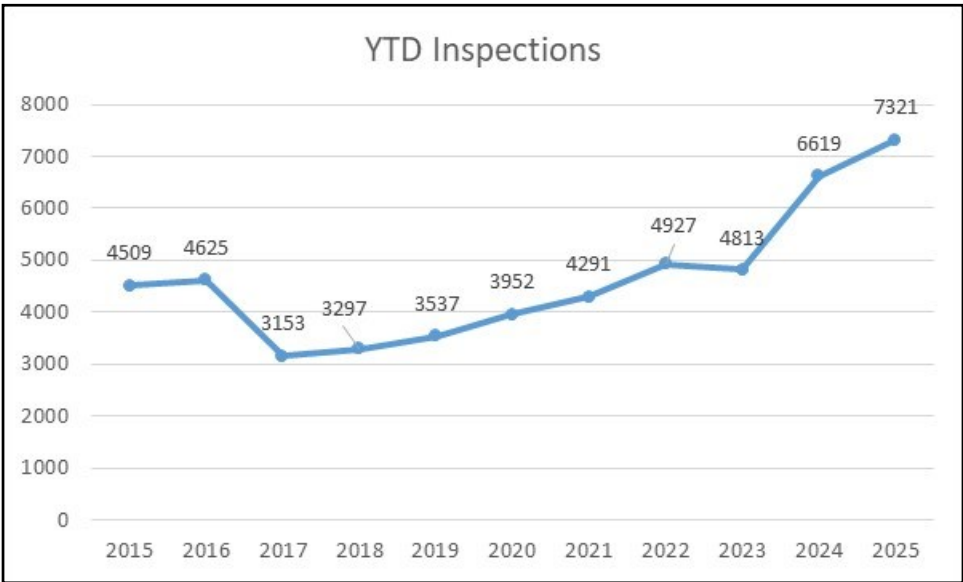
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
AUGUST 2025



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

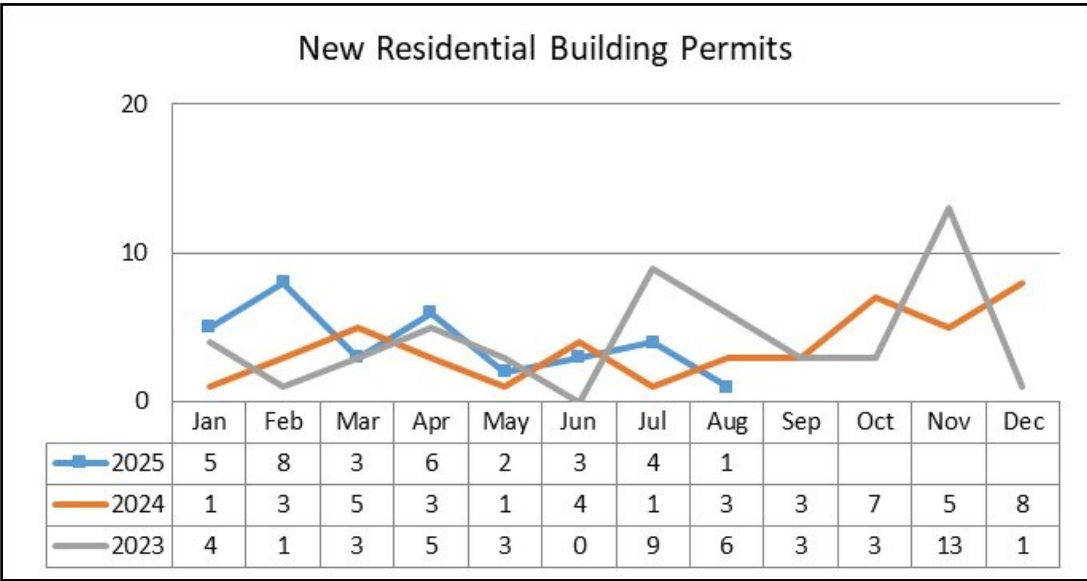
*YTD is the total from January to the end of current month.



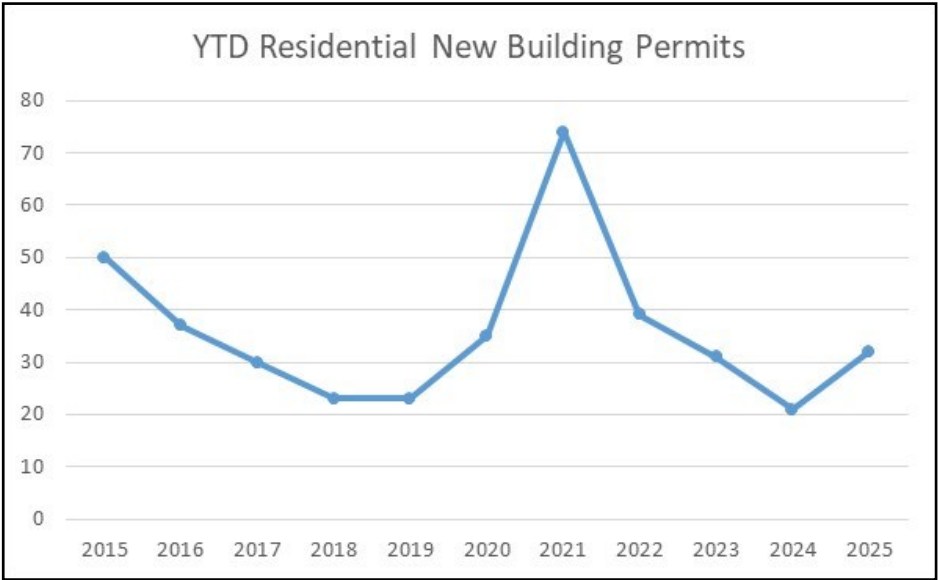
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
AUGUST 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.

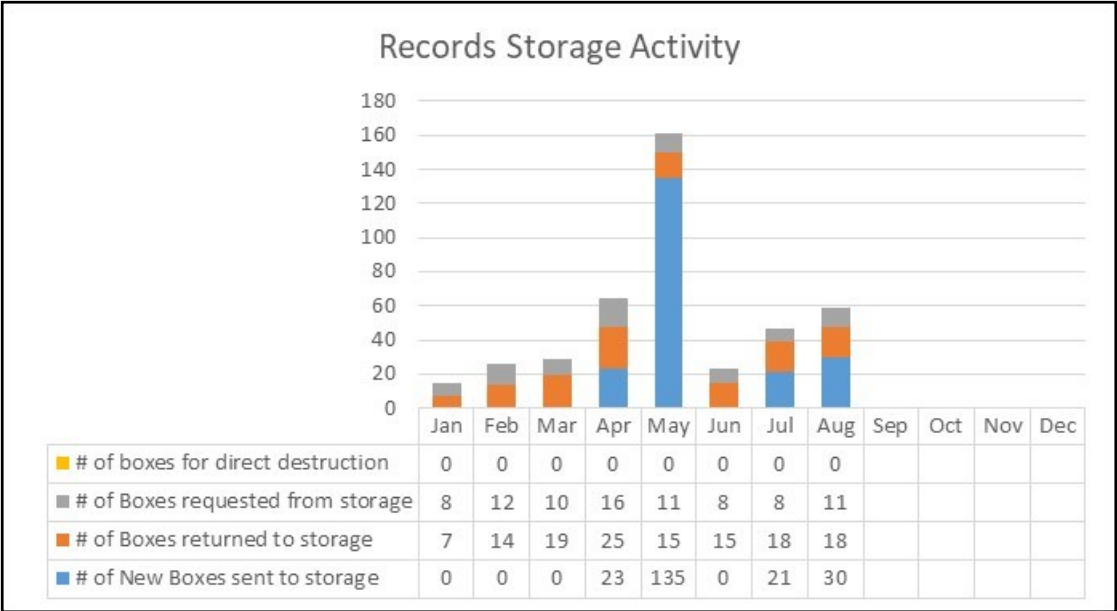
BUILDING AND ZONING STATISTICS

AUGUST 2025

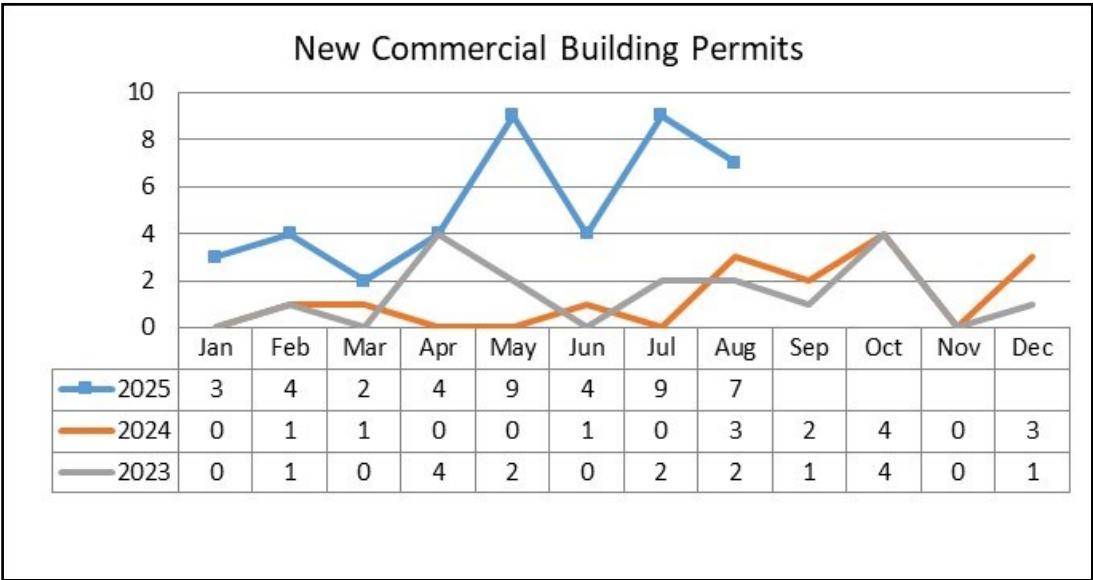
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	17	43
Courtyard at New Albany	105	93	12
Nottingham Trace	240	169	71
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 Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

RECORDS STORAGE STATISTICS
AUGUST 2025



COMMERCIAL BUILDING STATISTICS
AUGUST 2025

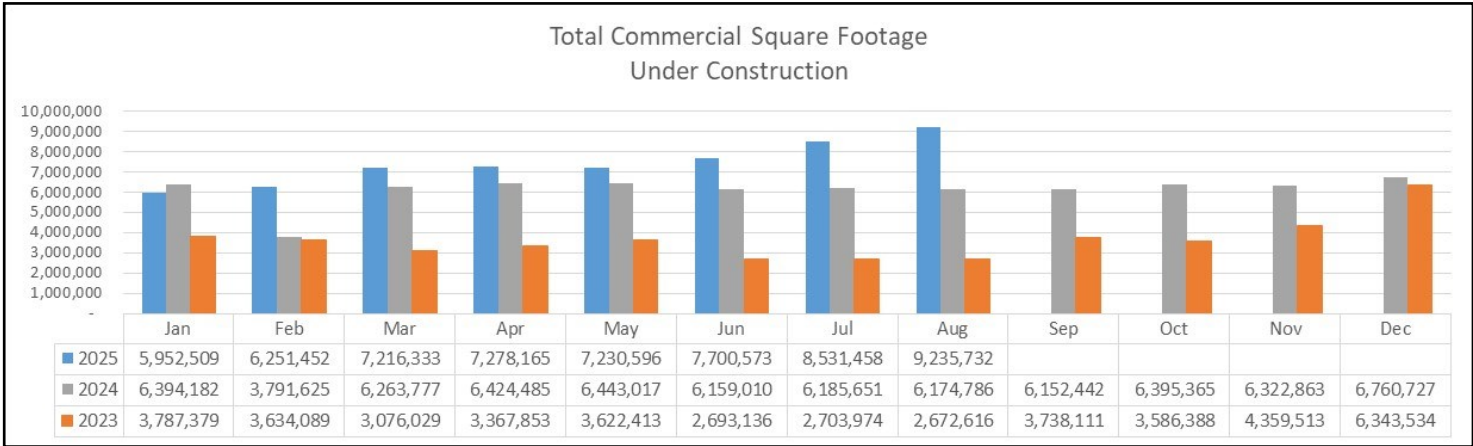


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

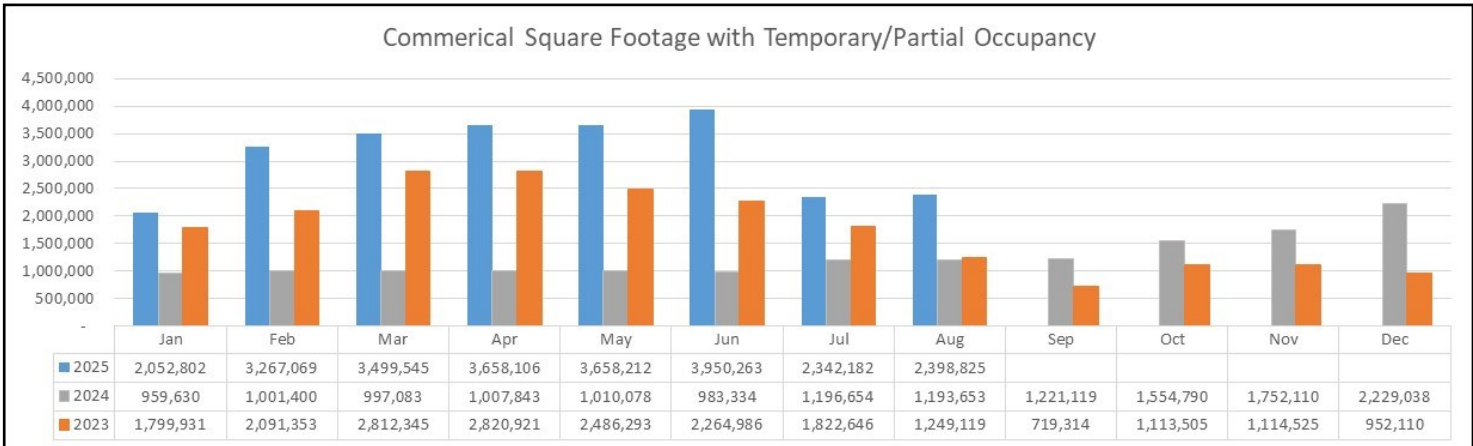


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
AUGUST 2025



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

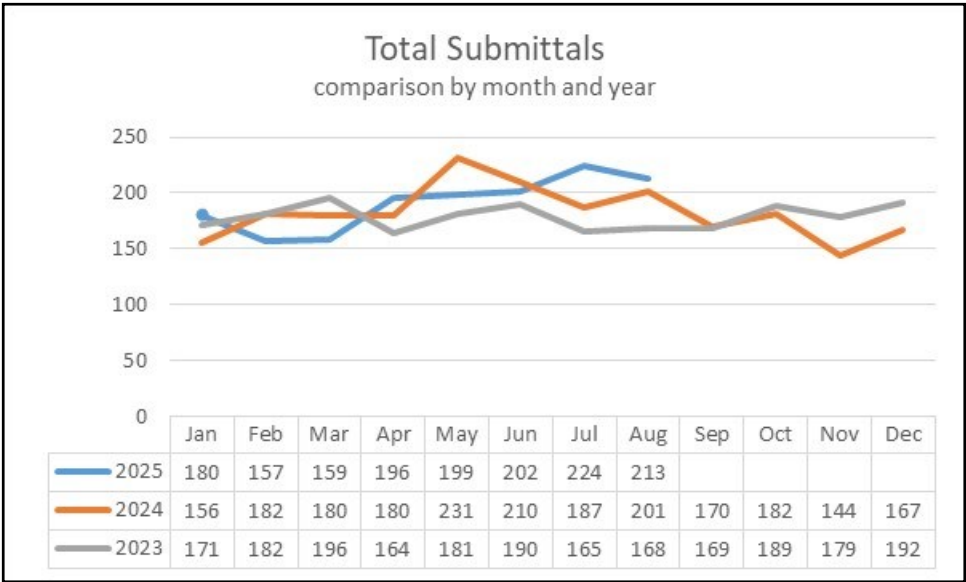


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
AUGUST 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.