



Community Development Department
MONTHLY REPORT
September 2025

Professionalism

Reliability

Creativity

Service

Inside This Issue:

Community Engagement and Outreach	2
Boards and Commissions	6
Economic Development Update	9
Innovate New Albany	12
Plan Review	17
Engineering	21
Field Work and Inspections	22
Commercial Construction	23
Statistics	32

COMMUNITY ENGAGEMENT AND OUTREACH

SEPTEMBER 2025

Business Meetings & Events

September 2 VanTrust Real Estate
 September 3 Licking County Auditor's Office, Olivia Casto
 September 9 Licking Heights School District, Superintendent Miller
 September 9 U.S. Chamber of Commerce Policy briefing
 September 9 Senator Jon Husted
 September 9 Congressman Troy Balderson
 September 9 Congressman Mike Carey
 September 9 Senator Bernie Moreno
 September 9 Mr. Takehiro Shimada, Minister for Communications and Cultural Affairs, Embassy of Japan
 September 10 U.S. Department of Commerce, Office of the Secretary
 September 10 Edged Data Center Grand Opening
 September 16 CyrusOne Groundbreaking Ceremony
 September 17 New Albany Chamber of Commerce, Community Update
 September 17 Ohio Department of Development
 September 17 Jeff Heuerman, Karis Critical
 September 23 JobsOhio
 September 24 Lincoln Property Company
 September 25 One Columbus
 September 26 Ohio Department of Transportation
 September 26 City of Columbus, Department of Public Utilities

Professional Development Organizations

September 30 MORPC 2025 Summit on Sustainability

Business Retention & Expansion Meetings

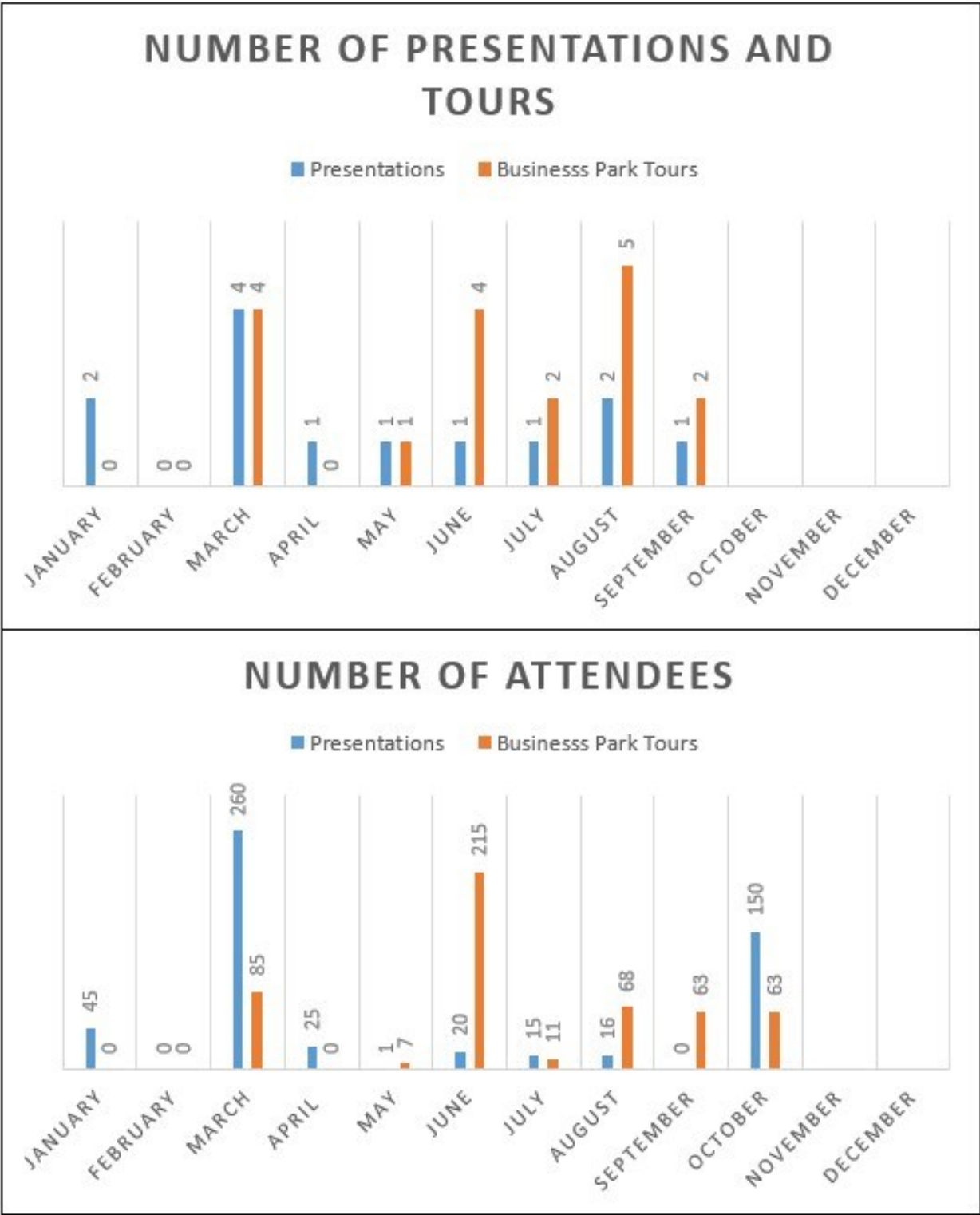
September 2 Microsoft
 September 3 Bath & Body Works
 September 8 Meta
 September 22 Vitrian
 September 22 Accel
 September 22 Thirty-One Properties
 September 30 STACK Infrastructure

Presentations & Tours

September 10 Ohio X Tour – 45 participants
 September 16 VanTrust/Kansas City leaders - 150 participants
 September 17 New Albany High School class of 1964 – 18 participants

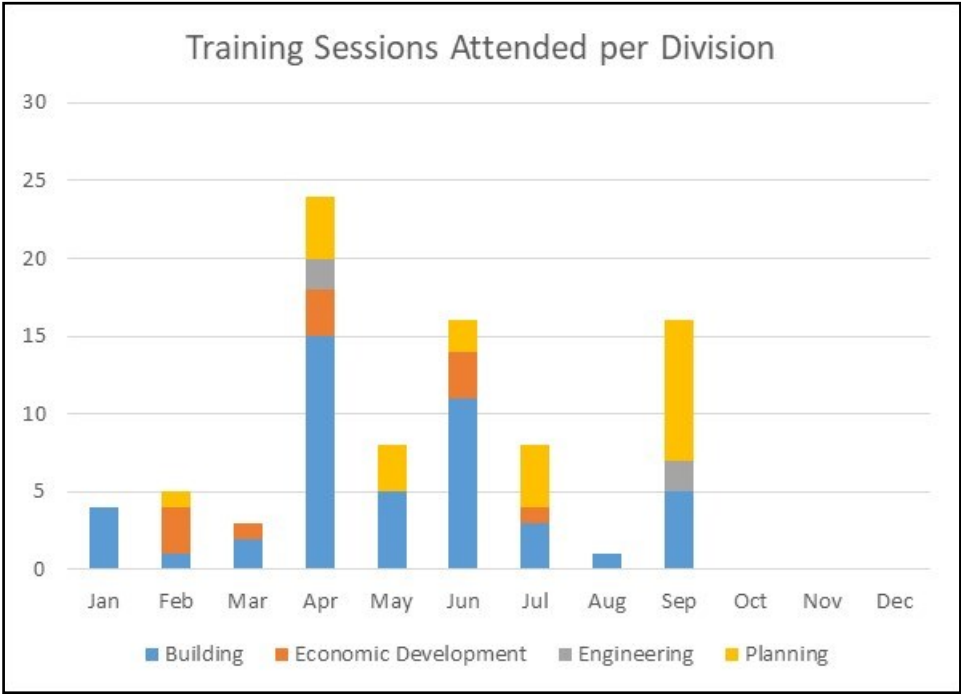
COMMUNITY ENGAGEMENT AND OUTREACH
SEPTEMBER 2025

Presentations and Tour Highlights



COMMUNITY ENGAGEMENT AND OUTREACH
SEPTEMBER 2025

Training Highlights



COMMUNITY ENGAGEMENT AND OUTREACH

SEPTEMBER 2025

Training Highlights

American Planning Association Ohio Planning Conference

Four members of the city's planning staff attended the American Planning Association's Ohio Planning Conference in Toledo, Ohio on September 24-26. The conference opened with a keynote address by Toledo Mayor Wade Kapszukiewicz and planner-entrepreneur Gabe Klein, who discussed the current state of planning in the region and shared multidisciplinary strategies for shaping more effective and resilient communities.

Throughout the week, staff participated in a variety of mobile tours, technical workshops, and concurrent sessions led by planners from across the state. Topics ranged from planning history and emerging technologies to ethics and legal issues in the profession. The conference concluded with a Friday luncheon recognizing outstanding planning efforts by municipalities, students, and organizations throughout Ohio. More information about the conference can be found at: https://www.ohioplanning.org/aws/APAOH/pt/sp/conference_home_page



Left to Right: Jay Henderson, Sierra Saumenig, Lauren Sauter, Kylie Blackburn

BOARD AND COMMISSIONS

SEPTEMBER 2025

Architectural Review Board: September 8, 2025

Applications:

Type: Certificate of Appropriateness
Location: 6300 East Dublin-Granville Road
Applicant: Scott R. Harper
Request: Certificate of Appropriateness for a prayer garden at the Church of the Resurrection
Zoning: Village Center
Board Action: Approved with conditions

Type: Certificate of Appropriateness
Location: 5101 Swickard Woods Boulevard
Applicant: Victoria Newell, Schorr Architects LLC
Request: Certificate of Appropriateness for a new elementary school for New Albany-Plain Local Schools
Zoning: Village Center
Board Action: Approved with conditions

Other business:

1. Master Sign Plan kick-off

Planning Commission: September 15, 2025

Applications:

Type: Variance
Location: 7544 Parkside Drive
Applicant: Jeff Oslin
Request: Request for a variance to allow a patio cover to encroach into a drainage easement and be constructed with non-permitted polycarbonate and aluminum materials
Zoning: Infill-Planned Unit Development
Board Action: Denied

Type: Final Plat
Location: 8306 Central College Road
Applicant: Epcon Haines Creek, LLC
Request: Request to create 56 residential lots and 4 reserves for Phase 2 of The Courtyards at Haines Creek
Zoning: Infill-Planned Unit Development
Board Action: Approved

Type: Variance
Location: 7820 Straits Lane
Applicant: Ciminello's Landscape Design, Inc.
Request: Request for a variance to allow a patio and pergola to encroach into a required accessory structure setback
Zoning: Infill-Planned Unit Development
Board Action: Tabled

BOARD AND COMMISSIONS
SEPTEMBER 2025

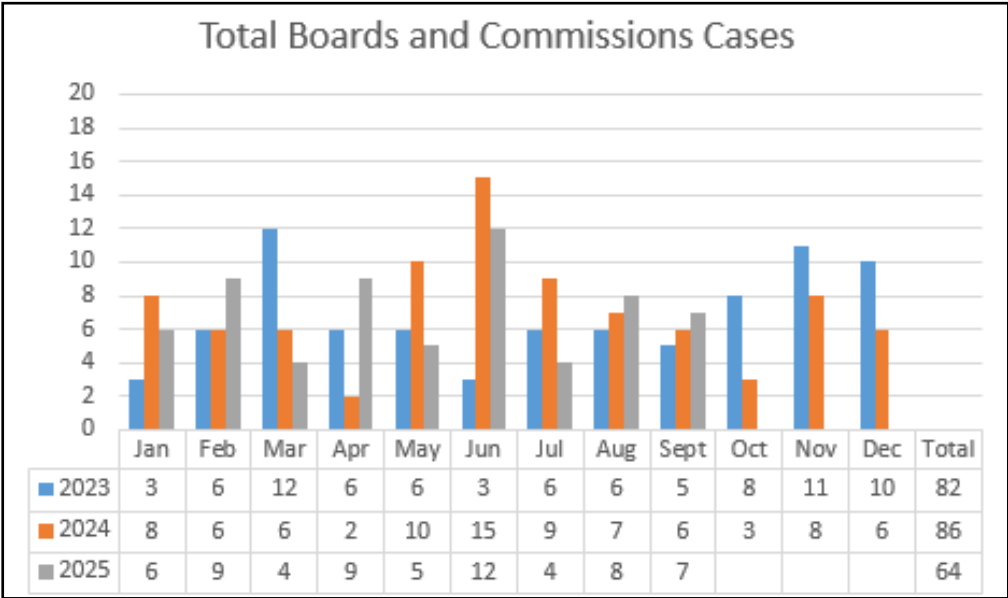
Planning Commission: September 15, 2025 (continued)

Type: Final Plat
Location: 14-21 Richmond Square
Applicant: AJ Scott
Request: Request to create four residential lots and one reserve for part of lot 10 of the New Albany Country Club Section 21: Richmond Square
Zoning: Village Center and Infill-Planned Unit Development
Board Action: Approval recommended

Type: Final Development Plan Modification
Location: 5175 Forest Drive
Applicant: Daniel Halbach
Request: Request to modify a final development plan with architectural changes for a new medical office building
Zoning: Infill-Planned Unit Development
Board Action: Approved

BOARD AND COMMISSIONS
SEPTEMBER 2025

Planning Cases



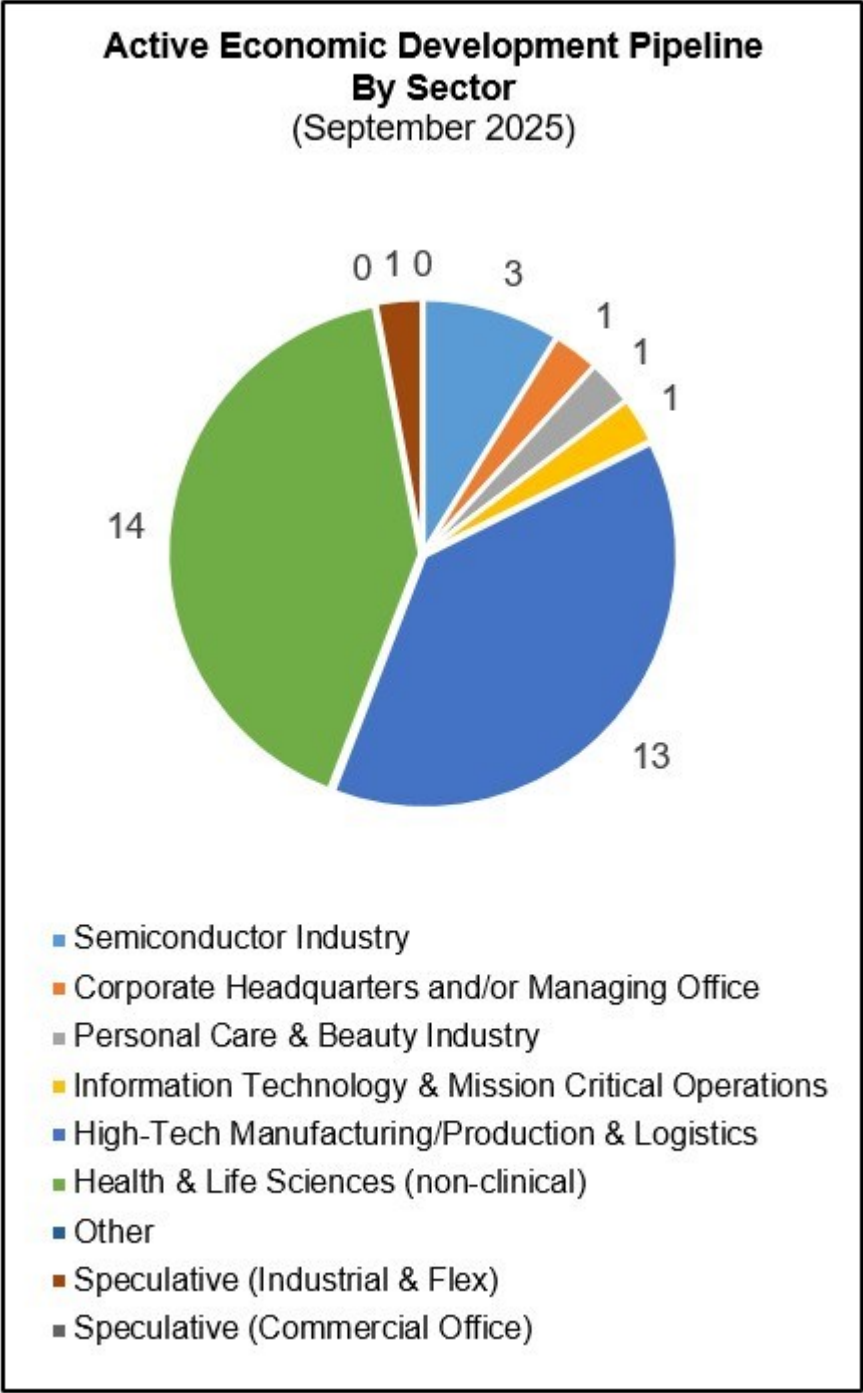
This graph shows the total number of planning application cases presented to the Planning Commission, Board of Zoning Appeals, and Architectural Review Board each month.

ECONOMIC DEVELOPMENT UPDATES
SEPTEMBER 2025

Active Economic Development Pipeline

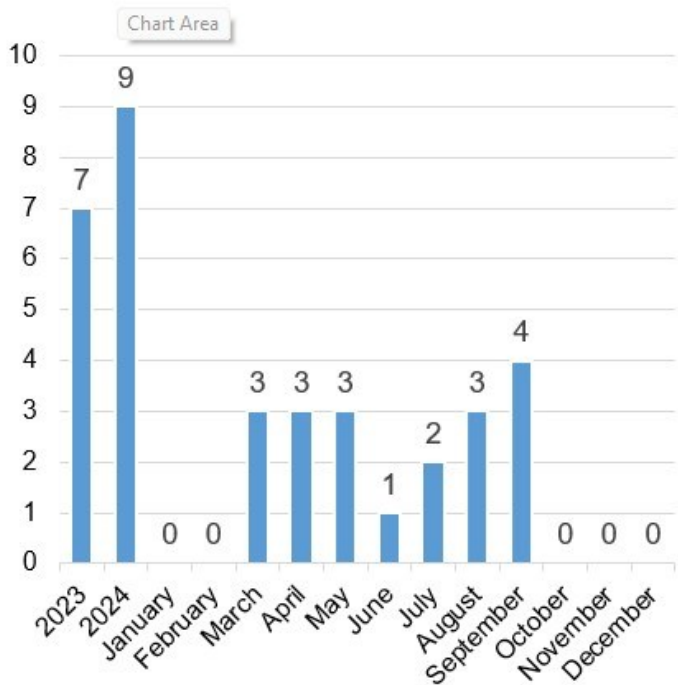
In September, the department responded to three site selection requests. The department reviewed a total of nine requests and determined that the stated requirements for the remainder could not be met in New Albany due to the number of acres needed, utility demands, or type of industry.

Currently, the department has an active portfolio of approximately 34 projects.

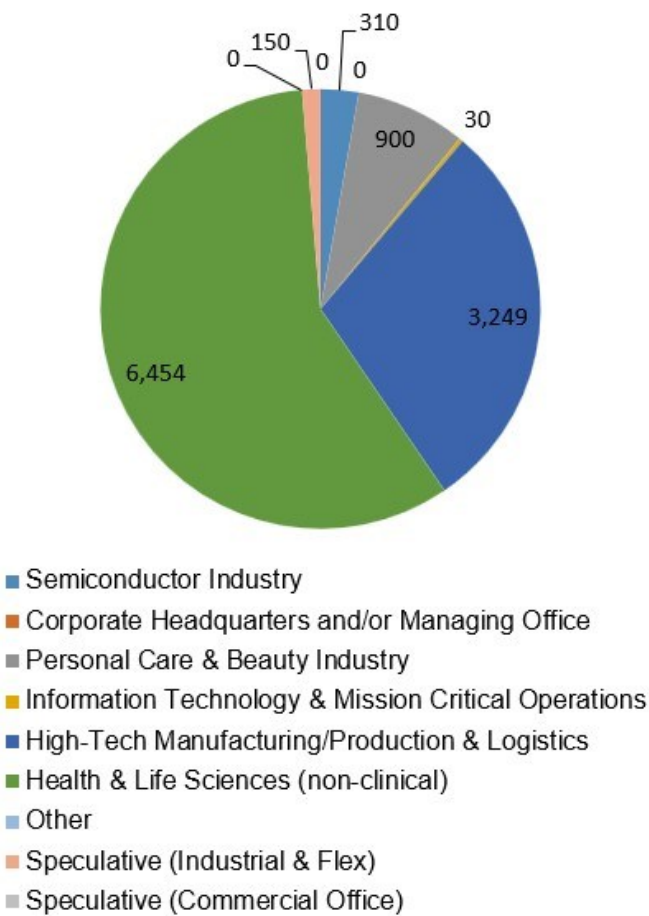


ECONOMIC DEVELOPMENT UPDATES
SEPTEMBER 2025

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

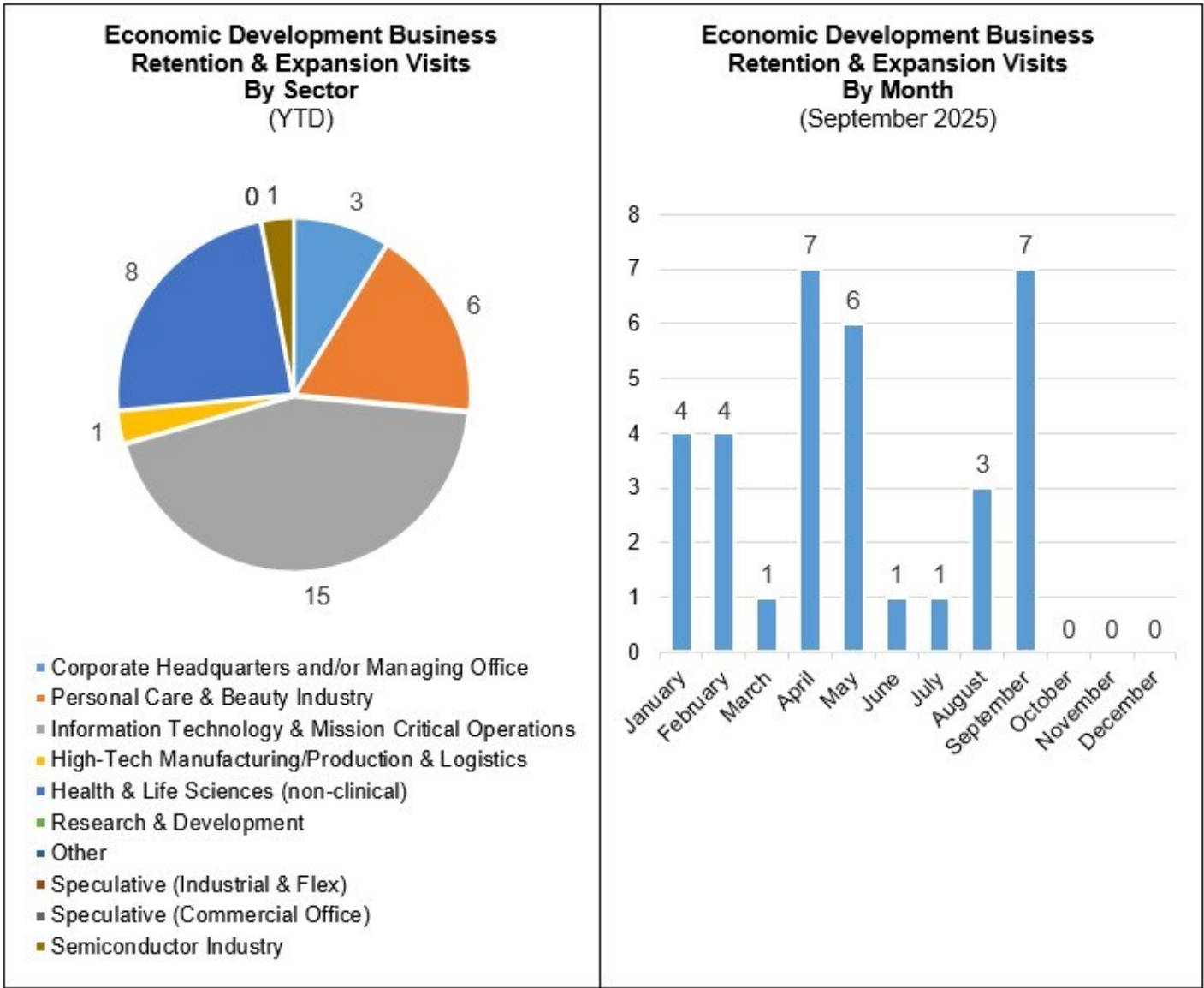


**Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(September 2025)**



ECONOMIC DEVELOPMENT UPDATES
SEPTEMBER 2025

Business Retention & Expansion Meetings

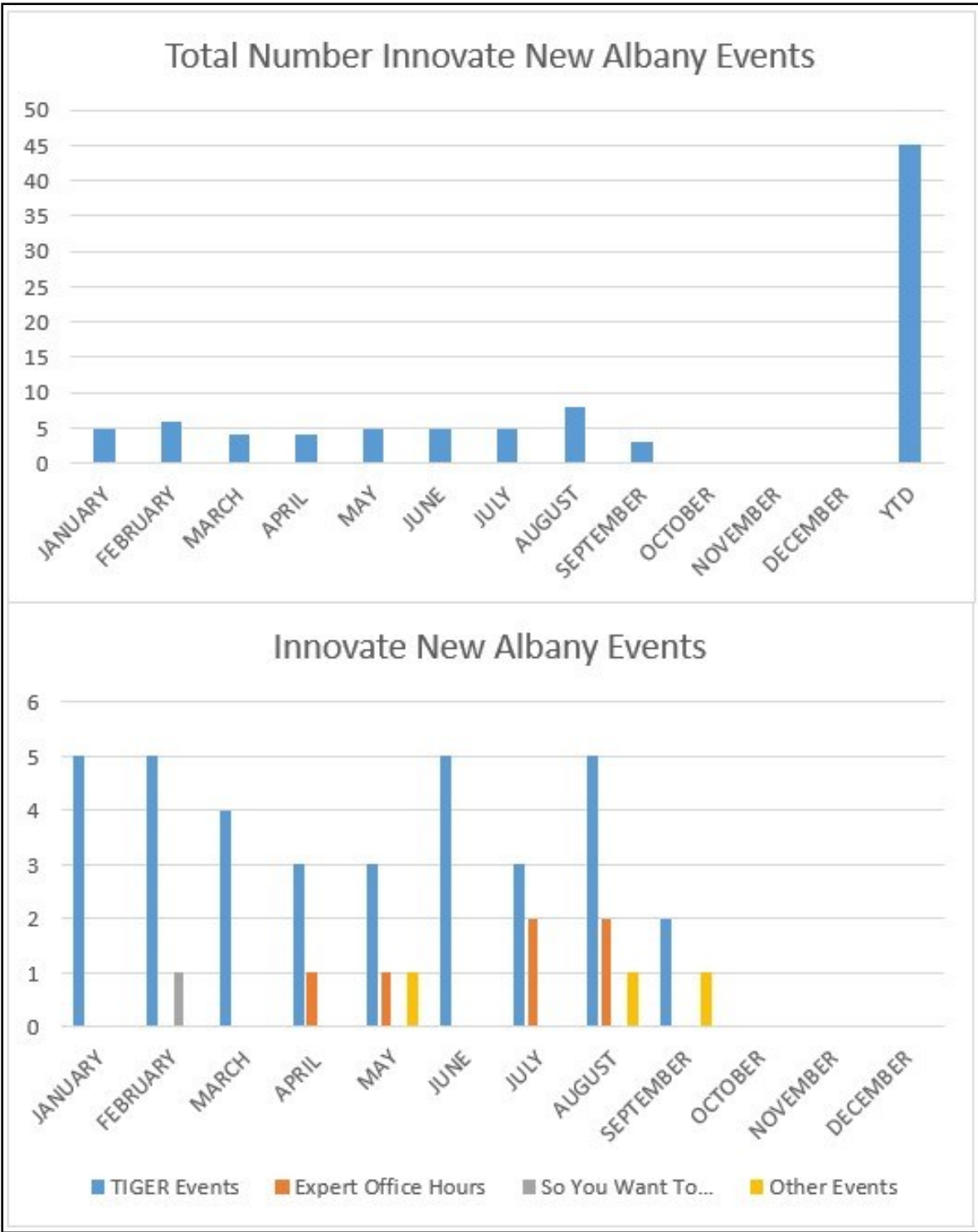


INNOVATE NEW ALBANY

SEPTEMBER 2025

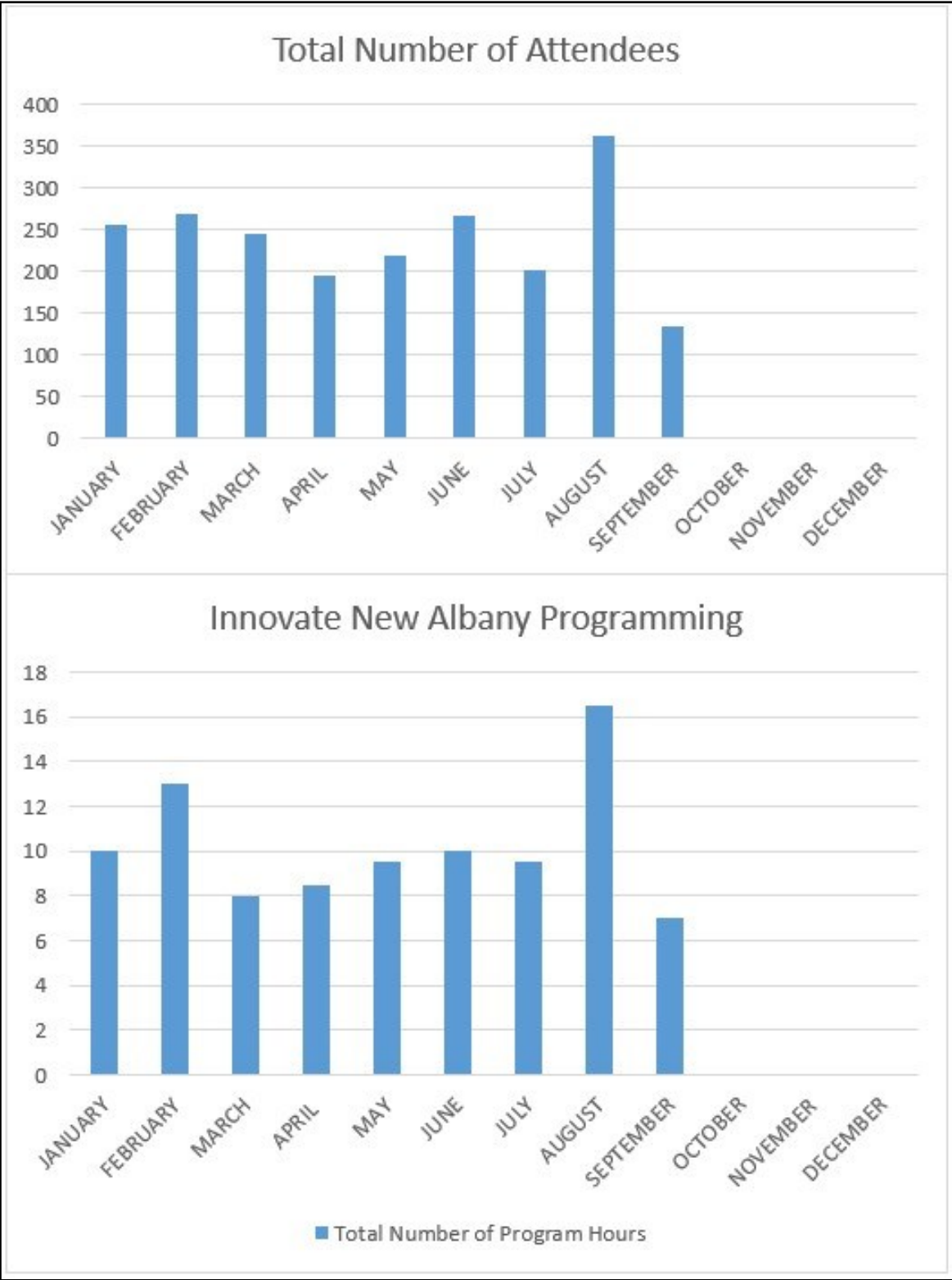
Innovate New Albany Event and Program Information

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
SEPTEMBER 2025

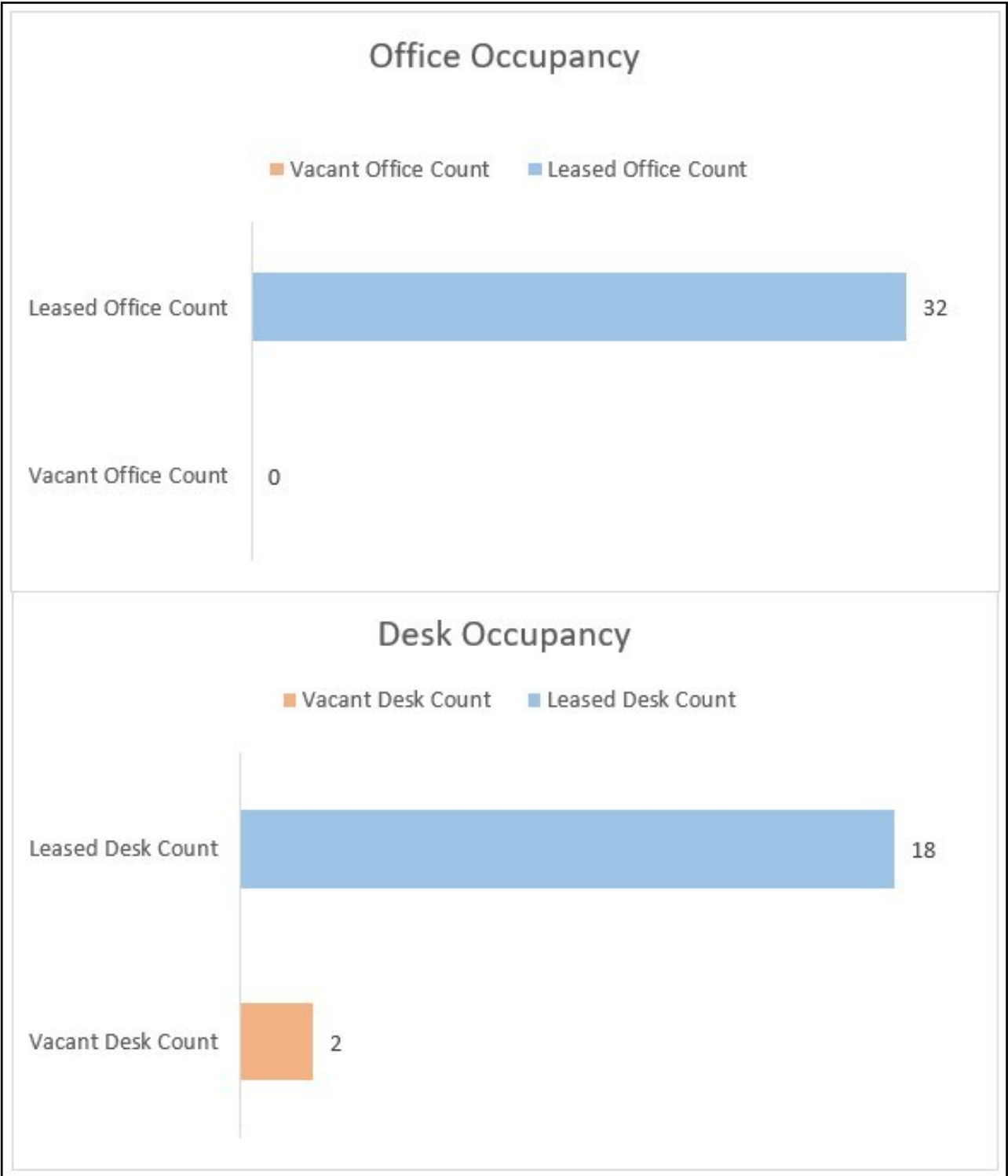
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
SEPTEMBER 2025

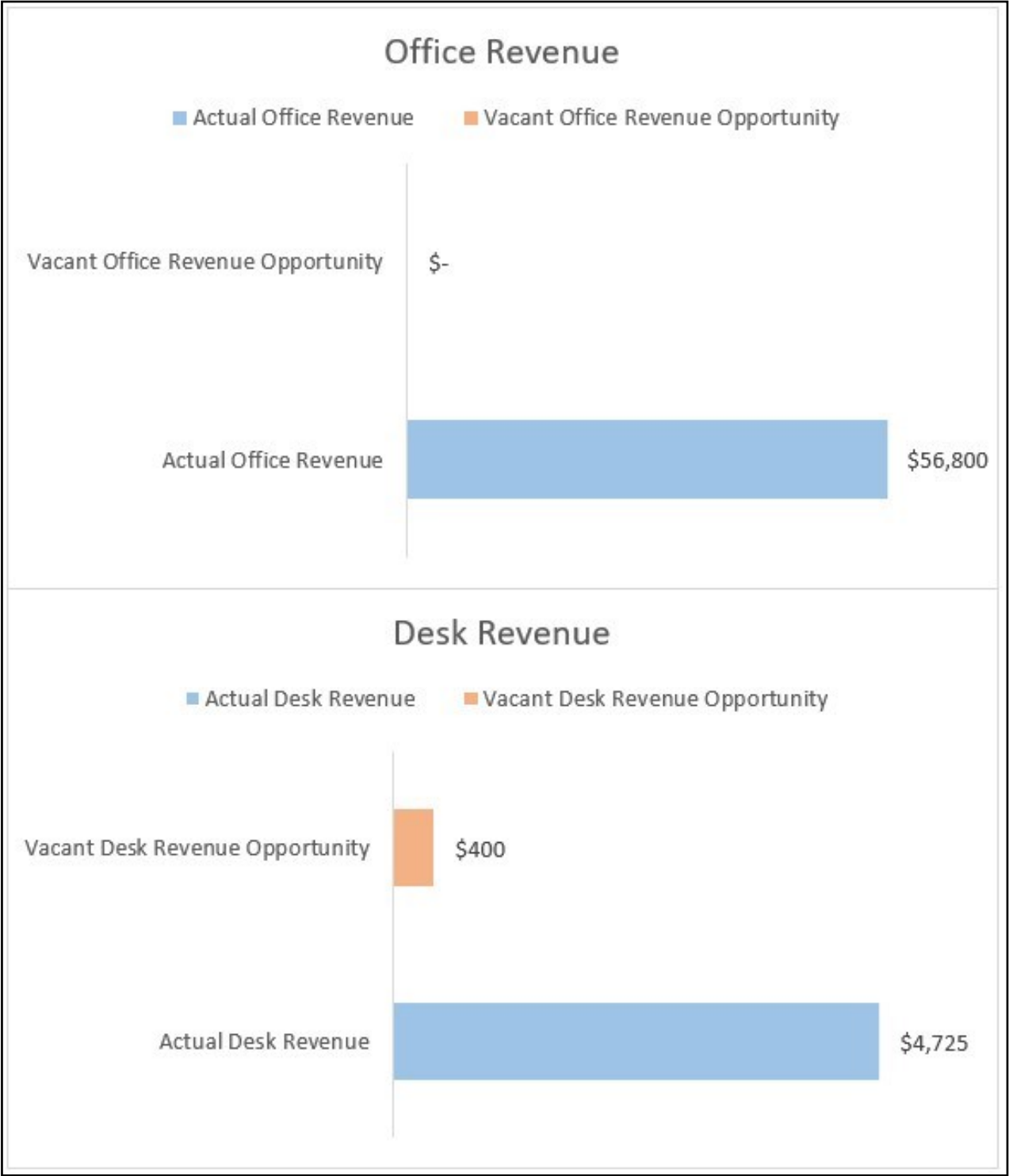
Brick House Blue at Innovate New Albany

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 the revenue associated with desk and office rental.



INNOVATE NEW ALBANY
SEPTEMBER 2025

Brick House Blue at Innovate New Albany

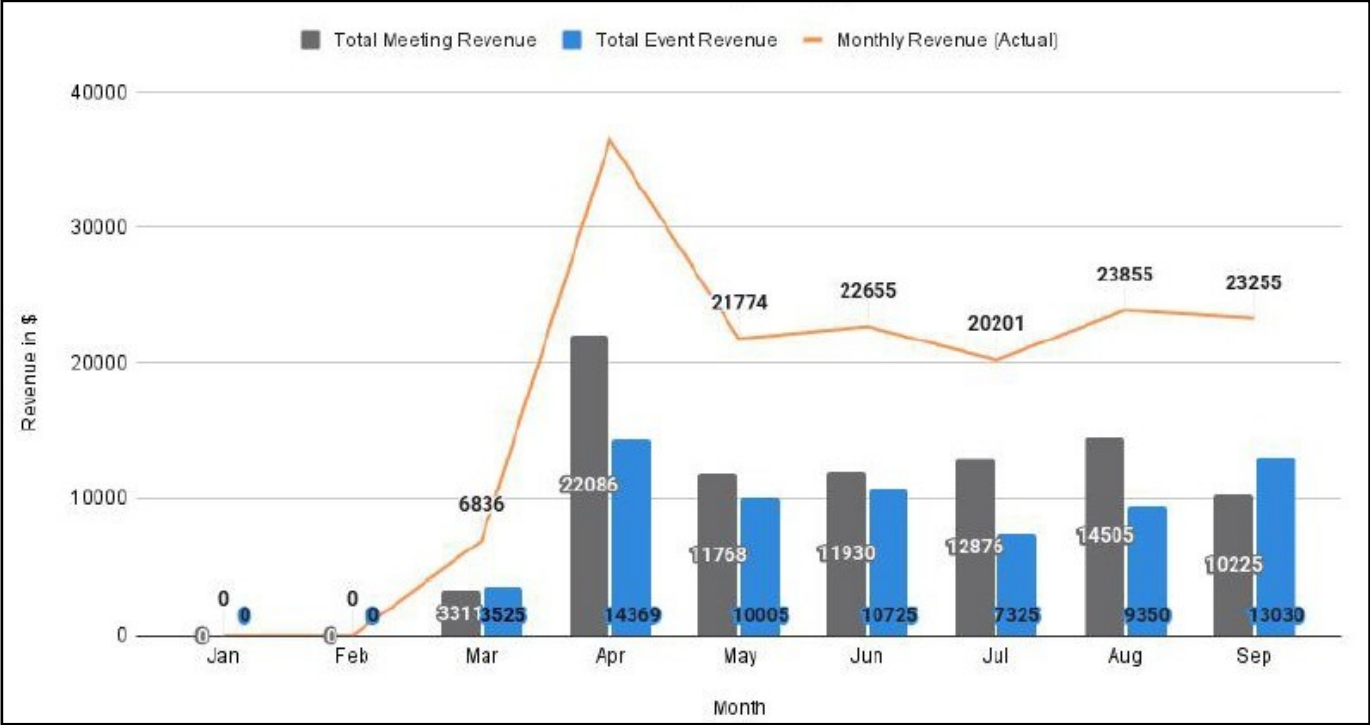


INNOVATE NEW ALBANY

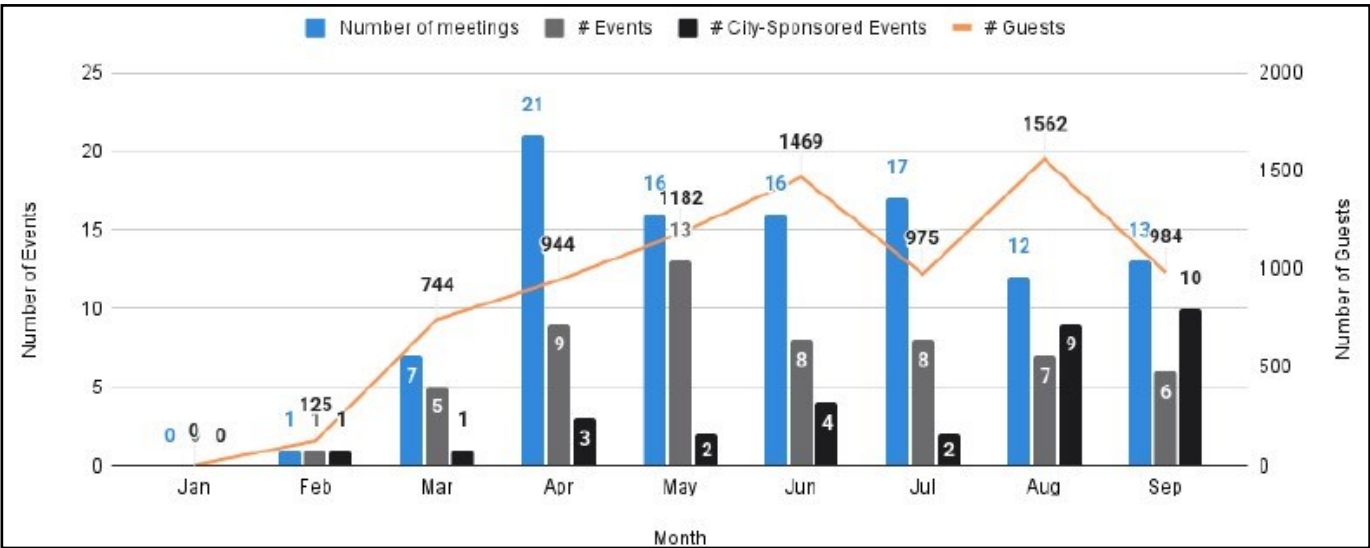
SEPTEMBER 2025

Brick House Blue at Innovate New Albany

2025 Monthly Revenue by Type

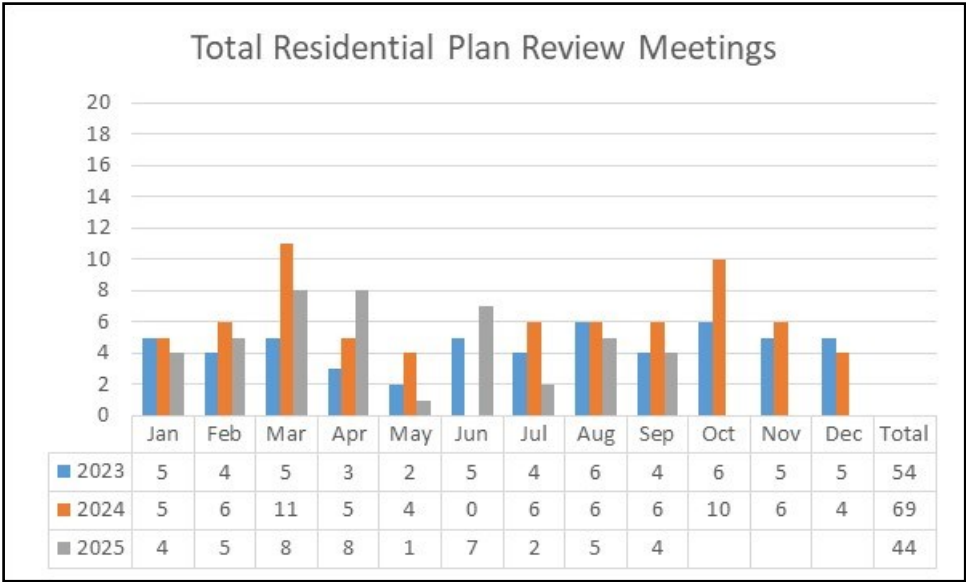


2025 Events by Type



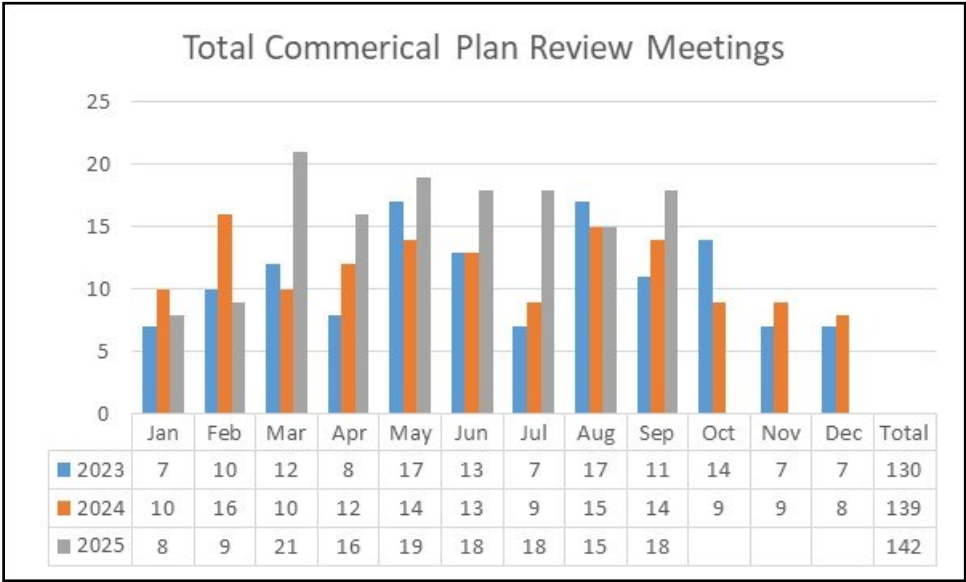
PLAN REVIEW
SEPTEMBER 2025

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.

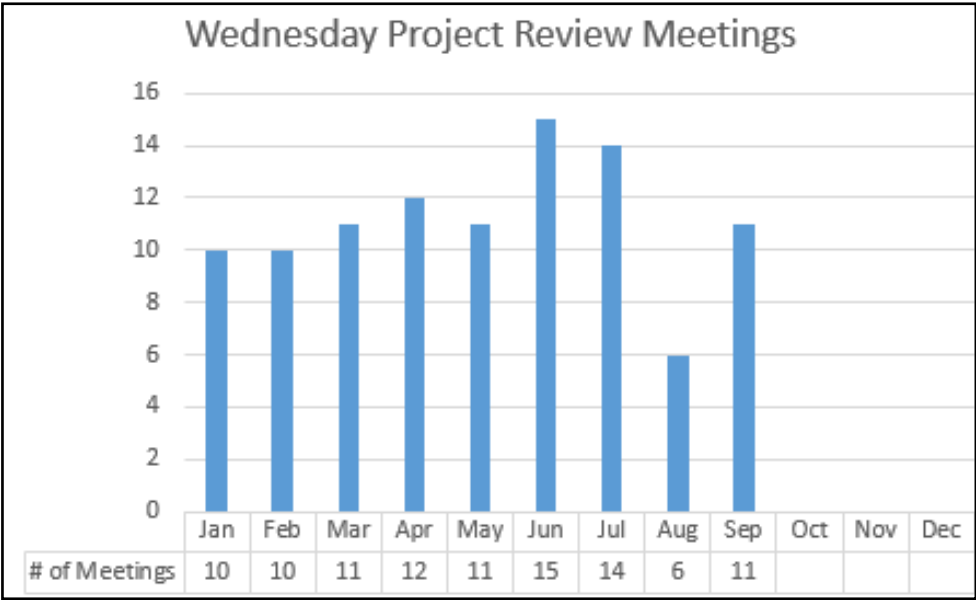
Commercial Walk-Through Meetings



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.

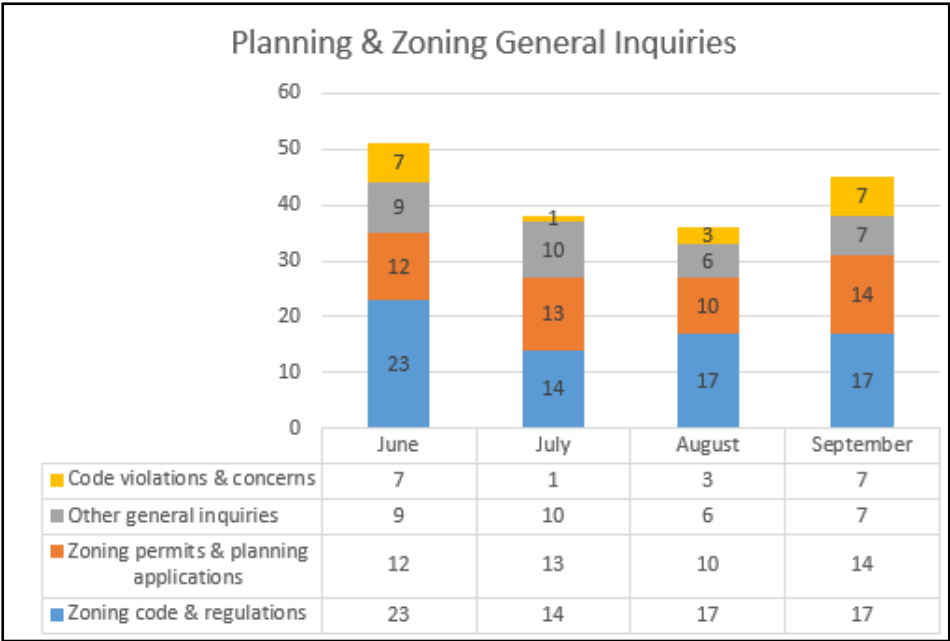
PLAN REVIEW
SEPTEMBER 2025

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.

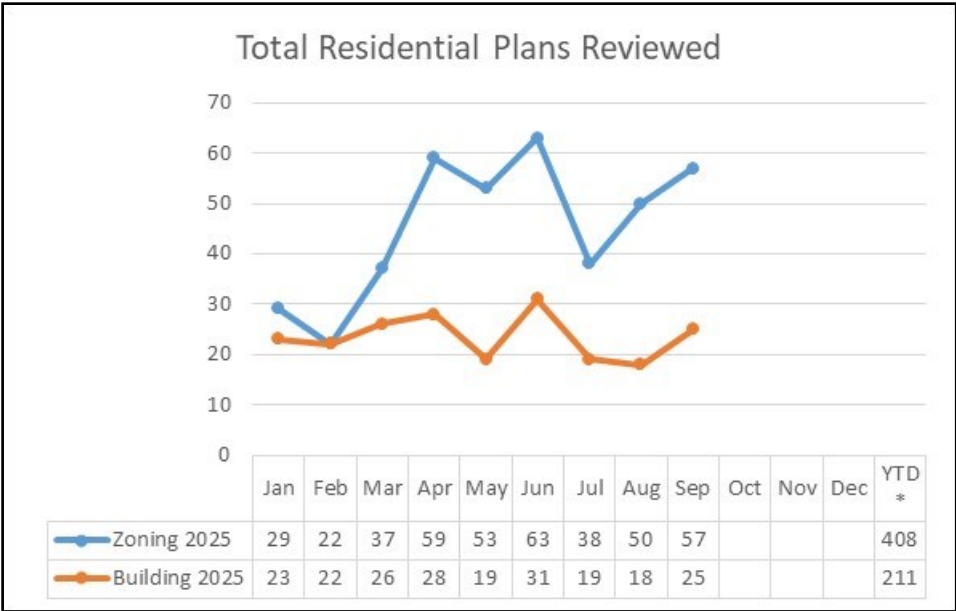
Planning & Zoning Inquiries



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.

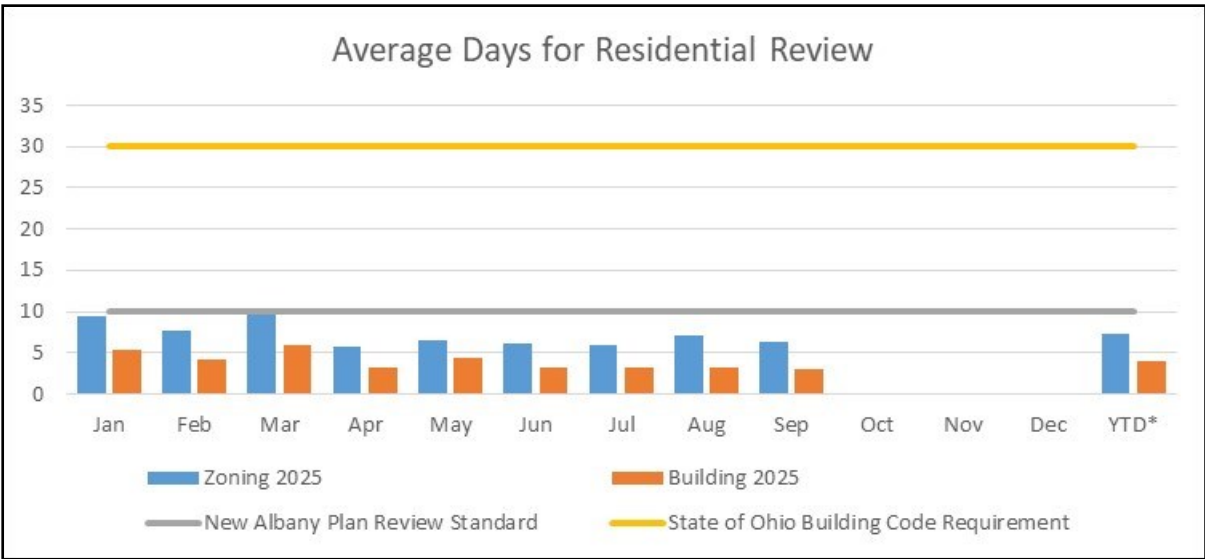
PLAN REVIEW
SEPTEMBER 2025

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.

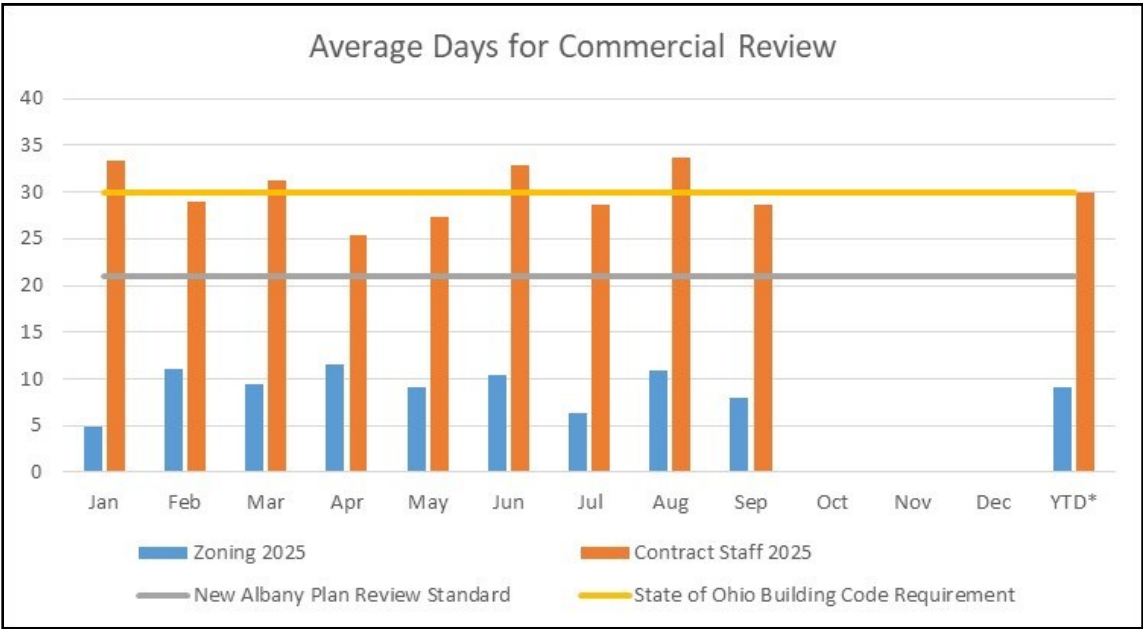
PLAN REVIEW
SEPTEMBER 2025

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 SEPTEMBER 2025

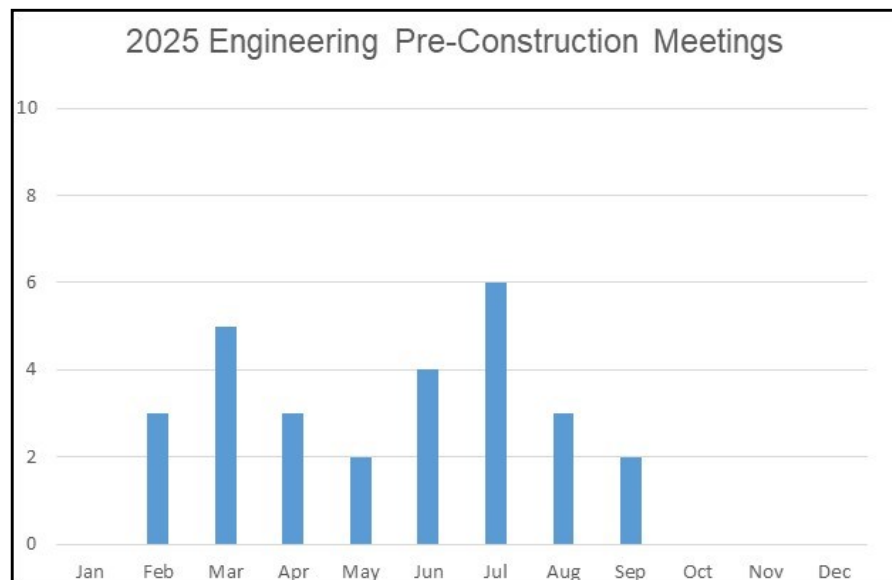
Engineering Plan Reviews

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
CCL Addition	08/28/25	09/02/25	5	18
Marathon Floodplain	09/04/25	09/09/25	5	18
NACC Sec 30	09/08/25	09/11/25	3	18
NAL 3 PSIP	09/08/25	09/11/25	3	18
Canini Medical Offices	09/09/25	08/16/25	6	18
Cyrus One Substation	09/11/25	08/16/25	5	18
AWS NW PSIP	09/08/25	09/19/25	11	18
NBY7 Revisions	09/09/25	09/24/25	15	18
QTS Haul Rd	09/15/25	09/24/25	9	18
Village Center Apartments	09/23/25	09/29/25	6	18
Edge Connex	09/26/25	09/30/25	4	18
8e8 Revisions	09/16/25	09/30/25	14	18

Engineering Pre-Construction Meetings

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

- Panda Express
- NAH



FIELD WORK AND INSPECTIONS

SEPTEMBER 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

SEPTEMBER 2025

Innovation Campus Way and Beech Road Corridor

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

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

COMMERCIAL PROJECT CONSTRUCTION STATUS

SEPTEMBER 2025

Innovation Campus Way and Beech Road Corridor continued...

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

Name of Project: Meta LCO 3

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: March 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

SEPTEMBER 2025

Innovation Campus Way and Beech Road Corridor continued...

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

Name of Project: AWS, Building A

Location: Generally located at Beech and Miller

Square Footage: 196,019

Start Date: June 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

SEPTEMBER 2025

Innovation Campus Way and Beech Road Corridor continued...

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



9500 Innovation Campus Way

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

Name of Project: Vantrust 300

Location: 12550 Jug Street

Square Footage: 300,233

Start Date: August 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

SEPTEMBER 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Meta NLH100

Location: 1500 Beech Road

Square Footage: 13,243

Start Date: August 2025

Name of Project: Meta NLH6

Location: 1500 Beech Road

Square Footage: 125,996

Start Date: August 2025

Name of Project: Meta NAB1

Location: Green Chapel Road

Square Footage: 125,996

Start Date: August 2025

Name of Project: Meta NAB2

Location: Green Chapel Road

Square Footage: 125,996

Start Date: August 2025

Name of Project: Meta NAB9

Location: Green Chapel Road

Square Footage: 132,403

Start Date: September 2025

Name of Project: EdgeConneX

Location: 2465 Clover Valley Road

Square Footage: 700,000

Start Date: September 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

SEPTEMBER 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

SEPTEMBER 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

SEPTEMBER 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

SEPTEMBER 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



Holiday Inn

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

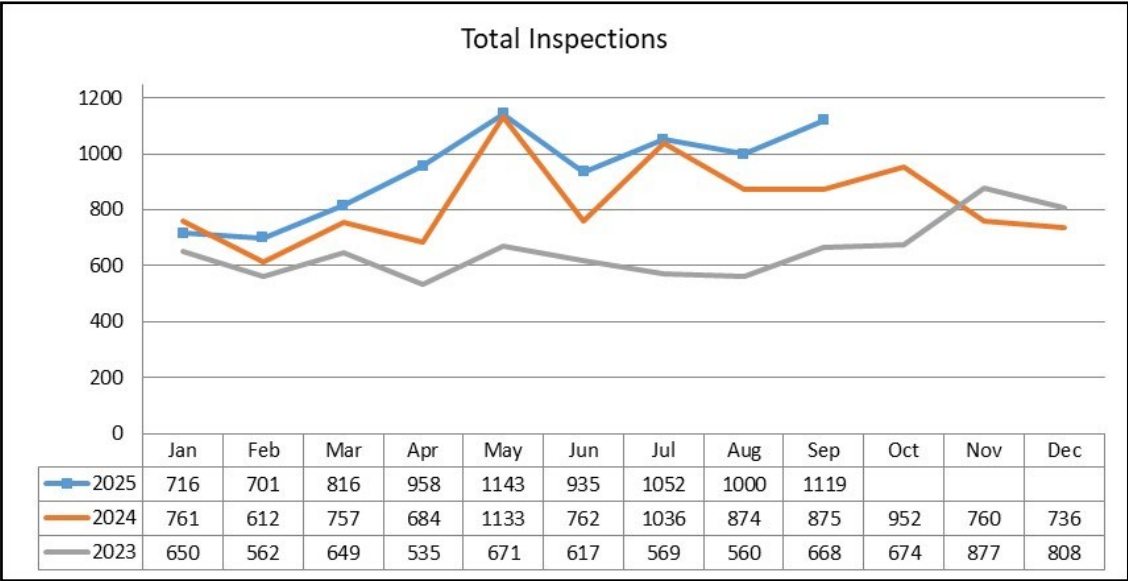
Expiration Date: February 18, 2026

Name of Project: Meta LCO DCB1

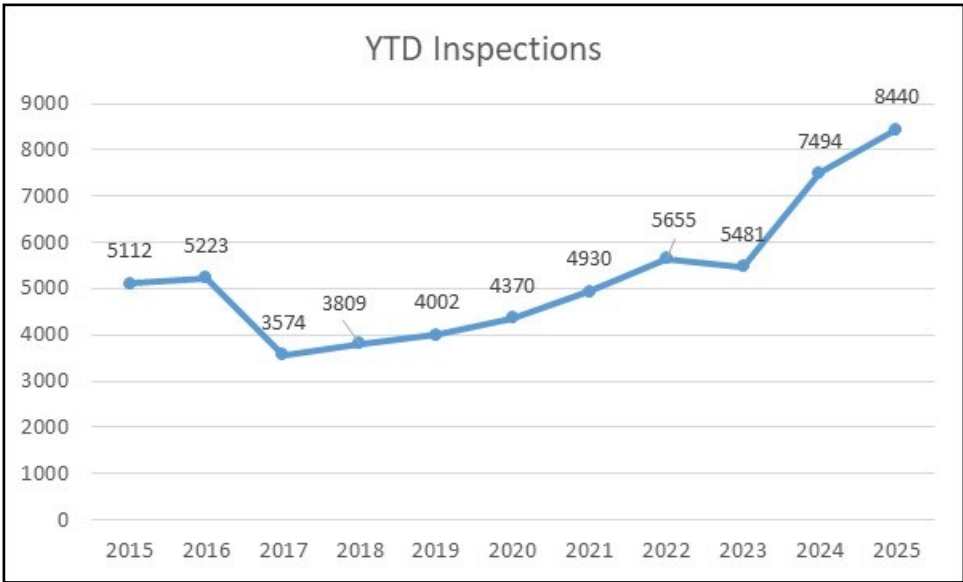
Location: 1500 Beech Road

Expiration Date: March 29, 2026

BUILDING AND ZONING STATISTICS
SEPTEMBER 2025

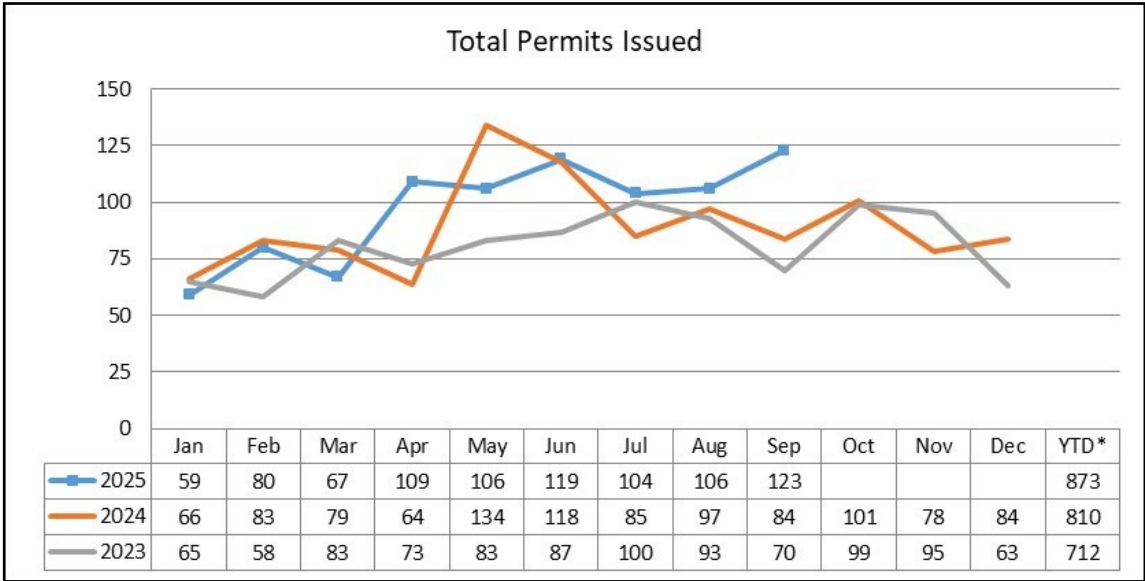


*YTD is the total from January to the end of current month.



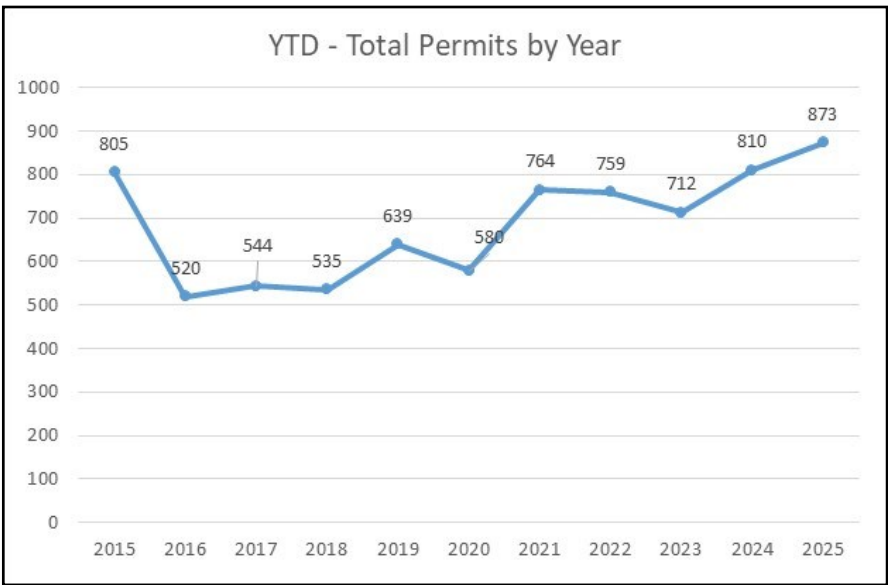
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
SEPTEMBER 2025



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

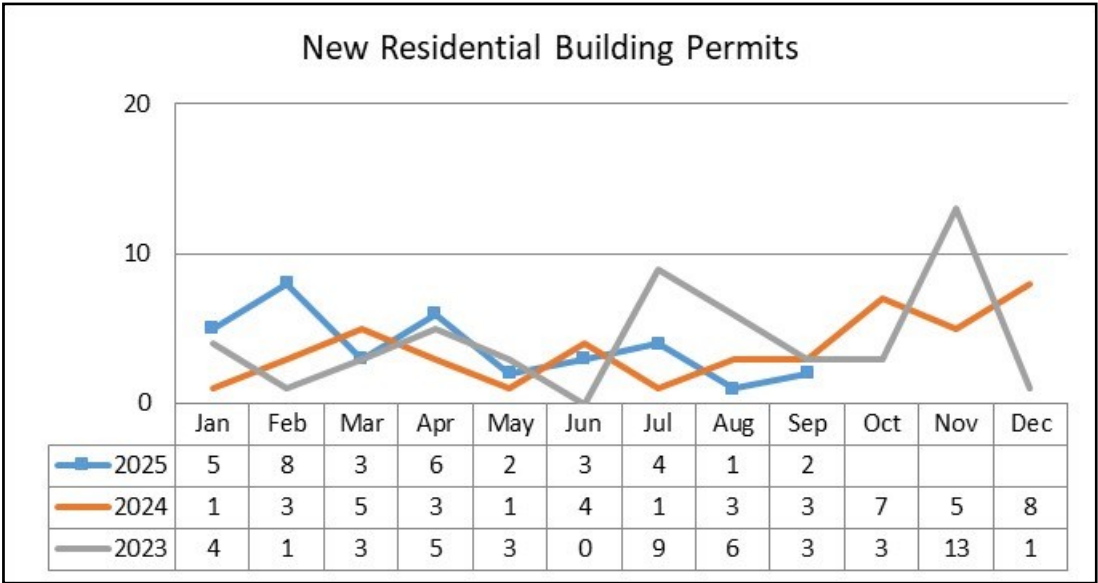
*YTD is the total from January to the end of current month.



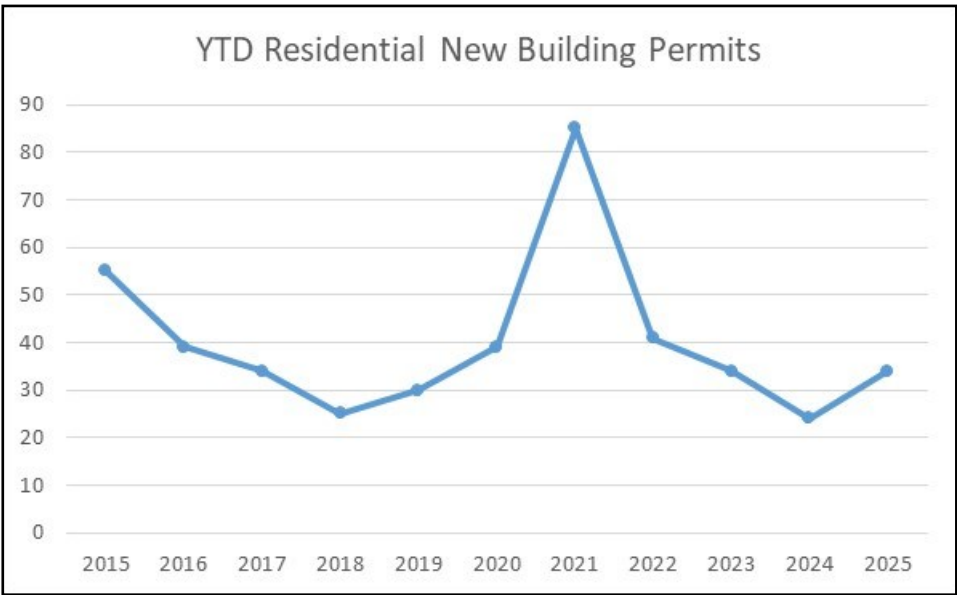
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
SEPTEMBER 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.

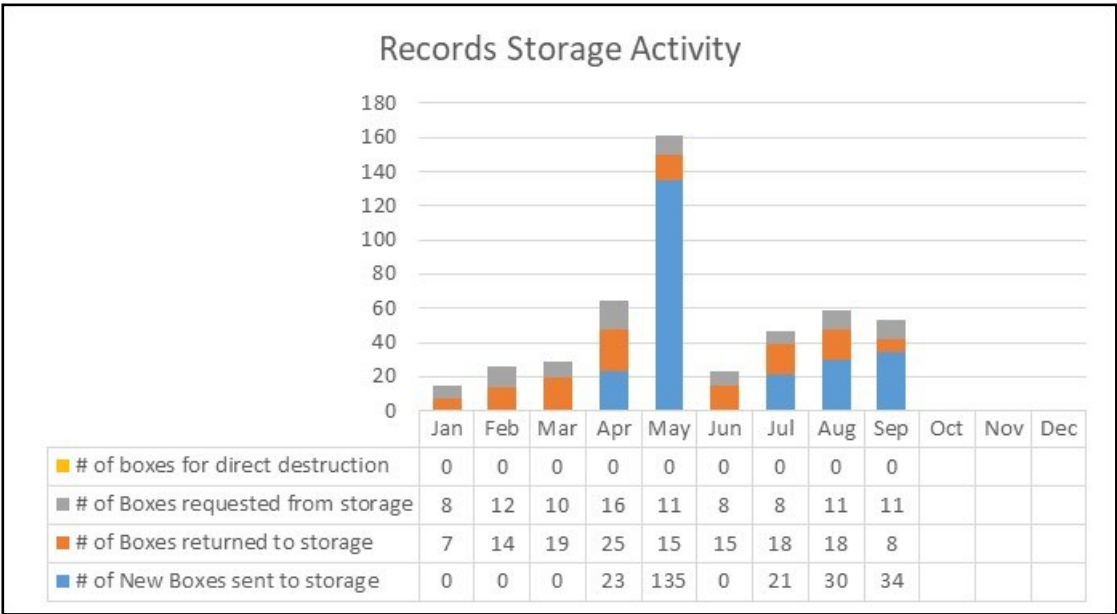
BUILDING AND ZONING STATISTICS

SEPTEMBER 2025

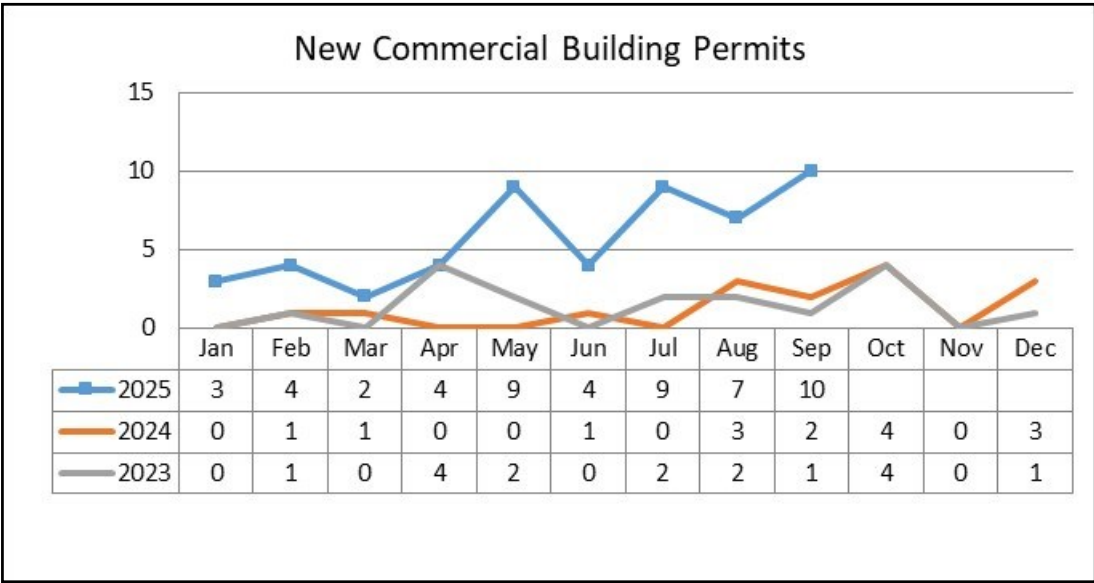
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	17	43
Courtyard at New Albany	105	93	12
Nottingham Trace	240	171	69
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

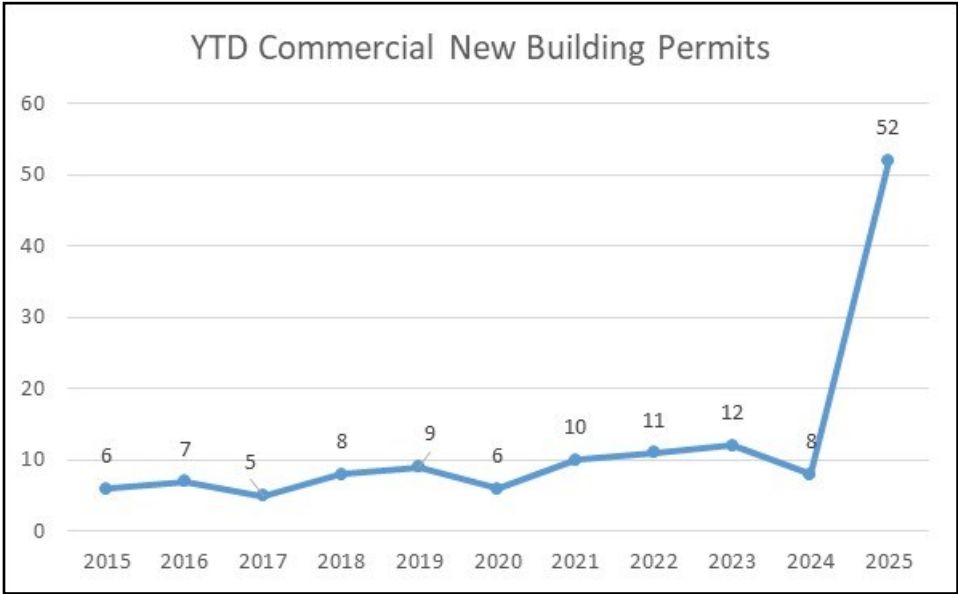
RECORDS STORAGE STATISTICS
SEPTEMBER 2025



COMMERCIAL BUILDING STATISTICS
SEPTEMBER 2025

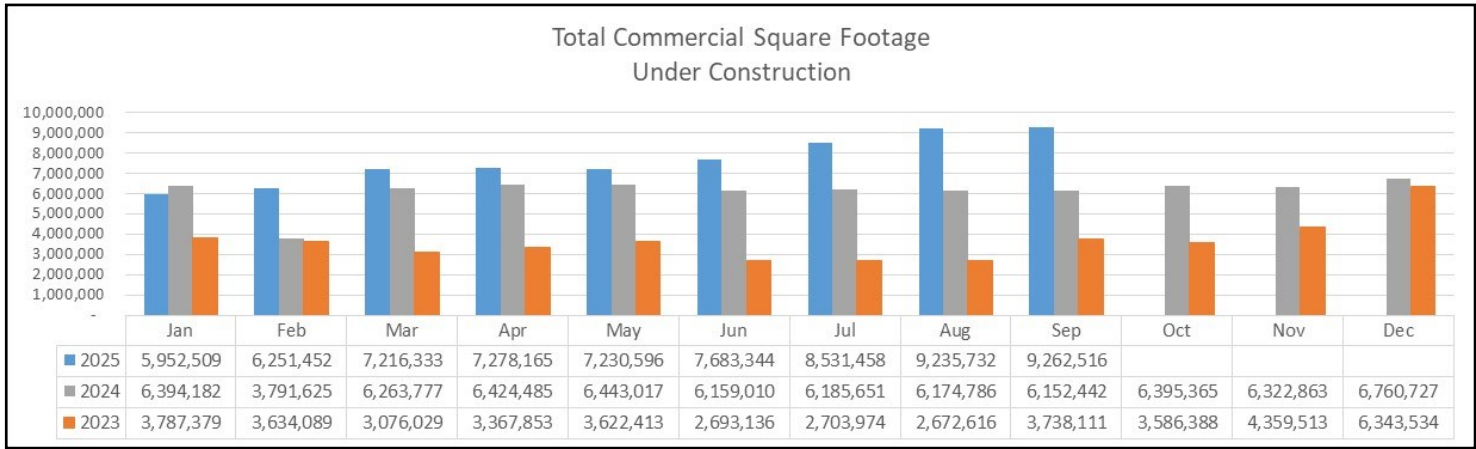


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

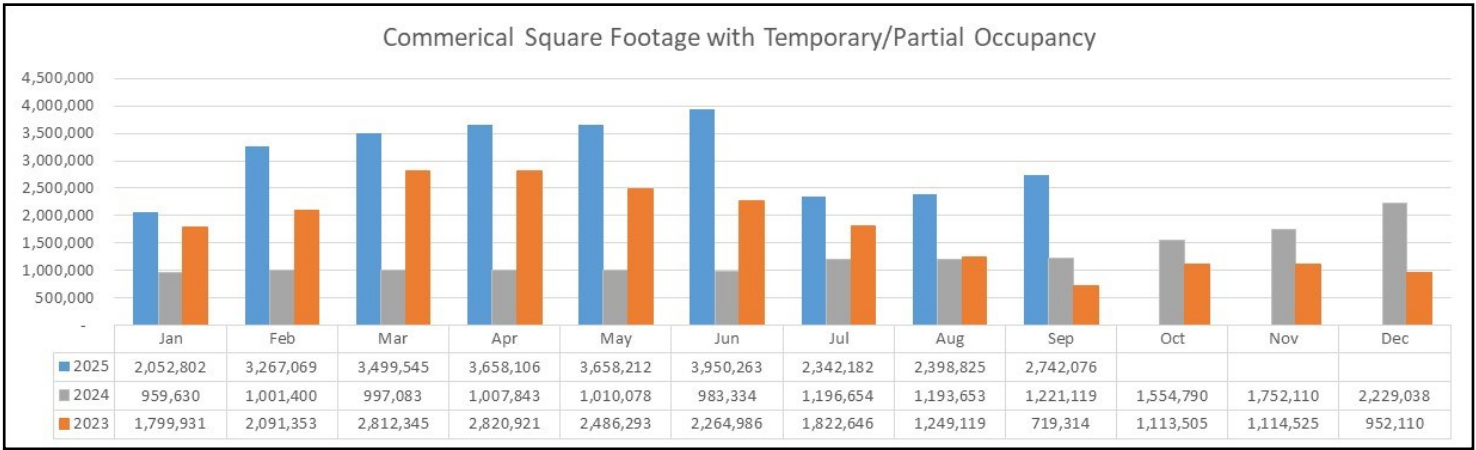


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
SEPTEMBER 2025



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

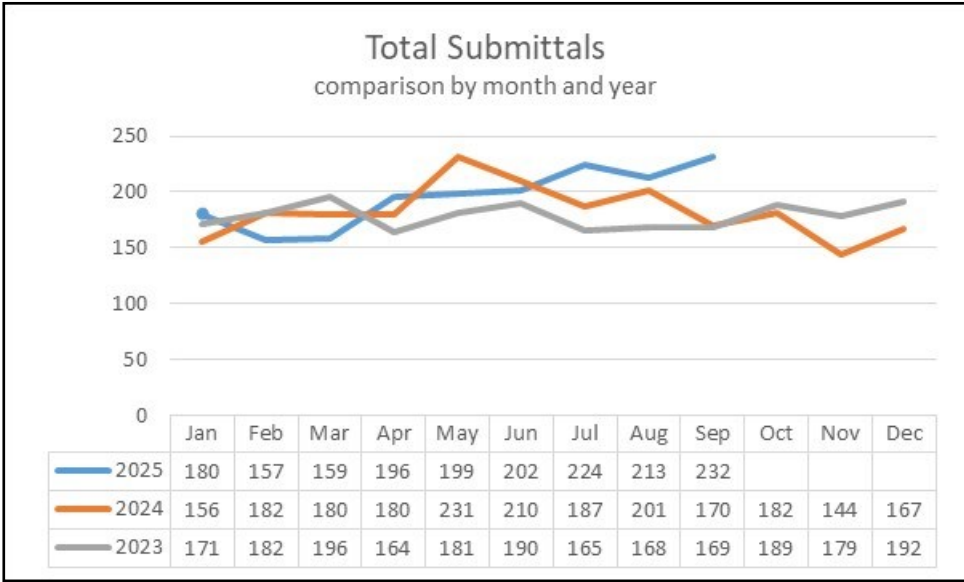


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
SEPTEMBER 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.