



Community Development Department
MONTHLY REPORT
October 2025

Professionalism

Reliability

Creativity

Service

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COMMUNITY ENGAGEMENT AND OUTREACH

OCTOBER 2025

Business Meetings & Events

October 1 Rev1 Ventures
October 6 American Electric Power
October 7 Columbus Regional Airport Authority
October 8 Larry Canini
October 21 Mayor Tim Pedro, City of Waterville
October 24 New Albany Chamber of Commerce Board Meeting
October 30 Harlem Township

Professional Development Organizations

October 3 EDAC
October 3 MODE: Unlocking the Numbers Behind Economic Development Deals—training
October 9 Life Sciences Corporate Site Location, Webinar
October 15-17 Ohio Economic Development Association Annual Summit

Business Retention & Expansion Meetings

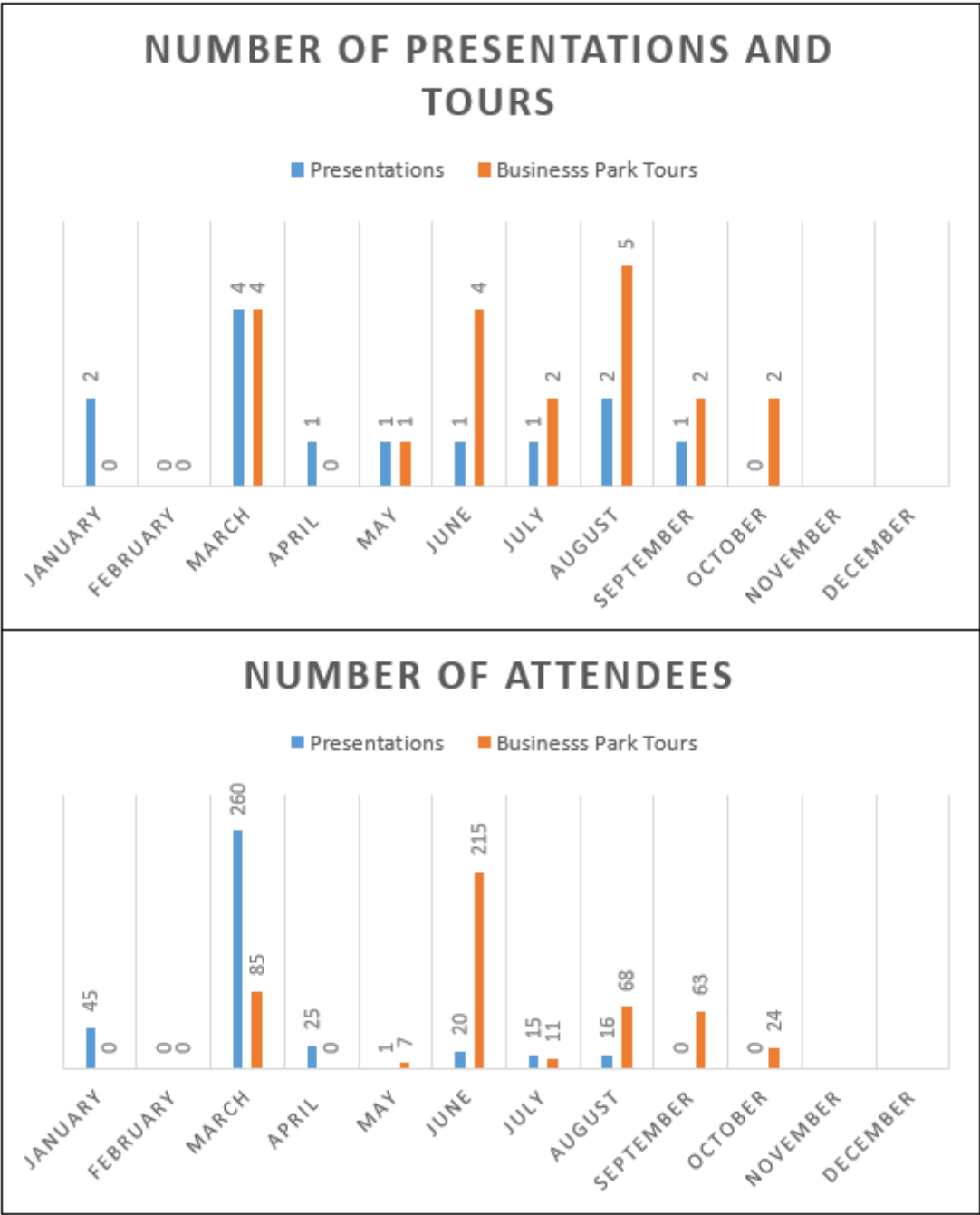
October 8 Anomatic Manufacturing Month Celebration
October 15 Pharmavite
October 20 STACK
October 22 Microsoft
October 24 Meta
October 28 KDC/One

Presentations & Tours

October 13 Fisher College of Business Students - 15 participants
October 14 New Albany-Plain Local Schools—9 participants

COMMUNITY ENGAGEMENT AND OUTREACH
OCTOBER 2025

Presentations and Tour Highlights



COMMUNITY ENGAGEMENT AND OUTREACH

OCTOBER 2025

Training Highlights

Central Ohio Planning and Zoning Workshop

On October 24th, three members of the city's planning staff attended the annual Central Ohio Planning and Zoning Workshop at Columbus State Community College. The conference began with a keynote panel hosted by the Mid-Ohio Regional Planning Commission (MORPC), featuring speakers Juliana Silveira, Parag Agrawal, and Jessica Kuenzli, who discussed growth and upcoming transportation-focused projects across central Ohio.

The one-day workshop offered four blocks of sessions covering a range of planning topics, including healthcare planning, affordable housing, economic development incentives, park-oriented development, and master plans. During lunch, attendees participated in a planning-themed trivia game that tested their knowledge of planning facts. The day concluded with a networking event. More information about the workshop can be found at: https://www.ohioplanning.org/aws/APAOH/pt/sp/centralohioworkshop_program.

Rumpke Resource and Recycling Center Tour

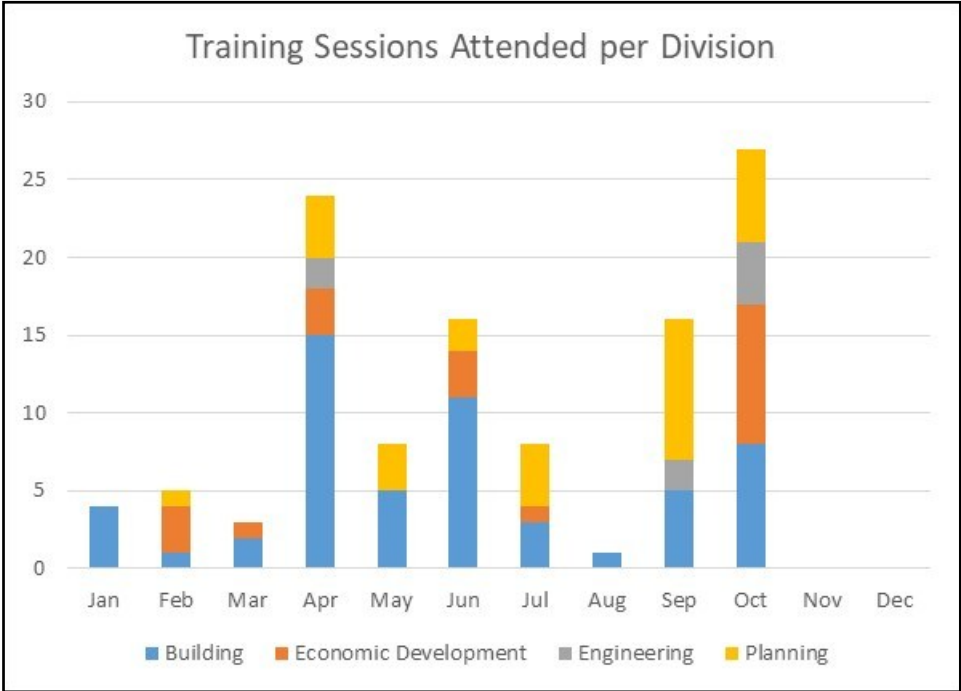
On October 28th, members of the community development department, including Ryan Hanigan, Sierra Saumenig, Javon Henderson, and Lauren Sauter, toured the Rumpke Resource & Recycling Center in Columbus. This is the largest and most technologically advanced recycling facility in North America. The tour was led by Jake Heffron, Municipal Sales Specialist, who provided an in-depth look at the facility's innovative operations. This impressive \$100 million facility spans 226,000 square feet and employs more than 60 people dedicated to advancing recycling efforts in the state. The tour highlighted Rumpke's state-of-the-art equipment, including four ballistic separators, 19 optical scanners, and artificial intelligence technology designed to improve sorting efficiency and material recovery.



Picture from inside the facility

COMMUNITY ENGAGEMENT AND OUTREACH
OCTOBER 2025

Training Highlights



BOARD AND COMMISSIONS

OCTOBER 2025

Architectural Review Board: October 13, 2025

Applications:

Type:	Certificate of Appropriateness
Location:	50 W. Village Hall Road
Applicant:	City of New Albany c/o Horne + King
Request:	Certificate of Appropriateness for a building addition at the New Albany police station
Zoning:	Village Center
Board Action:	Approved with conditions
Type:	Certificate of Appropriateness
Location:	37 Dublin-Granville Road
Applicant:	City of New Albany
Request:	Certificate of Appropriateness to add the Parks and Preservation building typology to the Urban Center Code for Rose Run II
Zoning:	Village Center
Board Action:	Approved
Type:	Certificate of Appropriateness
Location:	37 Dublin-Granville Road
Applicant:	City of New Albany
Request:	Certificate of Appropriateness for a pavilion as part of Rose Run II
Zoning:	Village Center
Board Action:	Approved
Type:	Certificate of Appropriateness/Zoning Change
Location:	6600 New Albany-Condit Road
Applicant:	Rob Riddle c/o Aaron Underhill, Esq., Underhill & Hodge LLC
Request:	Certificate of Appropriateness for a rezoning from the Rural Residential sub-district of the Urban Center Code to an Infill-Planned Unit Development that allows office uses
Zoning:	Village Center
Board Action:	Approval with conditions

Other business:

1. Master Sign Plan meeting

Planning Commission: October 20, 2025

Applications:

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

BOARD AND COMMISSIONS

OCTOBER 2025

Planning Commission: October 20, 2025 (*continued*)

Type:	Variance
Location:	Generally on the northeastern portion of Souder Road
Applicant:	SI NALLI LLC c/o Underhill & Hodge LLC, Aaron Underhill, Esq.
Request:	Variance to allow an increase in maximum permitted building height from 45 feet to 55 feet
Zoning:	Infill-Planned Unit Development (I-PUD)
Board Action:	Approved with conditions
Type:	Zoning Change
Location:	6600 New Albany-Condit Road
Applicant:	Rob Riddle c/o Aaron Underhill, Esq., Underhill & Hodge LLC
Request:	Rezoning from the Rural Residential sub-district of the Urban Center Code to an Infill-Planned Unit Development that allows office uses
Zoning:	Village Center
Board Action:	Tabled
Type:	Conditional Use
Location:	13312 Jug Street Road NW
Applicant:	MBJ Holdings LLC c/o Aaron Underhill, Esq.
Request:	Condition use of a concrete batch plant
Zoning:	Limited-General Employment (L-GE)
Board Action:	Approved with conditions

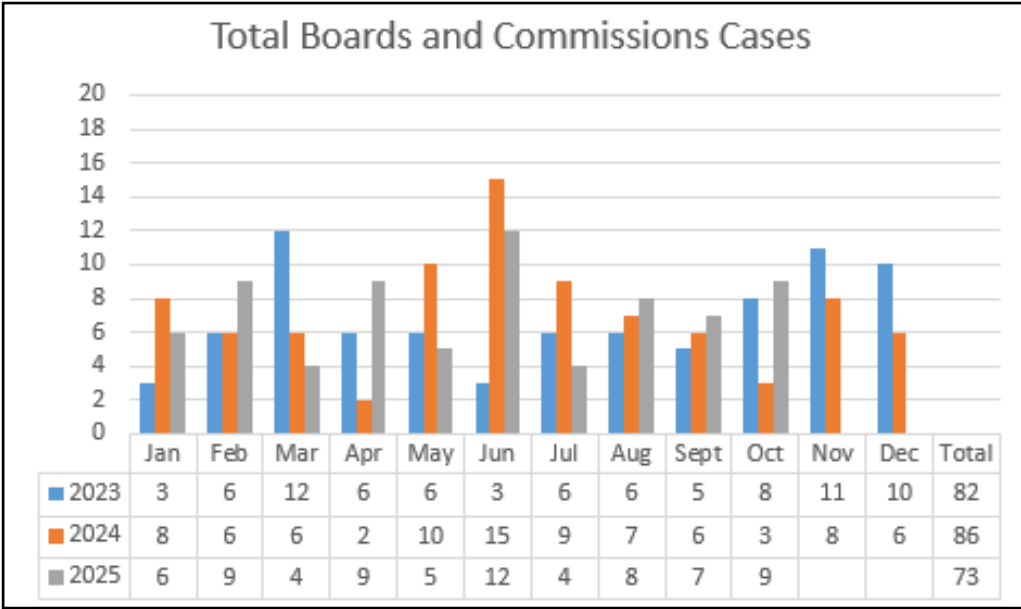
Board of Zoning Appeals: October 27, 2025

Applications:

Type:	Variance
Location:	7503 Ogden Woods Boulevard
Applicant:	James Roth
Request:	Variance to reduce the required pool setback and to encroach into an easement
Zoning:	R-4 - Suburban Single-Family Residential District
Board Action:	Tabled

BOARD AND COMMISSIONS
OCTOBER 2025

Planning Cases



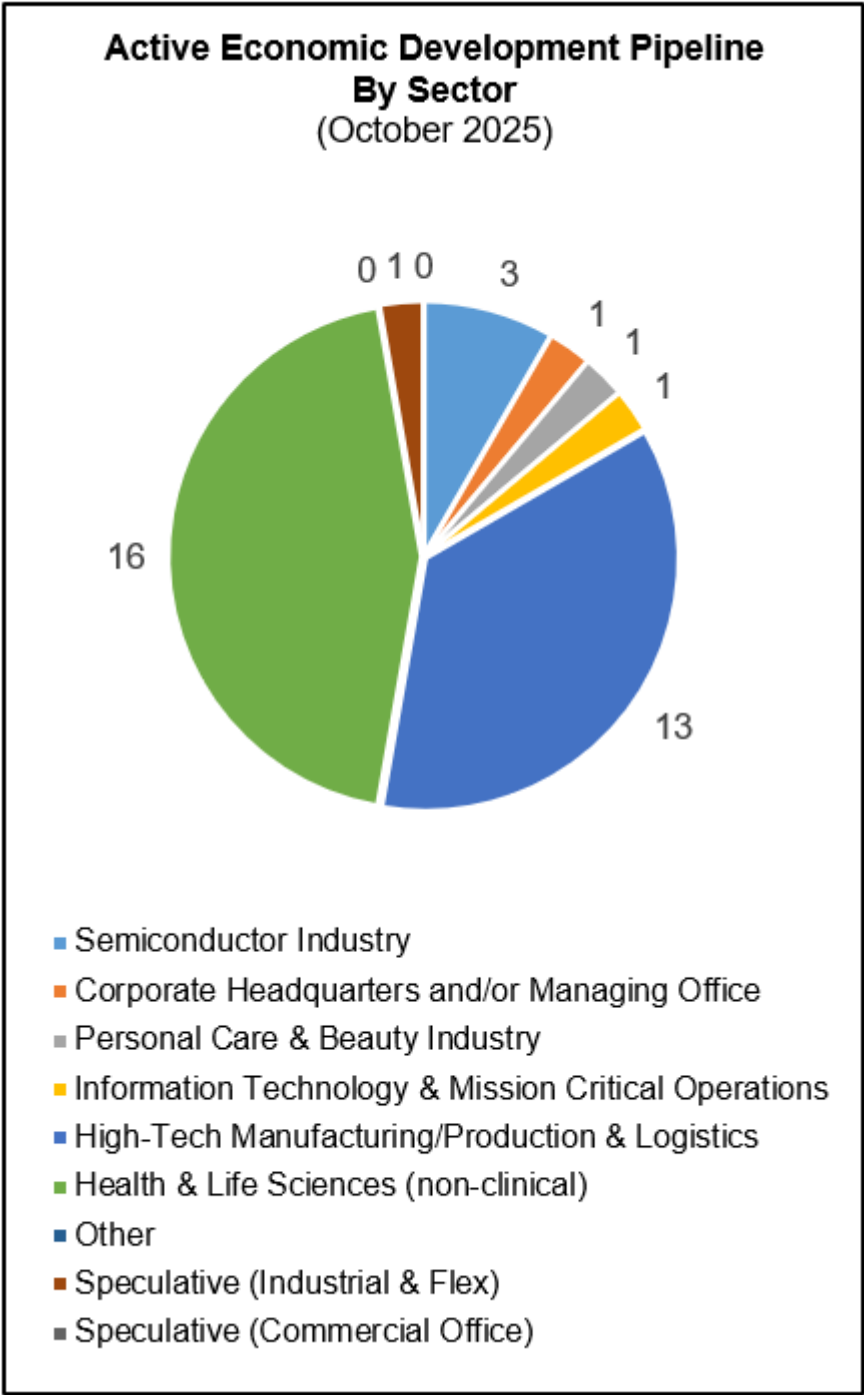
This graph shows the total number of planning application cases presented to the Planning Commission, Board of Zoning Appeals, and Architectural Review Board each month.

ECONOMIC DEVELOPMENT UPDATES
OCTOBER 2025

Active Economic Development Pipeline

In October, the department responded to two site selection requests. The department reviewed a total of five 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.

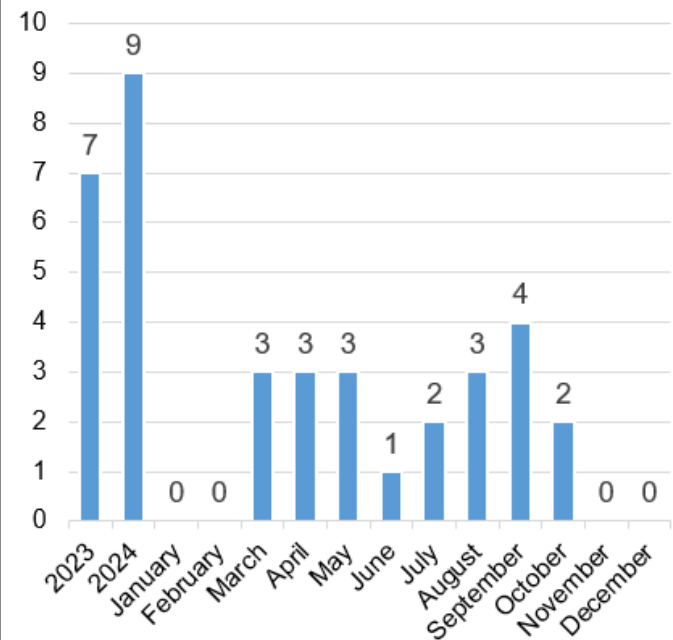
Currently, the department has an active portfolio of approximately 36 projects.



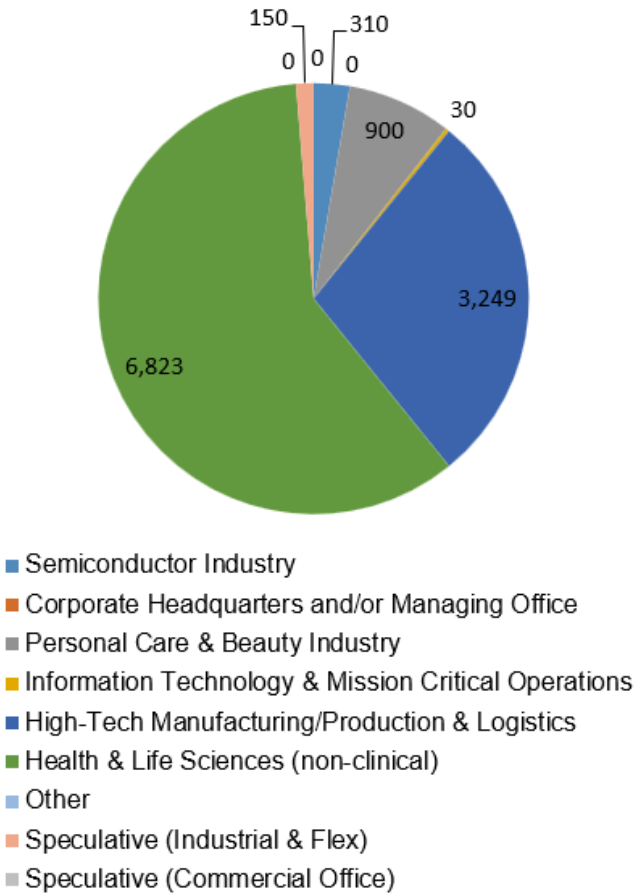
ECONOMIC DEVELOPMENT UPDATES

OCTOBER 2025

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

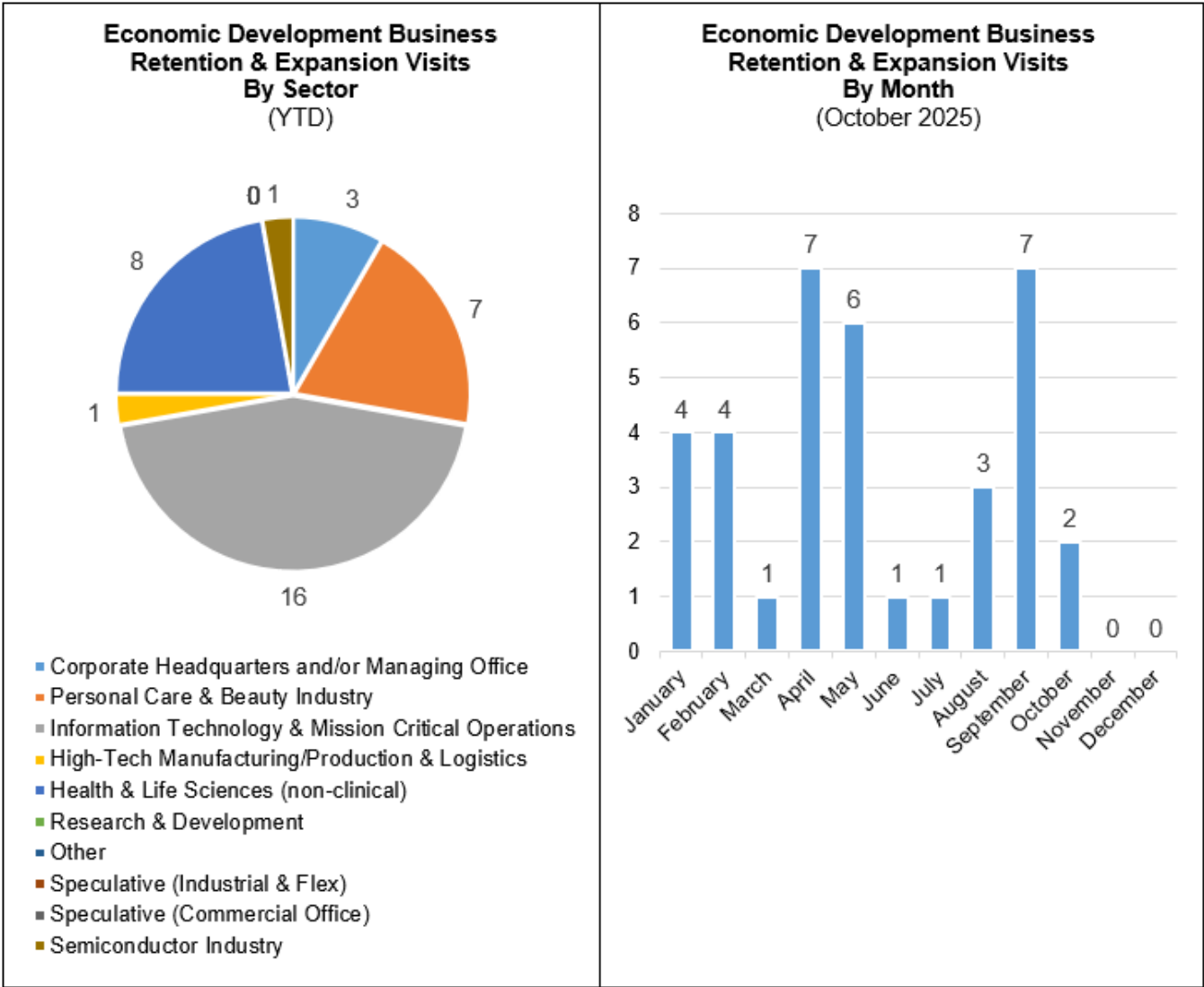


**Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(October 2025)**



ECONOMIC DEVELOPMENT UPDATES
OCTOBER 2025

Business Retention & Expansion Meetings

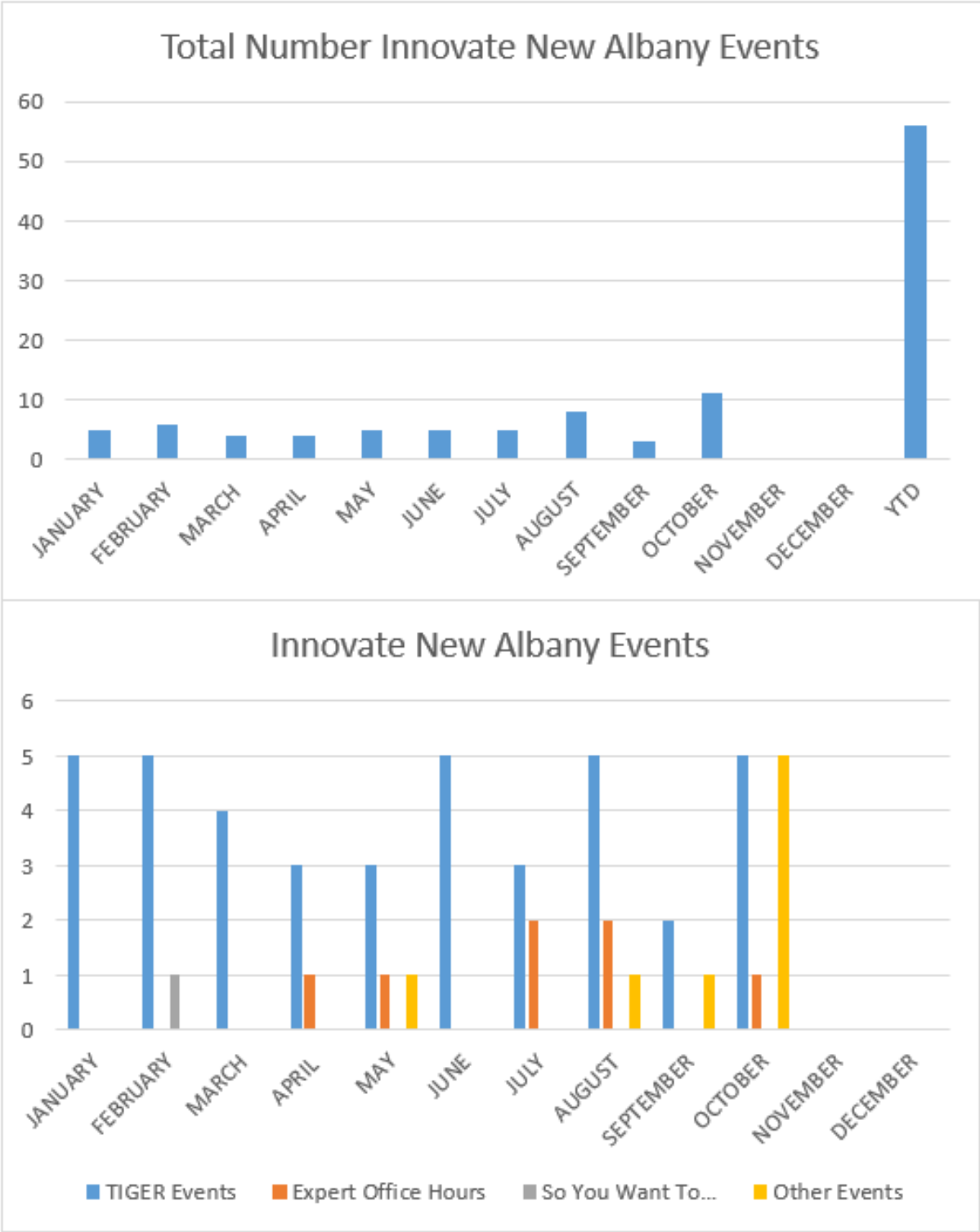


INNOVATE NEW ALBANY

OCTOBER 2025

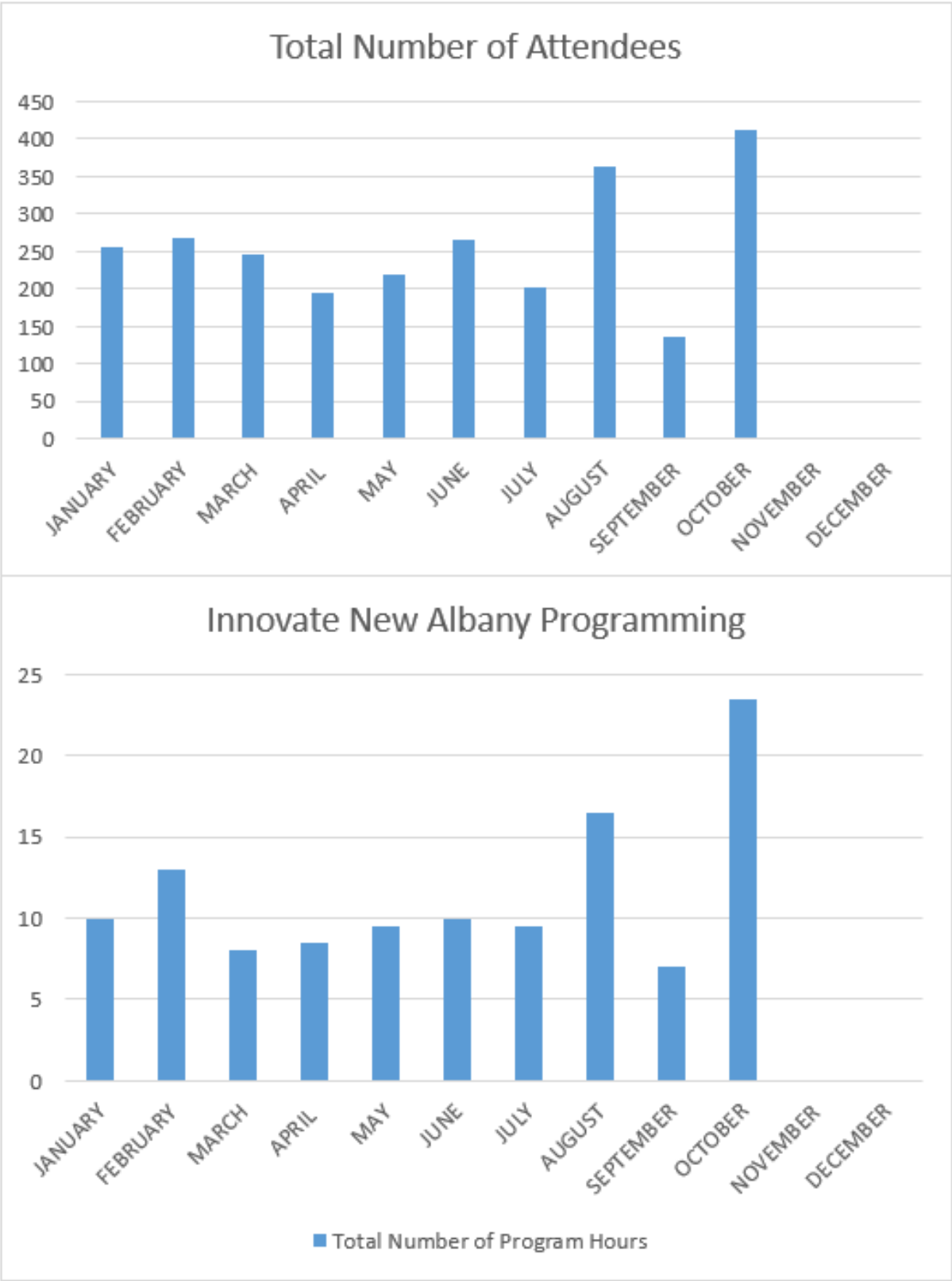
Innovate New Albany Event and Program Information

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
OCTOBER 2025

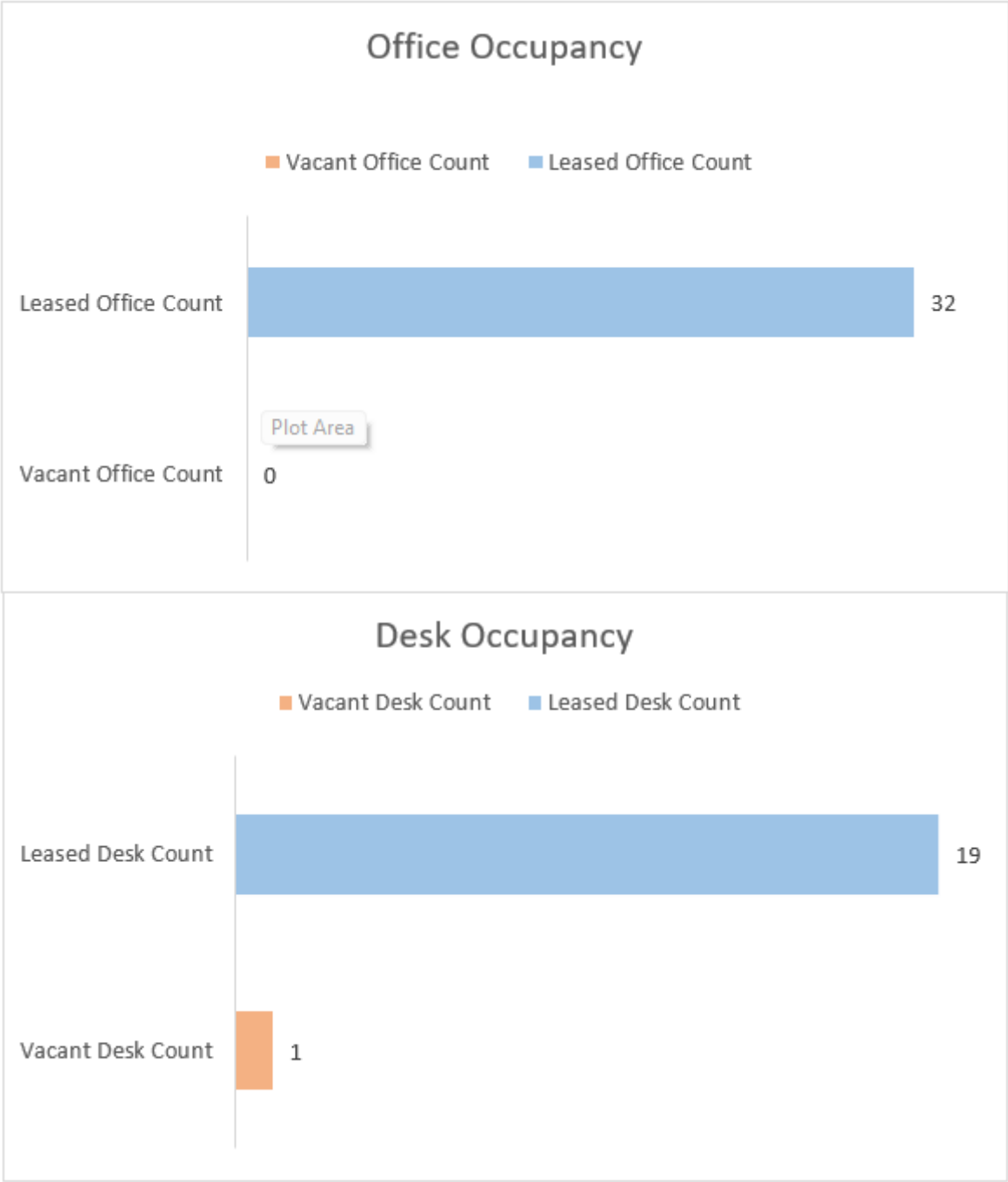
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
OCTOBER 2025

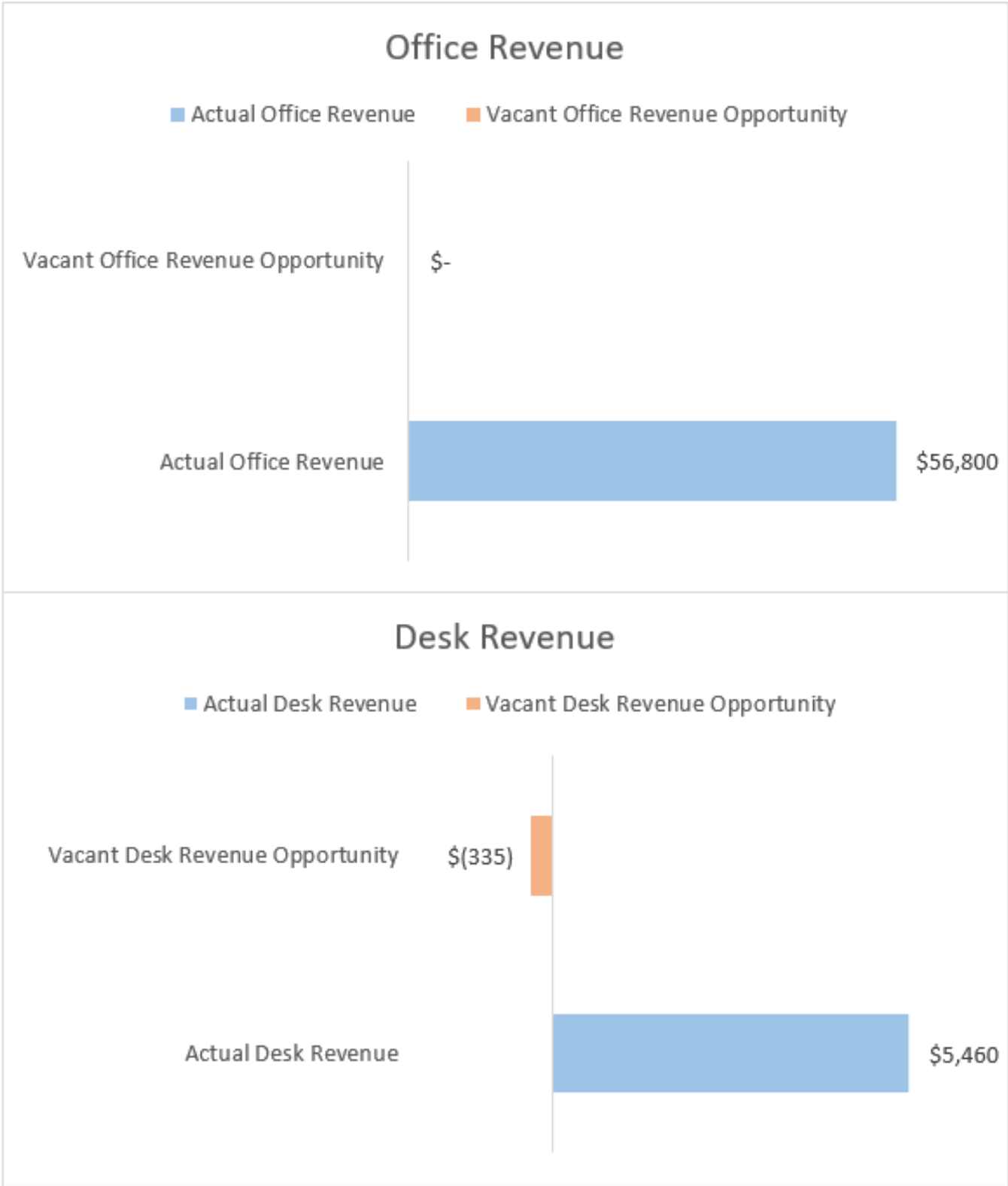
Brick House Blue at Innovate New Albany

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
OCTOBER 2025

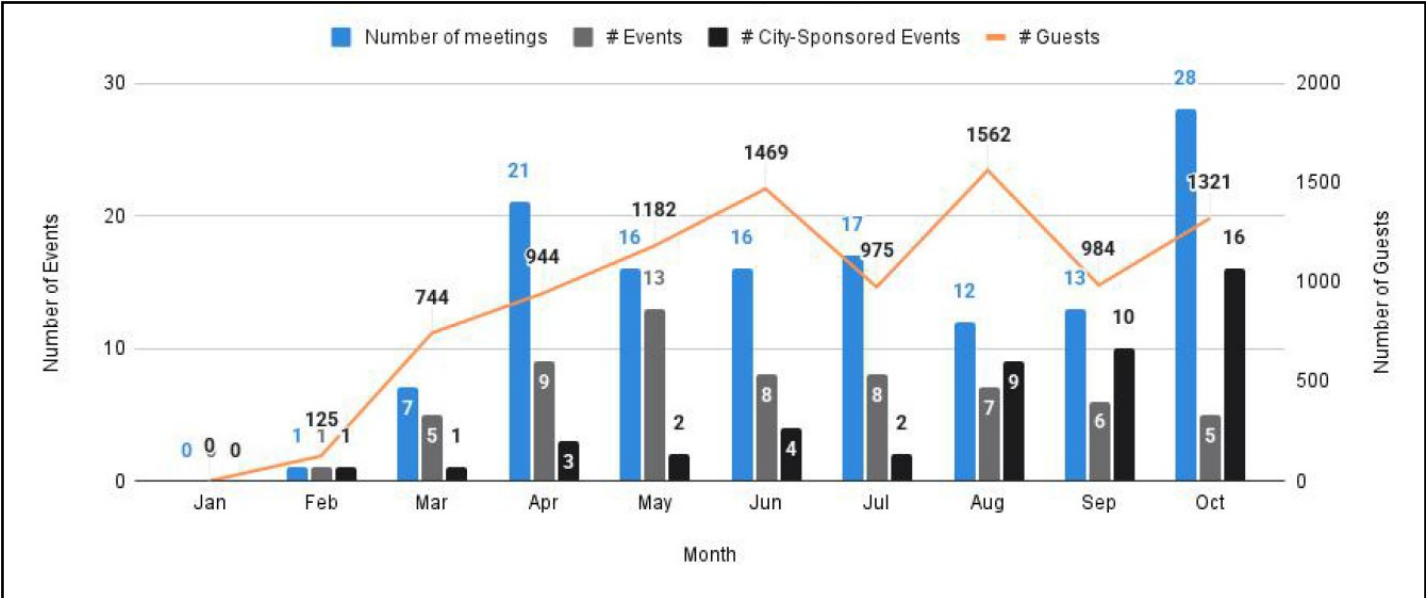
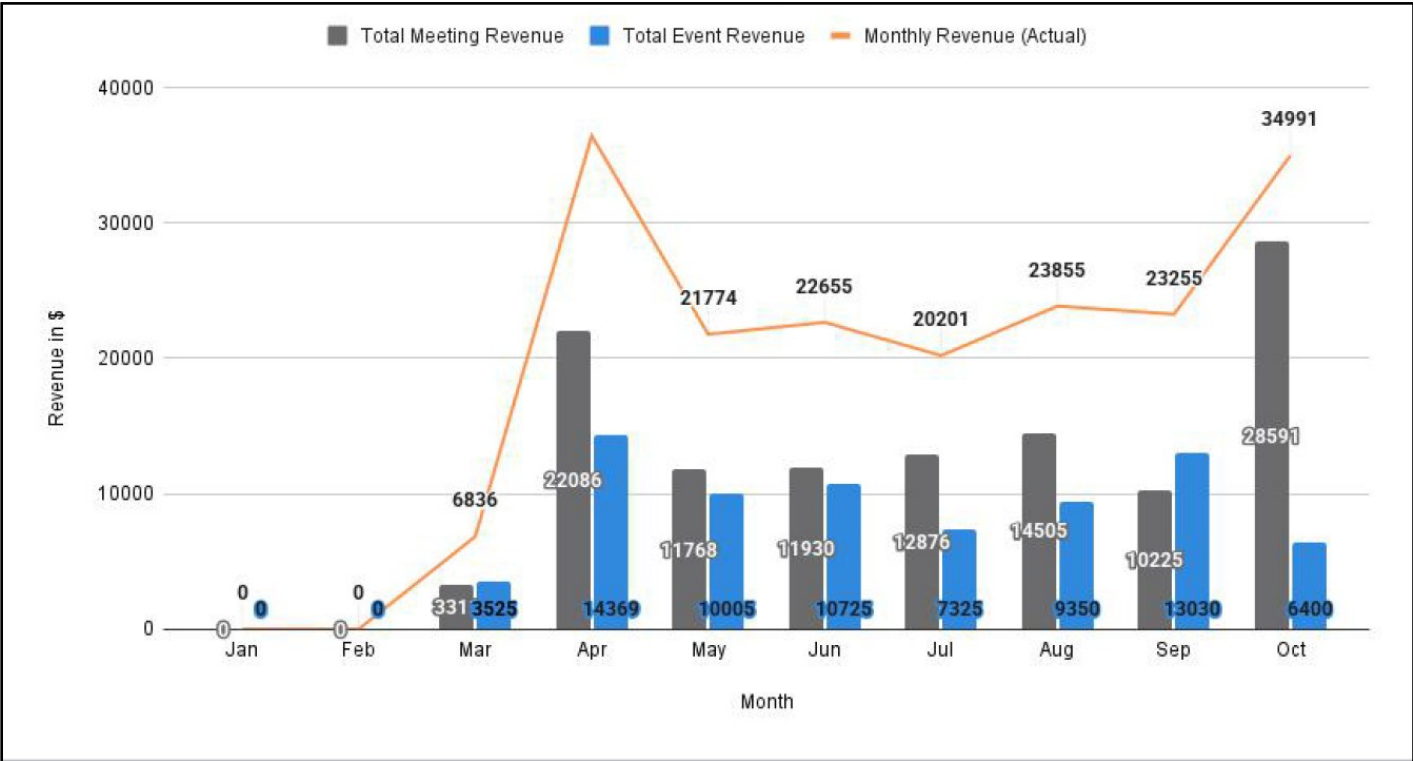
Brick House Blue at Innovate New Albany



INNOVATE NEW ALBANY
OCTOBER 2025

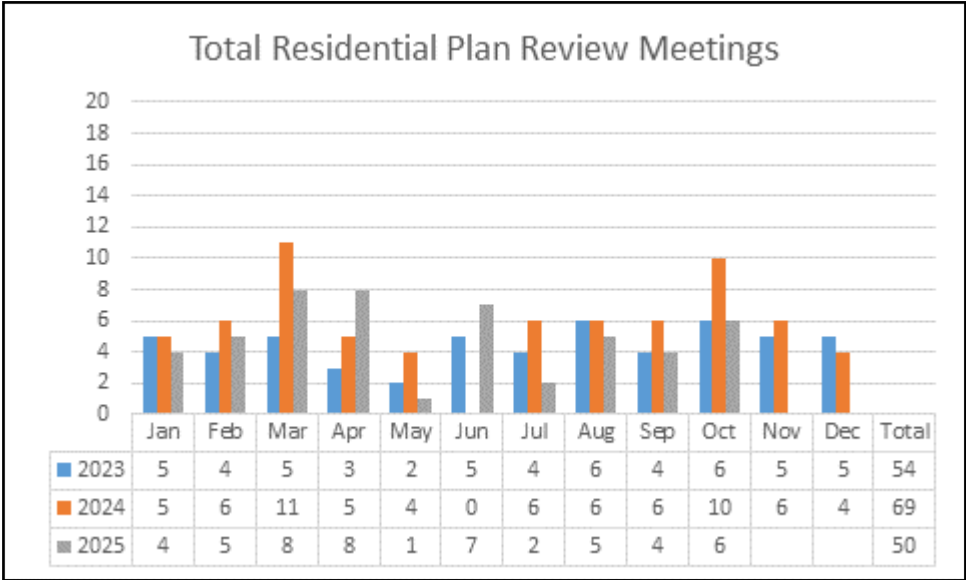
Brick House Blue at Innovate New Albany

2025 Monthly Revenue by Type



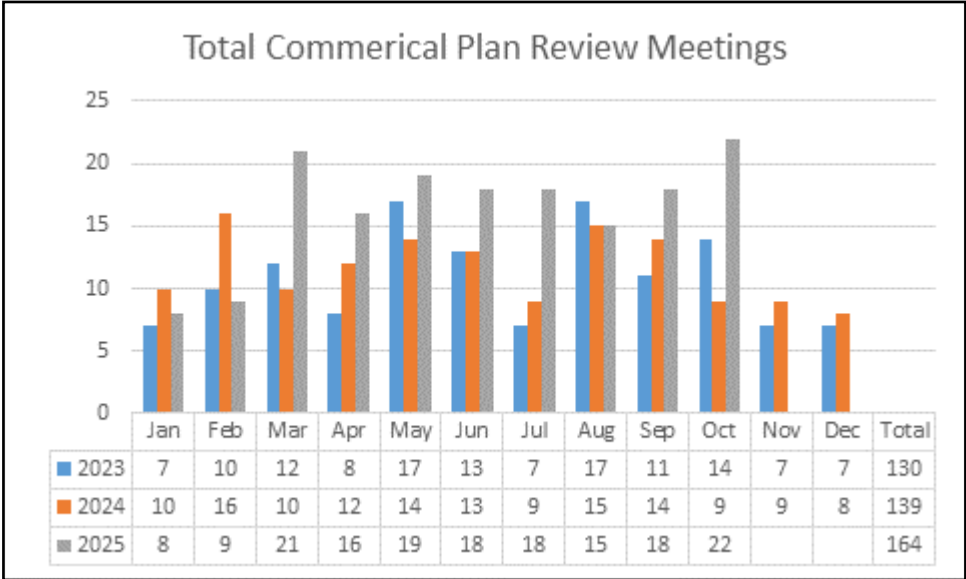
**PLAN REVIEW
OCTOBER 2025**

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.

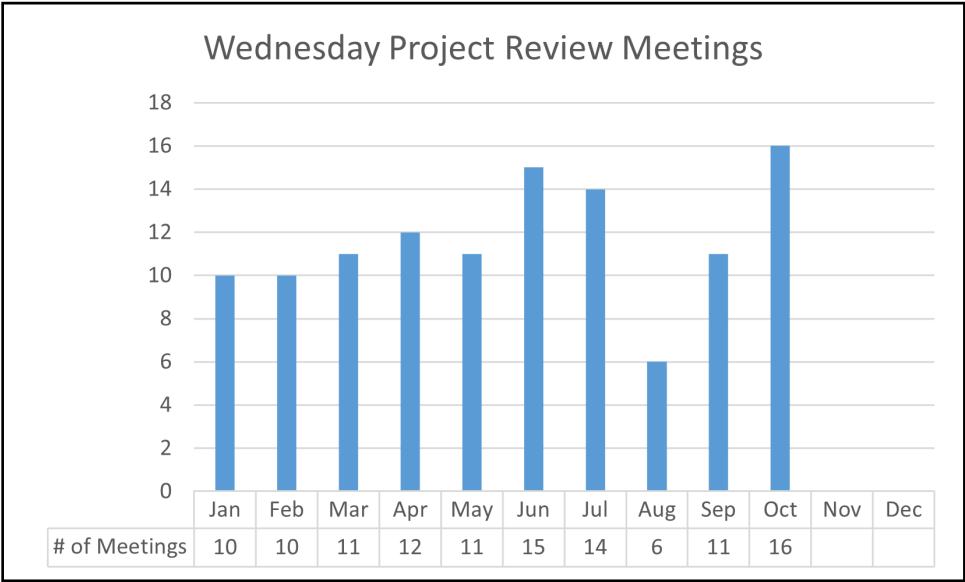
Commercial Walk-Through Meetings



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.

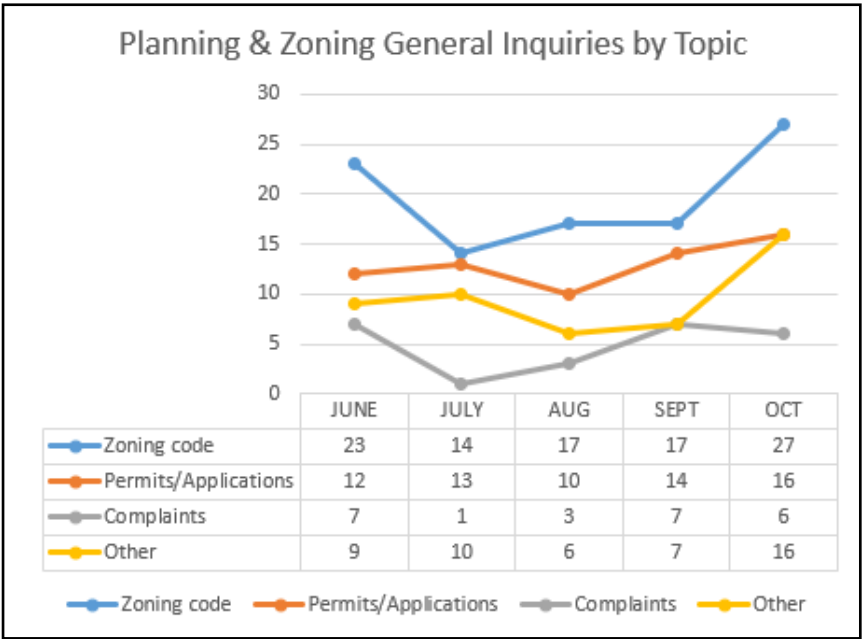
PLAN REVIEW
OCTOBER 2025

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.

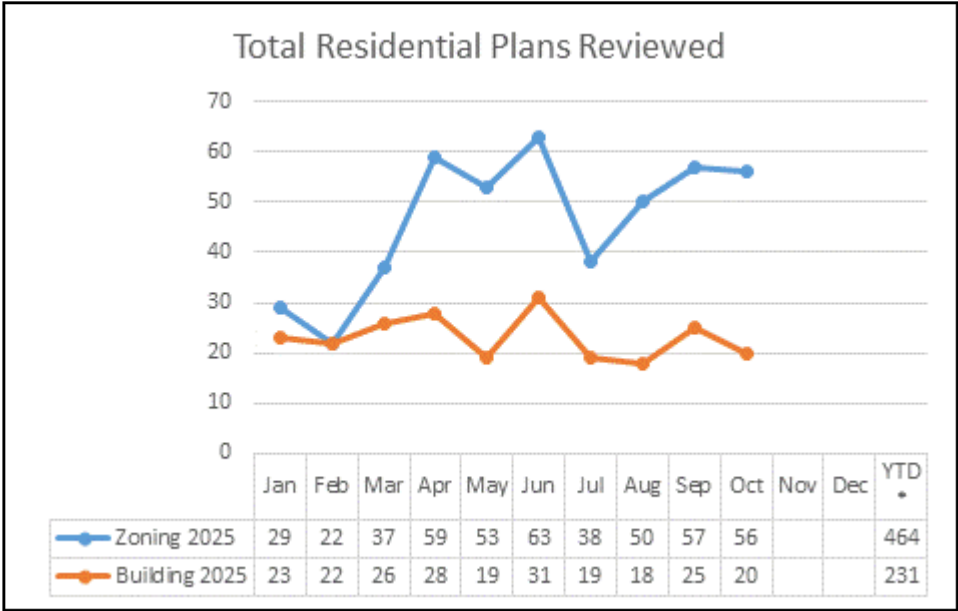
Planning & Zoning Inquiries



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.

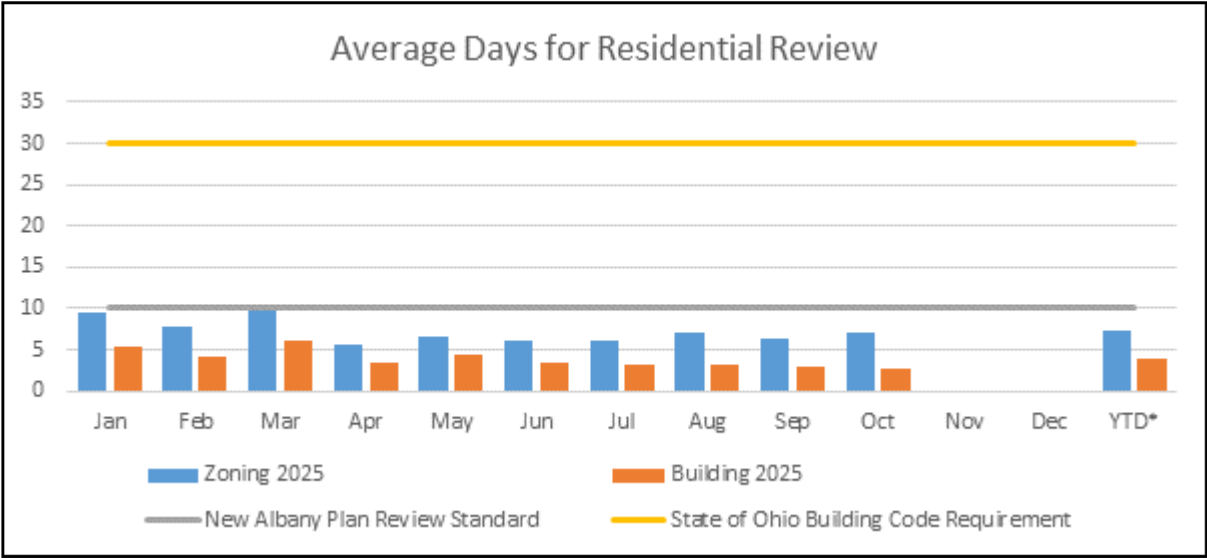
PLAN REVIEW
OCTOBER 2025

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.

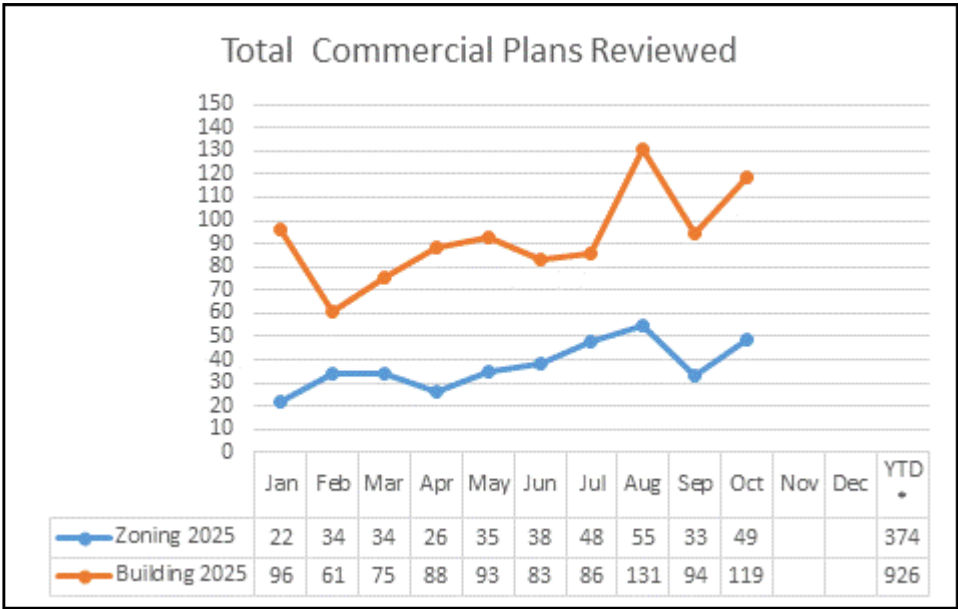


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

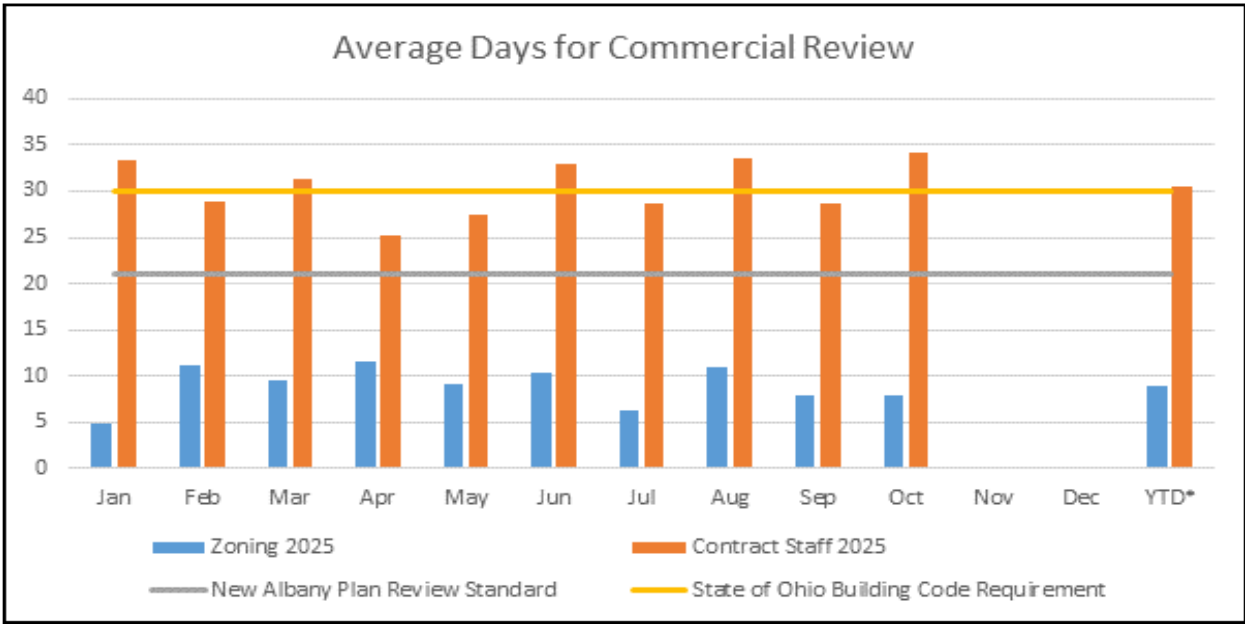
PLAN REVIEW
OCTOBER 2025

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

OCTOBER 2025

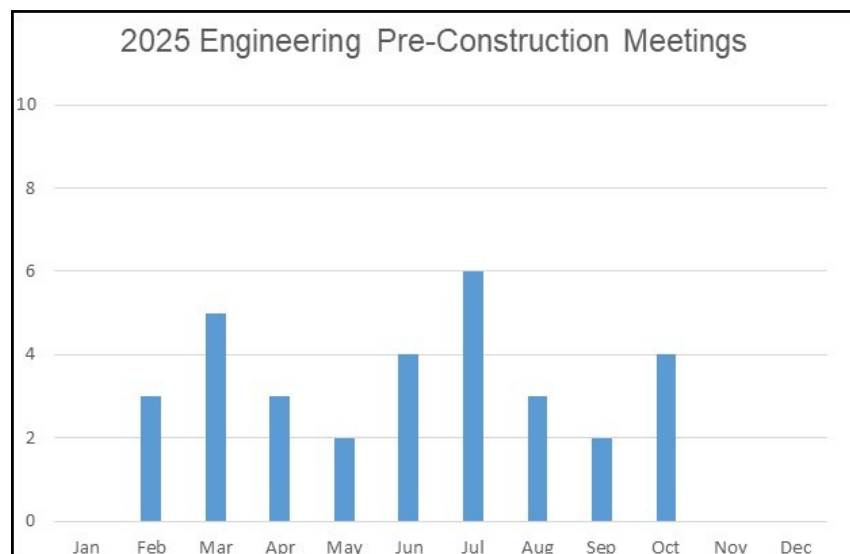
Engineering Plan Reviews

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
Project Eagle	10/23/25	10/28/25	5	18
Hawksmoor Storm Revision	10/09/25	10/23/25	14	18
Rose Run Park Phase 2 Enabling	10/10/25	10/24/25	14	18
Project NAH PSIP	10/06/25	10/20/25	14	18
QTS NAL 4 PSIP	10/01/25	10/15/25	14	18
NAPL Elementary	09/29/25	10/17/25	18	18
Forrest Drive MOB PSIP	10/07/25	10/13/25	6	18
Edge Connex Temporary Construction Logistics	10/07/25	10/20/25	13	18
CCL Label PSIP	10/14/25	10/16/25	2	18
CyrusOne PSIP	09/29/25	10/03/25	4	18
Microsoft Grading	10/08/25	10/24/25	16	18

Engineering Pre-Construction Meetings

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

- Nationwide Children's Hospital 10/10
- Miller Rd Sanitary 10/22
- CyrusOne PSIP 10/29
- CyrusOne Substation 10/30



FIELD WORK AND INSPECTIONS

OCTOBER 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

OCTOBER 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

OCTOBER 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

OCTOBER 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 OCTOBER 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



9490 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



9500 Innovation Campus Way

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

OCTOBER 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

Name of Project: Studio 8E8

Location: 9105 Smith's Mill Road North

Square Footage: 10,038

Start Date: October 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

OCTOBER 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Meta NAB3

Location: Green Chapel Road

Square Footage: 125,996

Start Date: October 2025

Name of Project: Meta NAB5

Location: Green Chapel Road

Square Footage: 125,996

Start Date: October 2025

Name of Project: Meta NAB100

Location: Green Chapel Road

Square Footage: 22,000

Start Date: October 2025

Name of Project: AWS, Building G

Location: Generally located at Beech and Miller

Square Footage: 11,724

Start Date: October 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 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 OCTOBER 2025

Other Areas

Name of Project: Fieldhouse & Community Center

Location: 7839 Bevelhymer Rd

Square Footage: 185,890

Start Date: April 2025



Fieldhouse & Community Center

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 OCTOBER 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 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

Name of Project: AWS, Building C

Location: Generally located at Beech and Jug

Expiration Date: July 27, 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2025

Partial Occupancy Status continued...

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

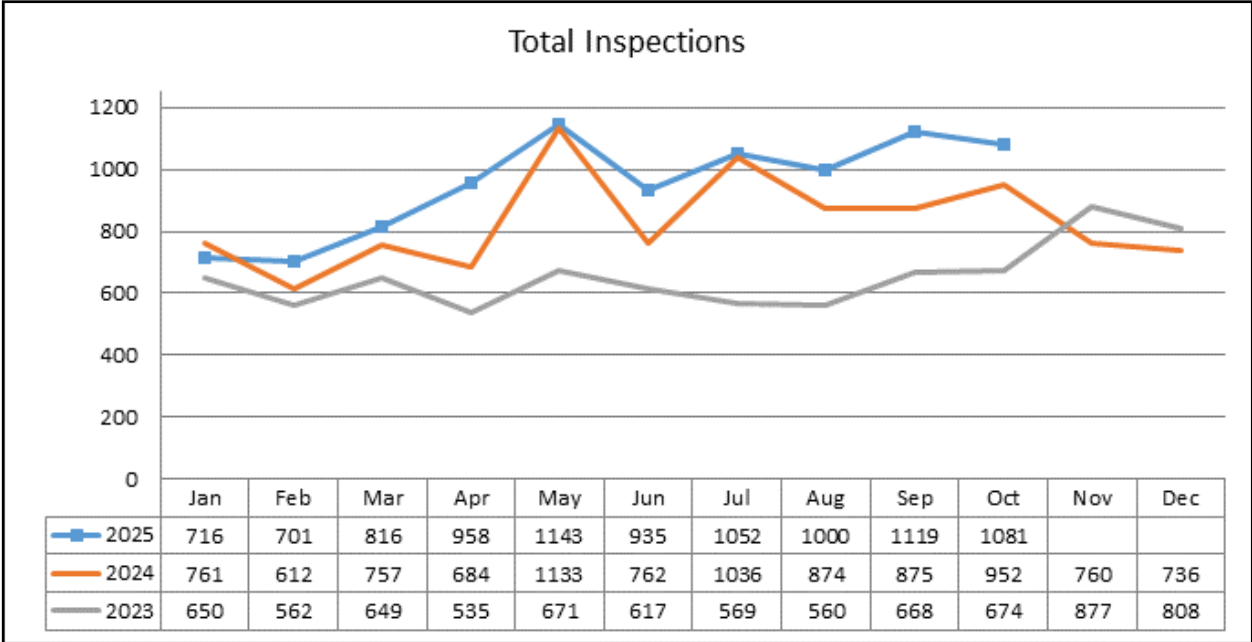
Expiration Date: February 18, 2026

Name of Project: Meta LCO DCB1

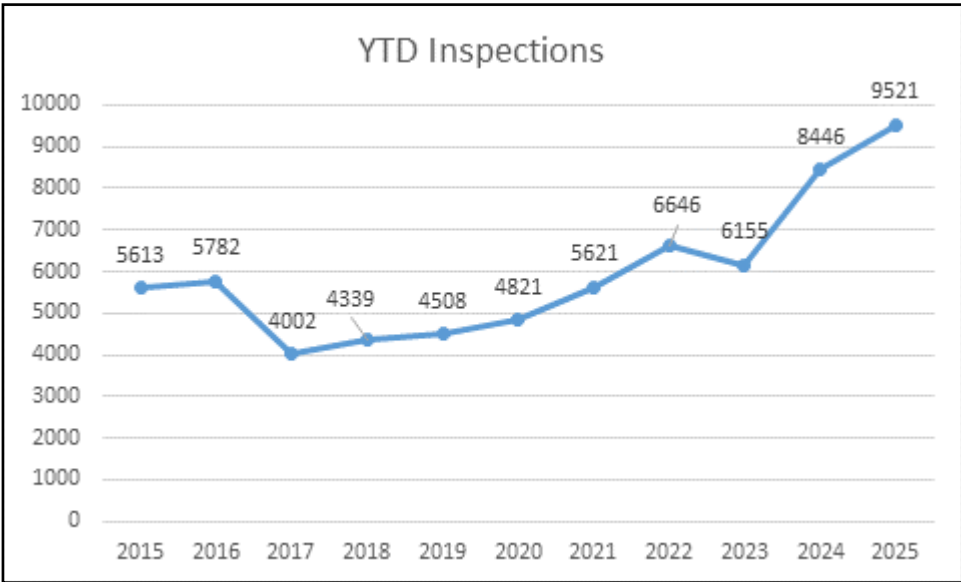
Location: 1500 Beech Road

Expiration Date: March 29, 2026

BUILDING AND ZONING STATISTICS
OCTOBER 2025

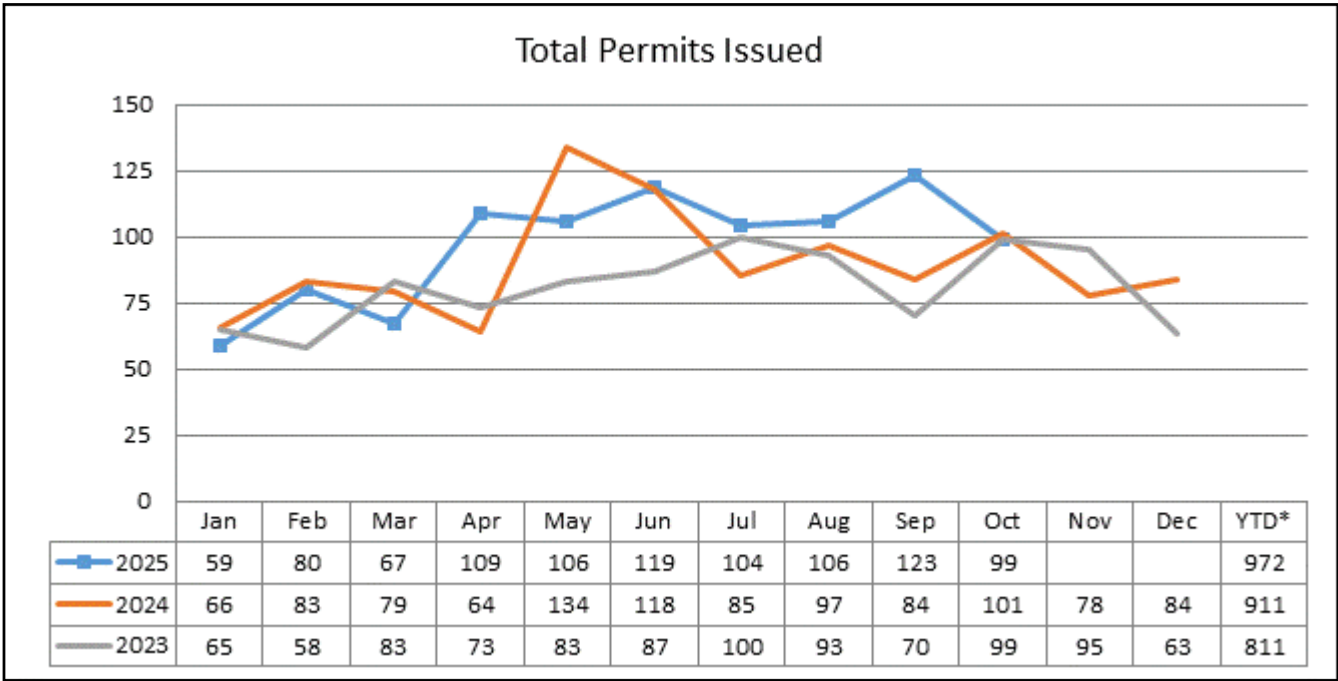


*YTD is the total from January to the end of current month.



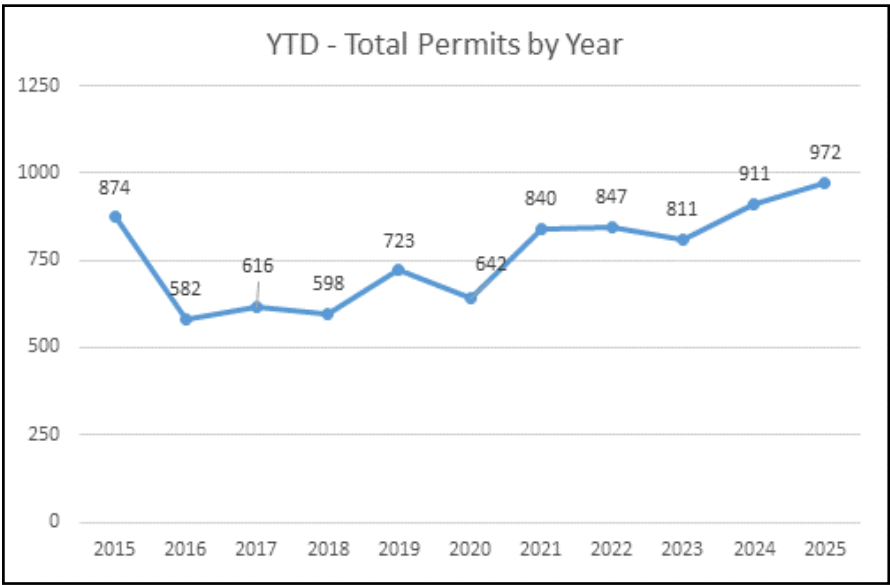
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
OCTOBER 2025



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

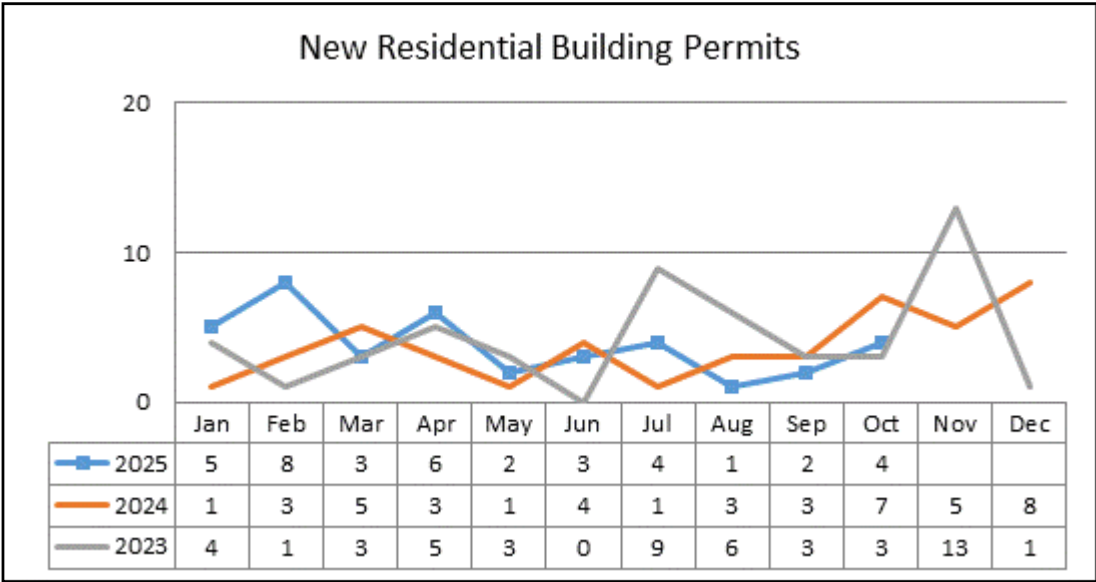
*YTD is the total from January to the end of current month.



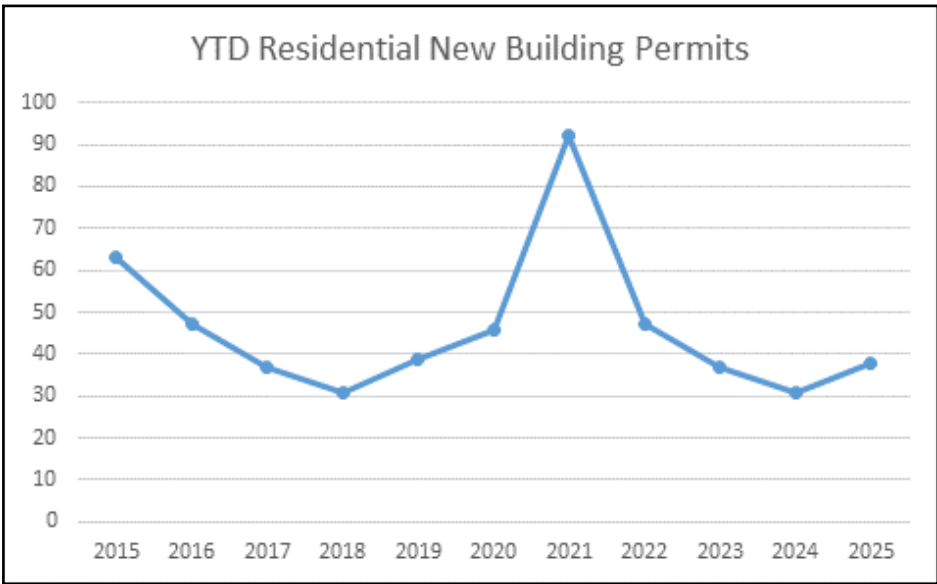
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
OCTOBER 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.

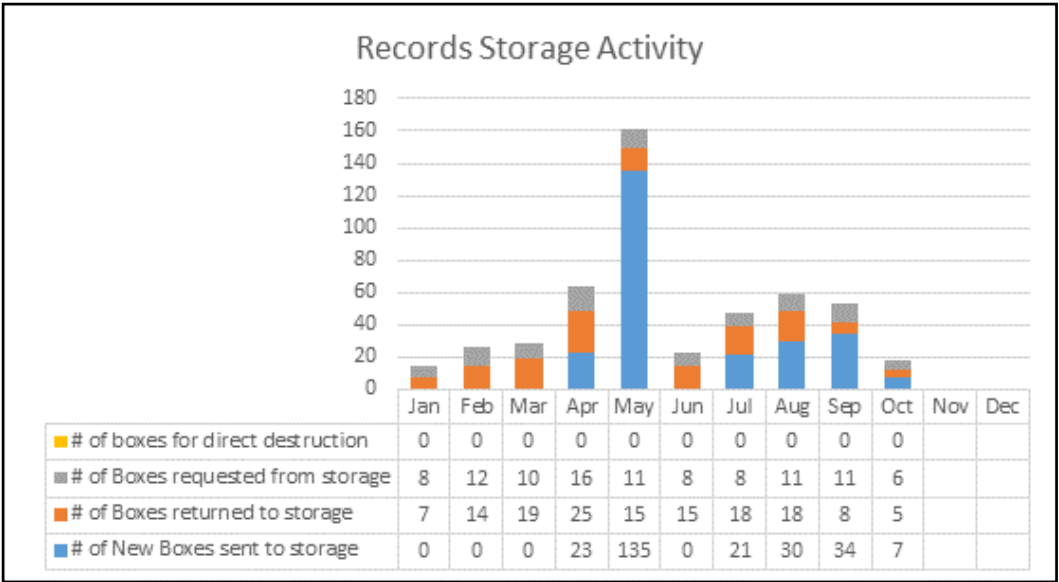
BUILDING AND ZONING STATISTICS

OCTOBER 2025

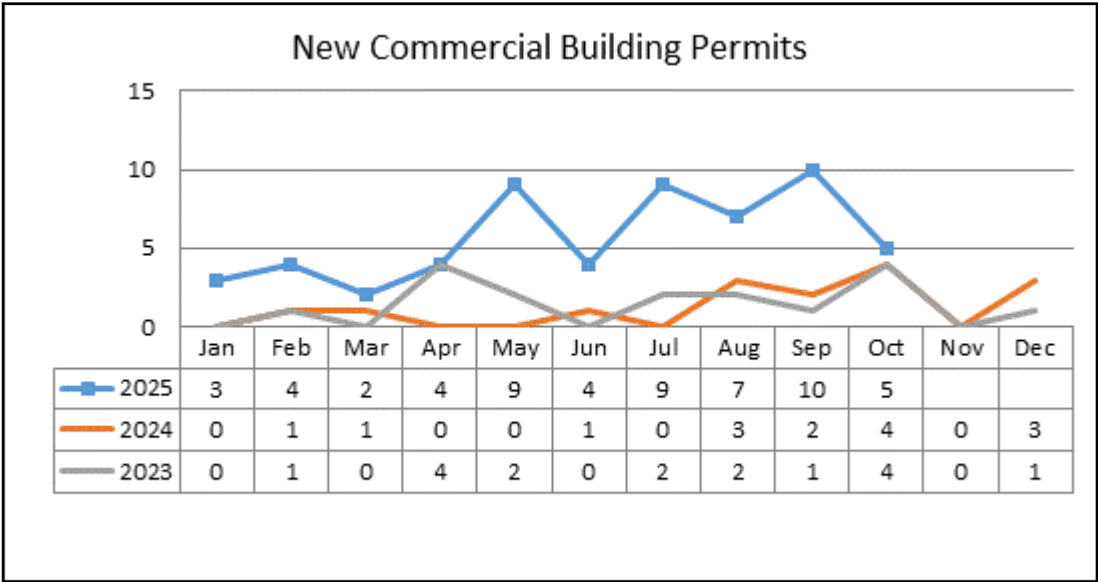
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	18	42
Courtyard at New	105	93	12
Nottingham Trace	240	174	66
NACC 28	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

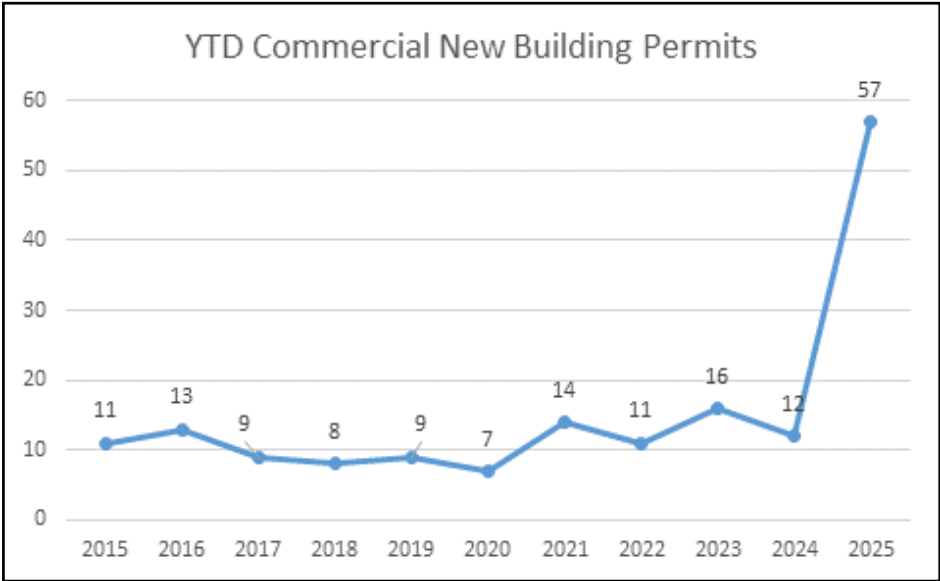
RECORDS STORAGE STATISTICS
OCTOBER 2025



COMMERCIAL BUILDING STATISTICS
OCTOBER 2025



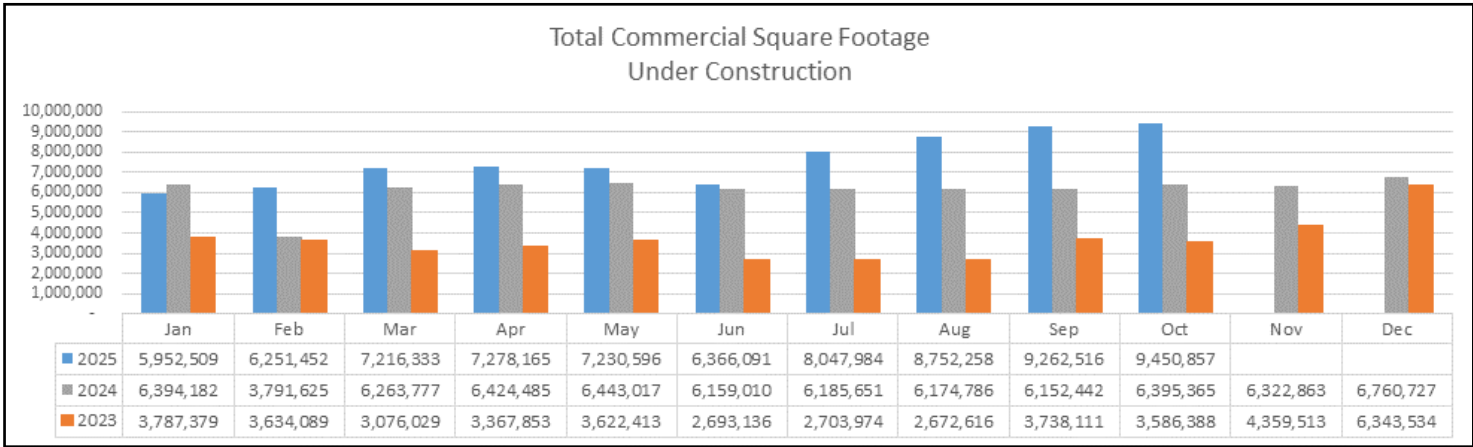
This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.



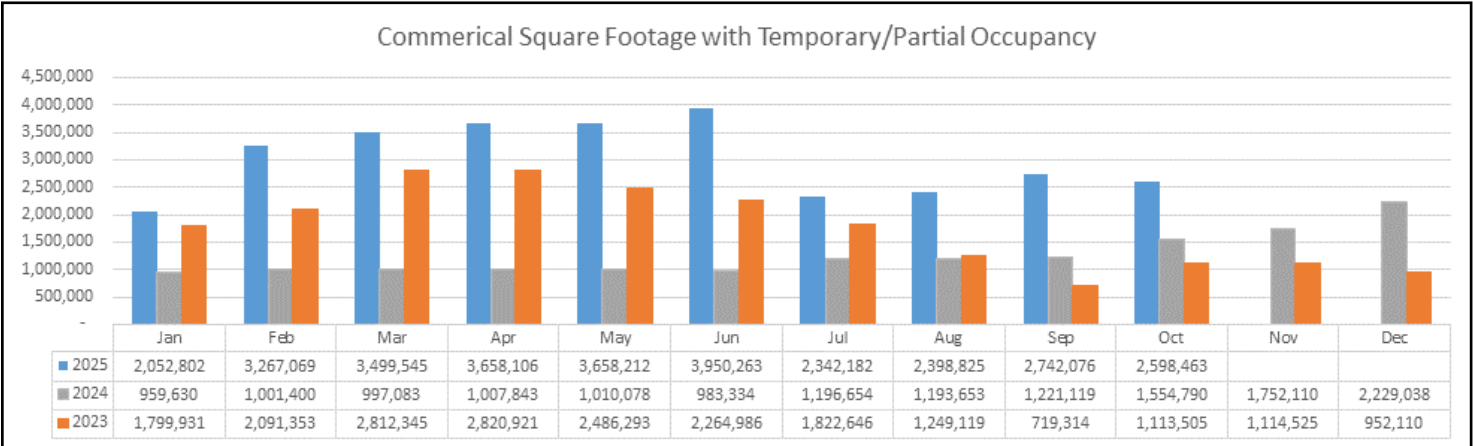
This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS

OCTOBER 2025

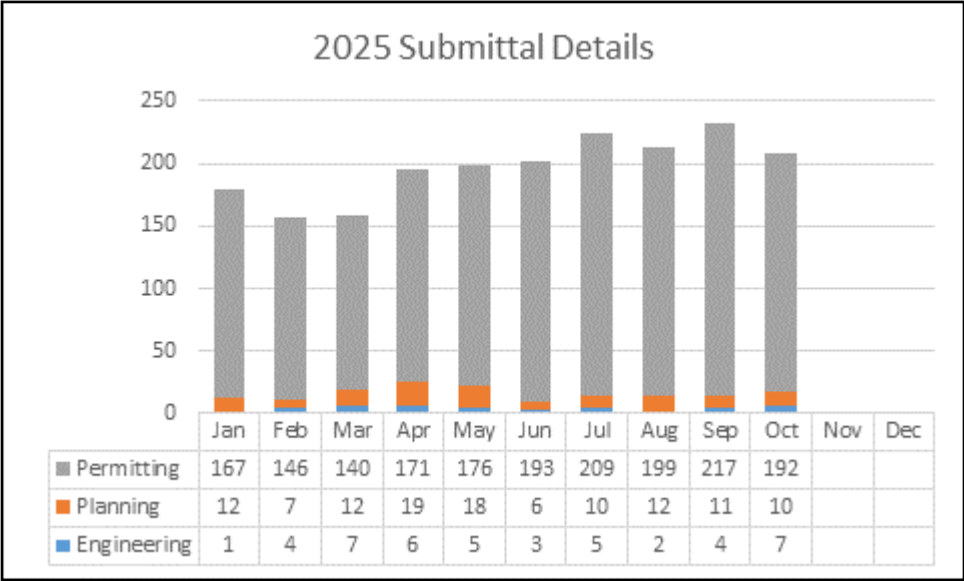


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

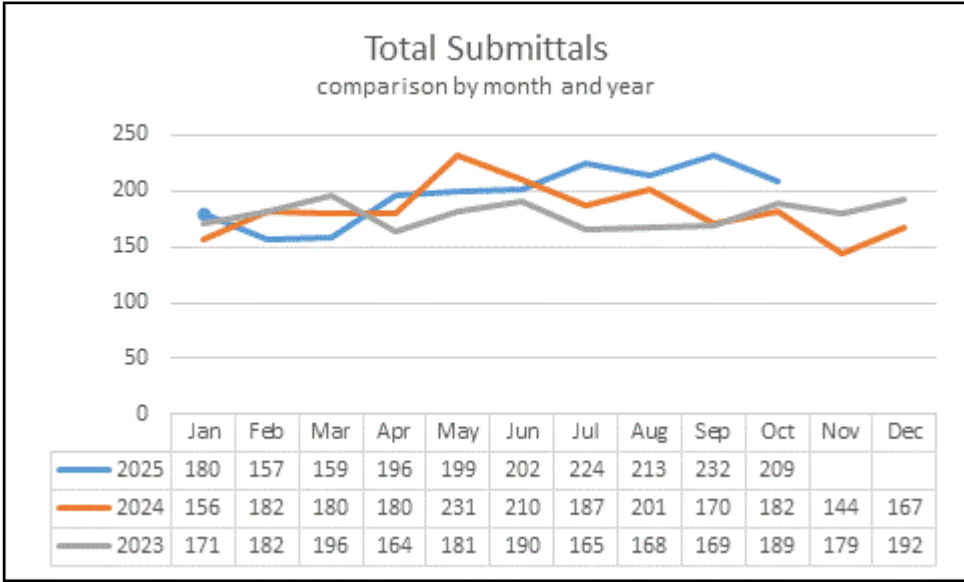


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
OCTOBER 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.