



Community Development Department
MONTHLY REPORT
November 2025

Professionalism

Reliability

Creativity

Service

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COMMUNITY ENGAGEMENT AND OUTREACH

NOVEMBER 2025

Business Meetings & Events

November 4 Ohio Department of Transportation
November 5 New Albany Chamber of Commerce, Classrooms to Careers
November 10 Senator Moreno's office
November 10 Central Ohio Regional Transit Authority (COTA)
November 13 BizConnect
November 18 Hondros

Professional Development Organizations

November 7 EDAC
November 10-16 German American Semiconductor Cities Network

Business Retention & Expansion Meetings

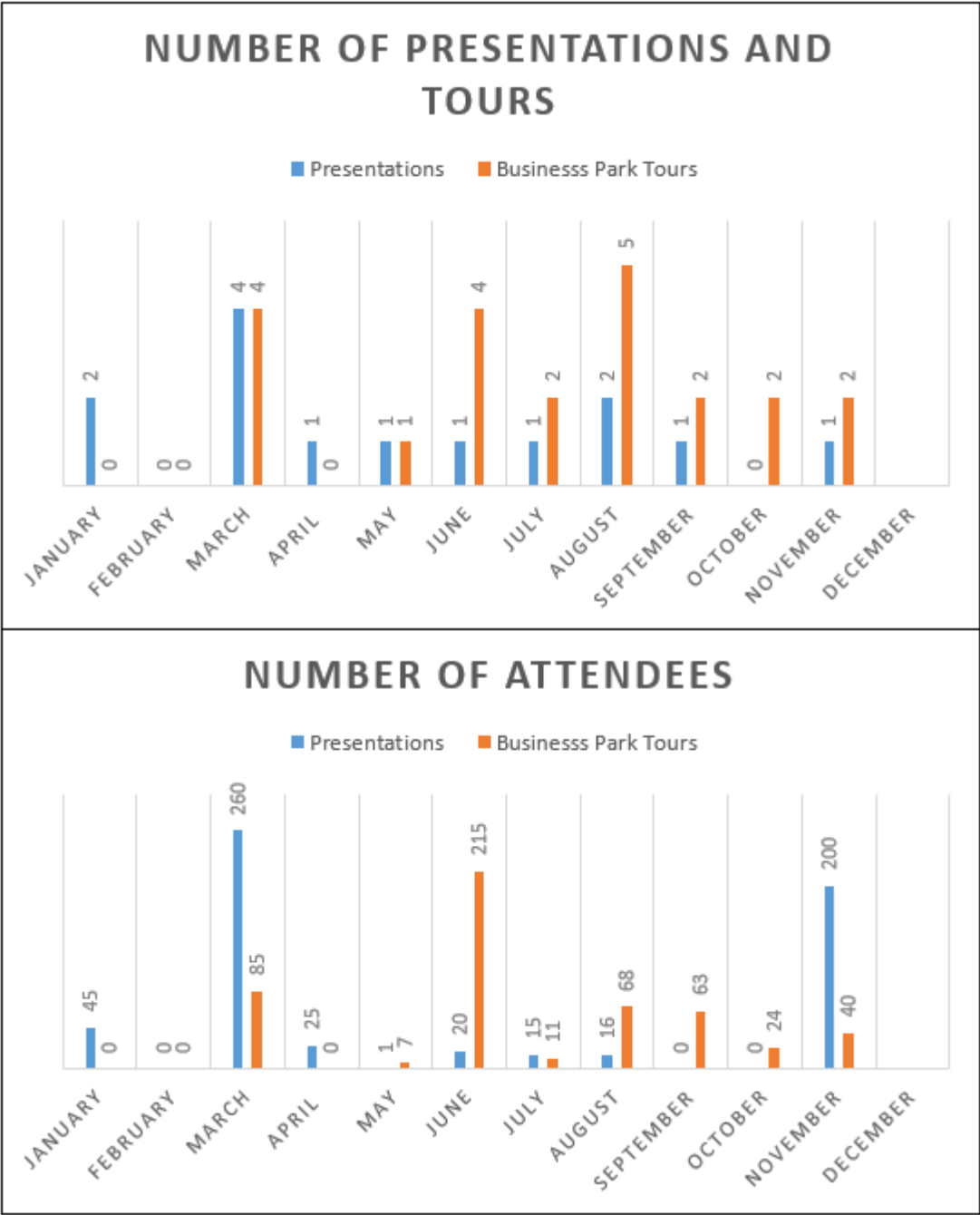
November 7 Lucta
November 14 NeuroAnimation
November 17 EOG Resources
November 25 Axium

Presentations & Tours

November 3 I.CON Central Ohio - 35 participants
November 13 IREM Columbus 2025 Annual Forecast Event - 200 participants
November 18 Employee Business Park Tour - 5 participants

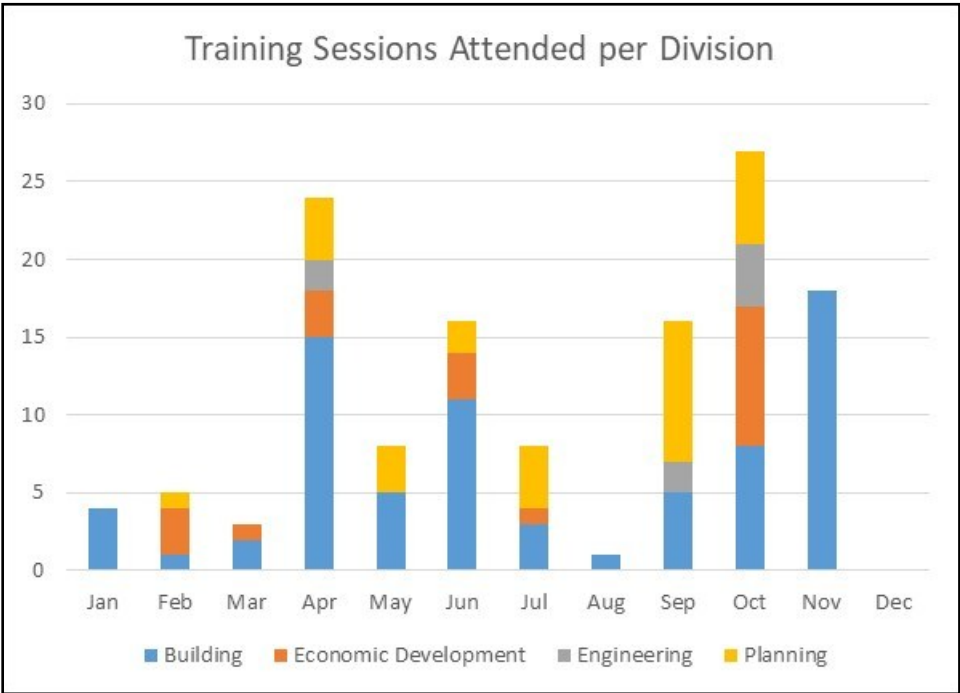
COMMUNITY ENGAGEMENT AND OUTREACH
NOVEMBER 2025

Presentations and Tour Highlights



COMMUNITY ENGAGEMENT AND OUTREACH
NOVEMBER 2025

Training Highlights



BOARD AND COMMISSIONS

NOVEMBER 2025

Architectural Review Board: November 10, 2025

Applications:

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 the New Albany-Plain Local Schools
Zoning: Village Center
Board Action: Approved with conditions

Other business:

1. Master Sign Plan meeting

Planning Commission: November 17, 2025

Applications:

Type: Final Development Plan
Location: 9930 Johnstown Road
Applicant: Galloway c/o Aaron McLean
Request: Final development plan for a new Dutch Bros Coffee shop
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Conditional Use
Location: 9930 Johnstown Road
Applicant: Galloway c/o Aaron McLean
Request: Conditional use of a drive-through for the new Dutch Bros Coffee shop
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

Type: Variances (5)
Location: 9930 Johnstown Road
Applicant: Galloway c/o Aaron McLean
Request: Variance from parking space requirements, active front door requirements, and signage requirements for the new Dutch Bros Coffee shop
Zoning: Infill Planned Unit Development
Board Action: 2 approved, 3 denied

Type: Conditional Use
Location: Woodhaven Subdivision, Lot 52
Applicant: Bob Webb c/o Kirk Denyes
Request: Extend the conditional use of an existing model home
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

BOARD AND COMMISSIONS

NOVEMBER 2025

Planning Commission: November 17, 2025 (*continued*)

Type: Conditional Use
Location: Woodhaven Subdivision, Lot 51
Applicant: Bob Webb c/o Kirk Denyes
Request: Conditional use of a new residential model home
Zoning: Infill Planned Unit Development (I-PUD)
Board Action: Approved with conditions

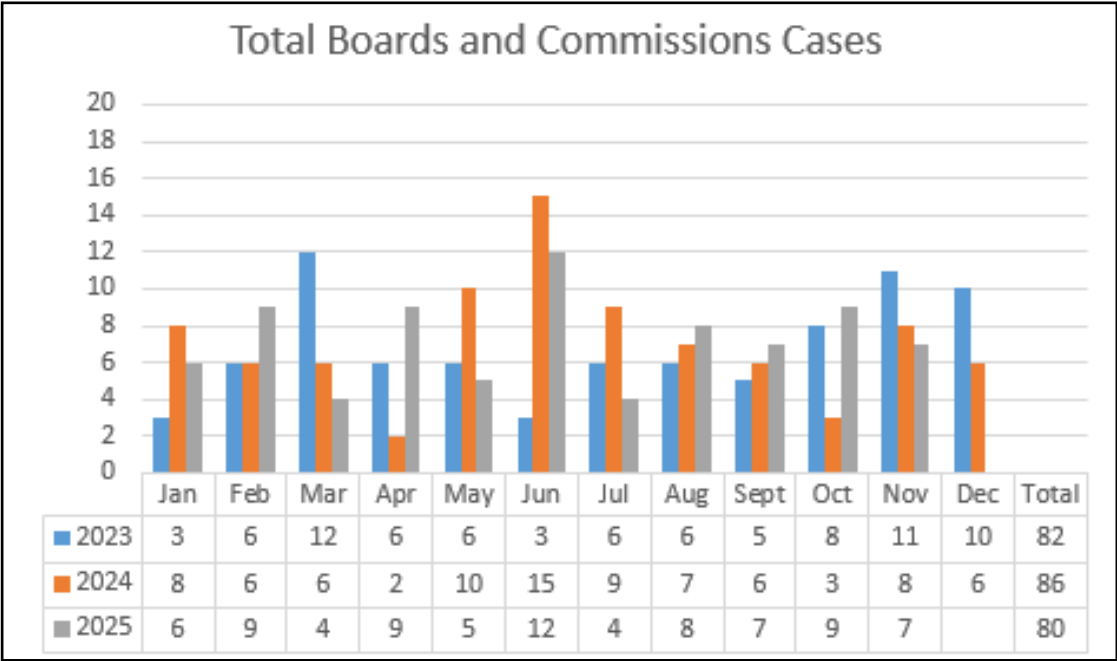
Board of Zoning Appeals: November 24, 2025

Applications:

Type: Variances (2)
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: Approved with conditions

BOARD AND COMMISSIONS
NOVEMBER 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.

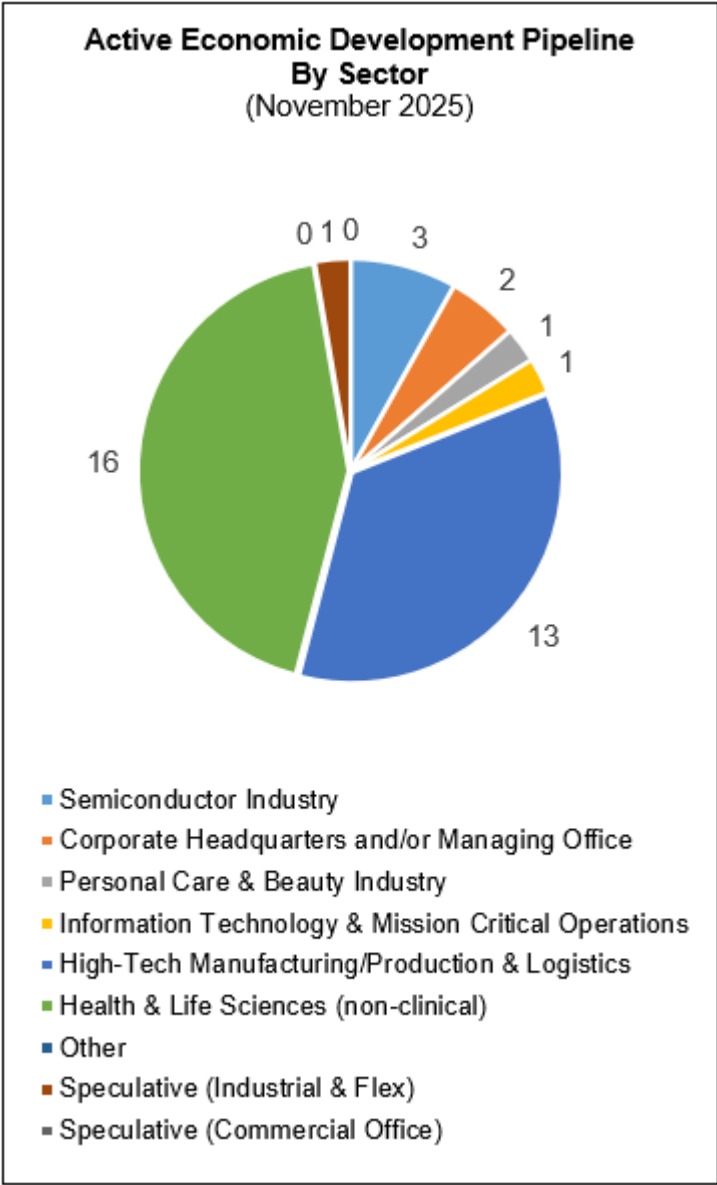
ECONOMIC DEVELOPMENT UPDATES

NOVEMBER 2025

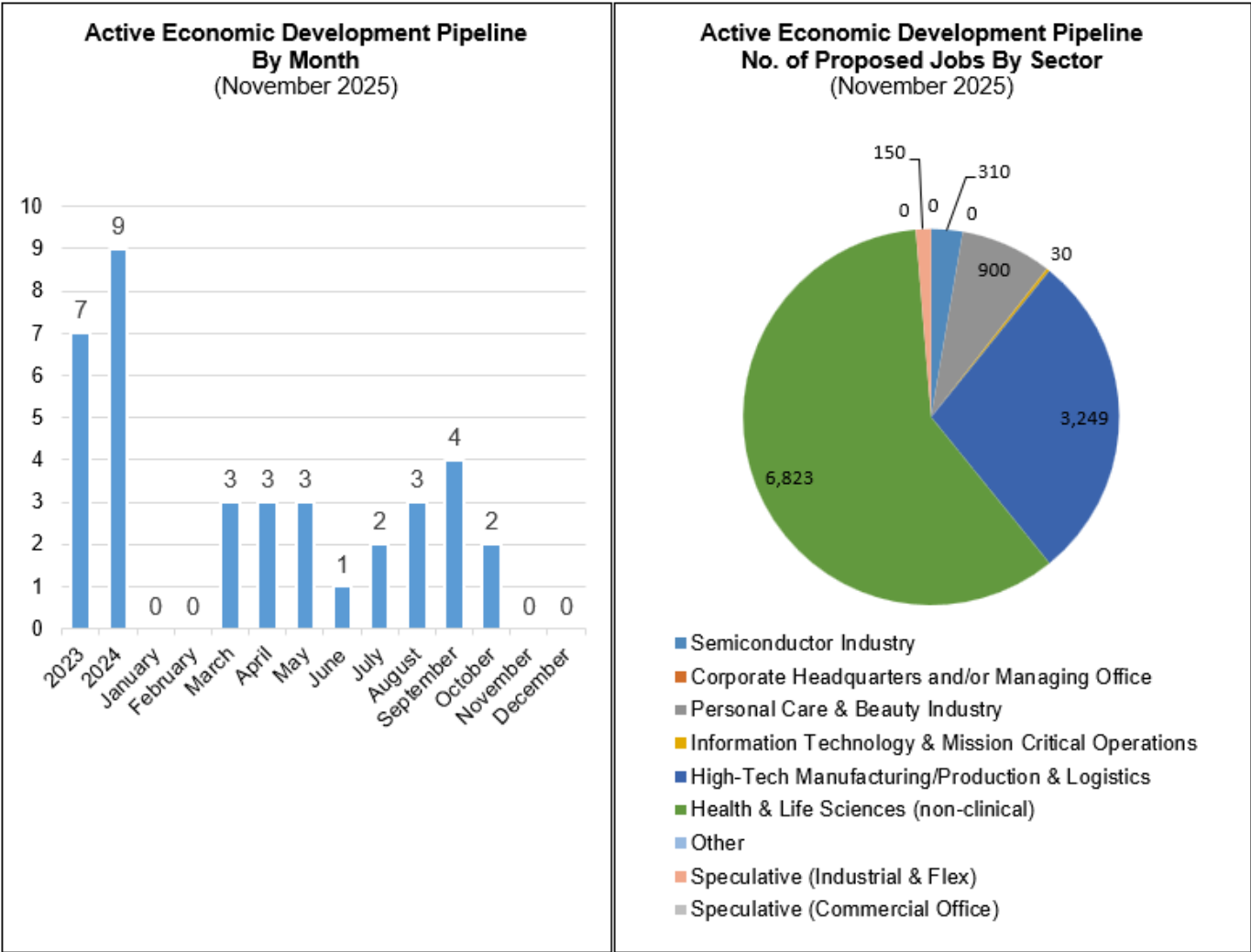
Active Economic Development Pipeline

In November, the department responded to zero 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 37 projects.

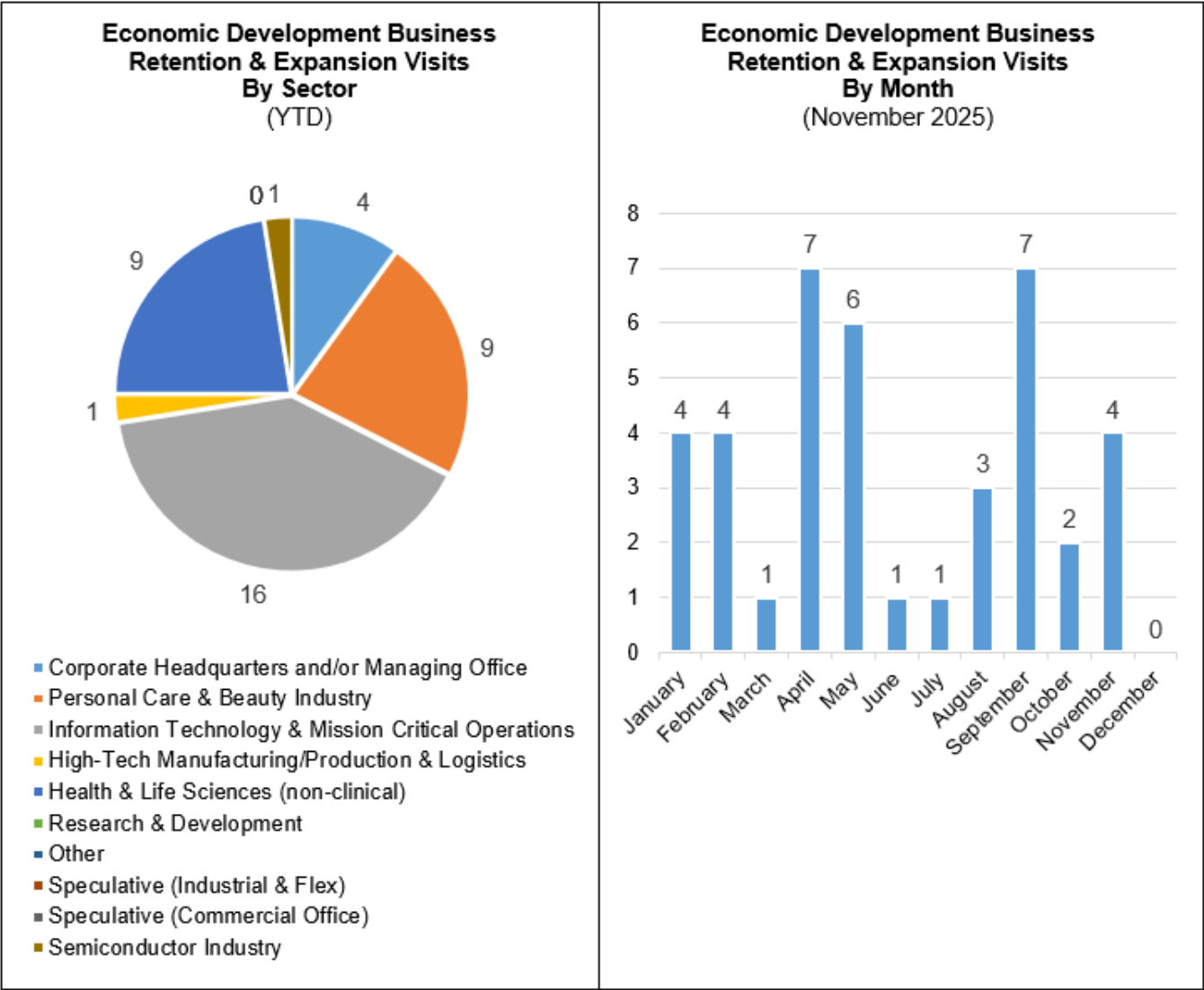


ECONOMIC DEVELOPMENT UPDATES
NOVEMBER 2025



ECONOMIC DEVELOPMENT UPDATES
NOVEMBER 2025

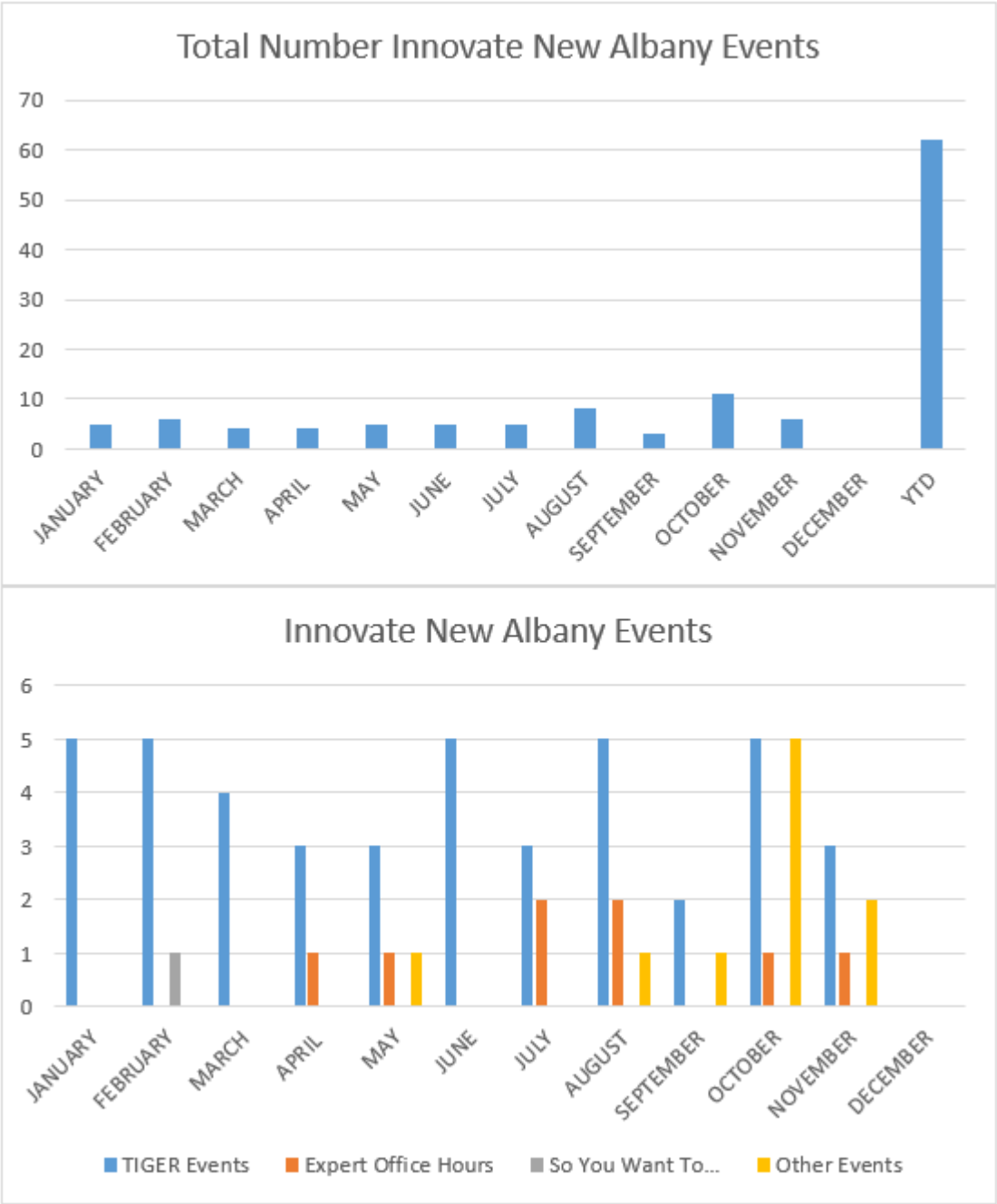
Business Retention & Expansion Meetings



INNOVATE NEW ALBANY
NOVEMBER 2025

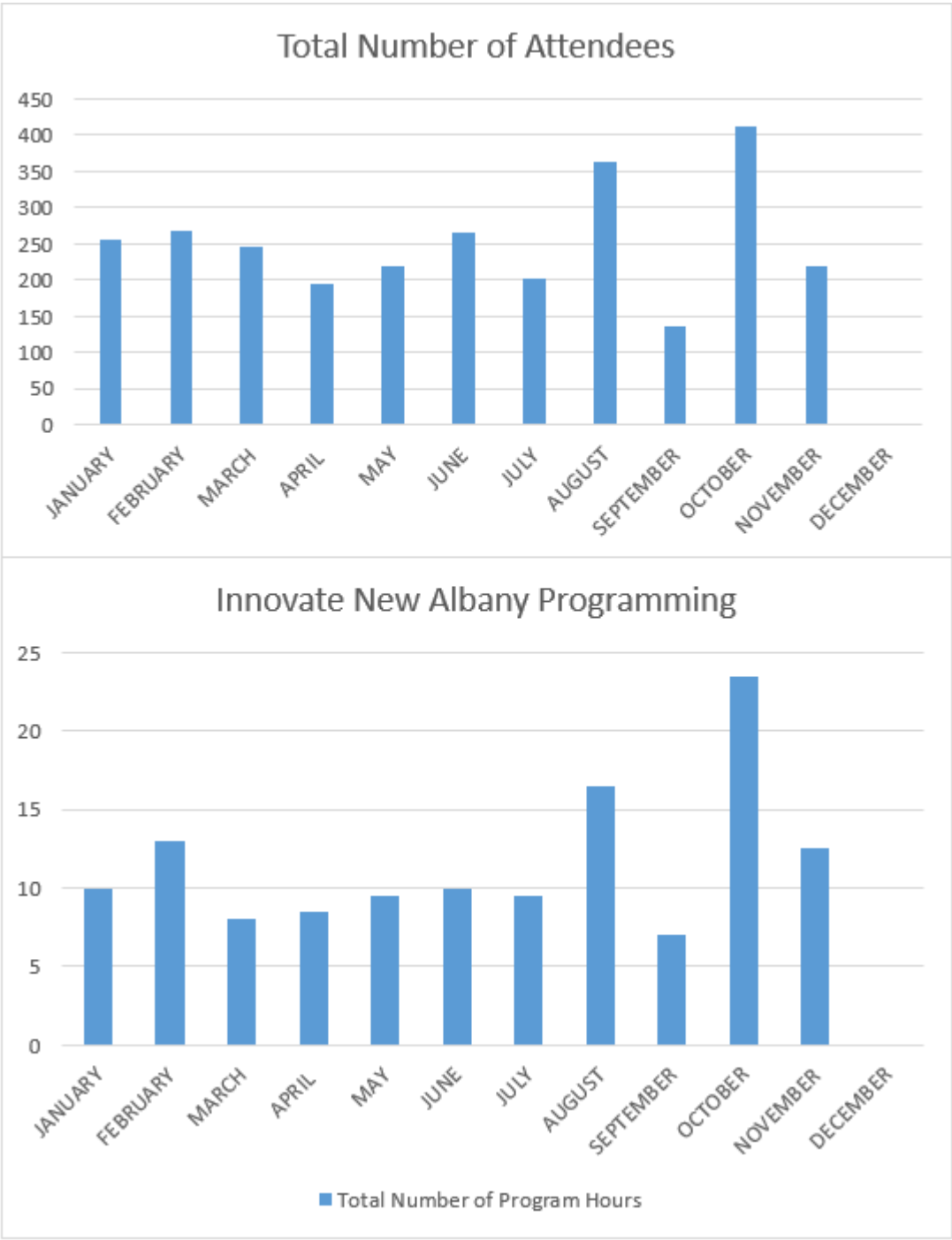
Innovate New Albany Event and Program Information

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
NOVEMBER 2025

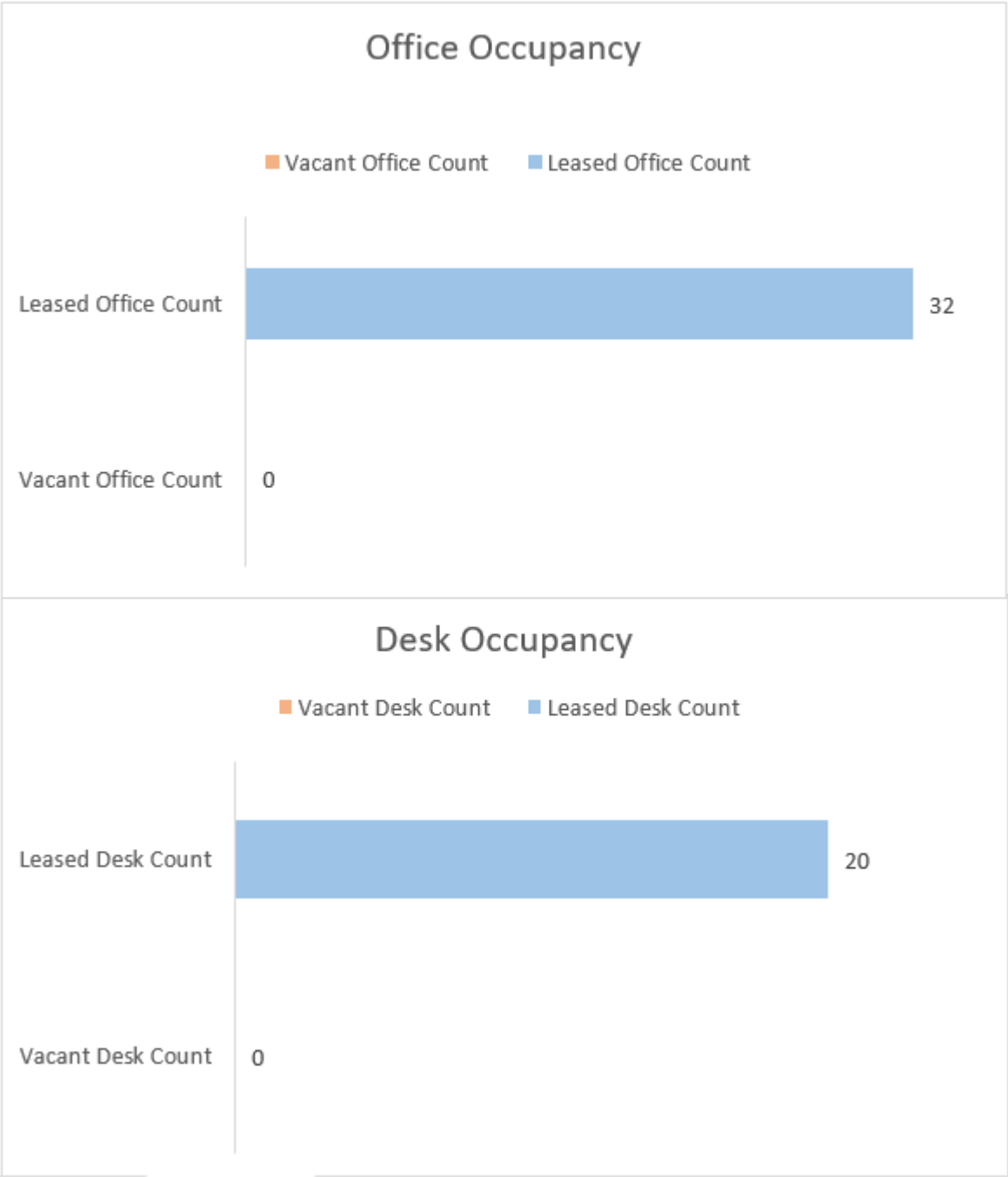
Innovate New Albany Event Highlights



INNOVATE NEW ALBANY
NOVEMBER 2025

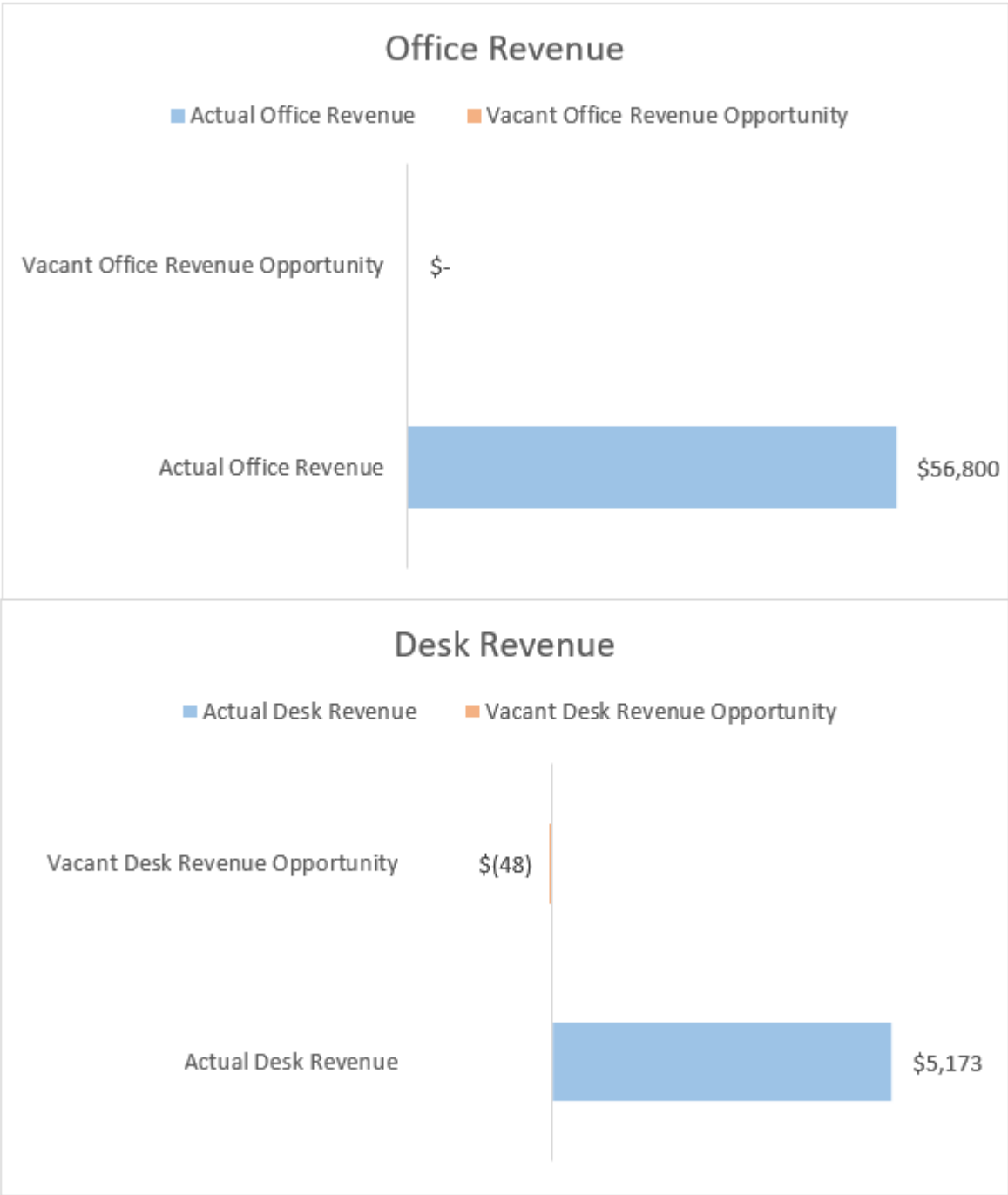
Brick House Blue at Innovate New Albany

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
NOVEMBER 2025

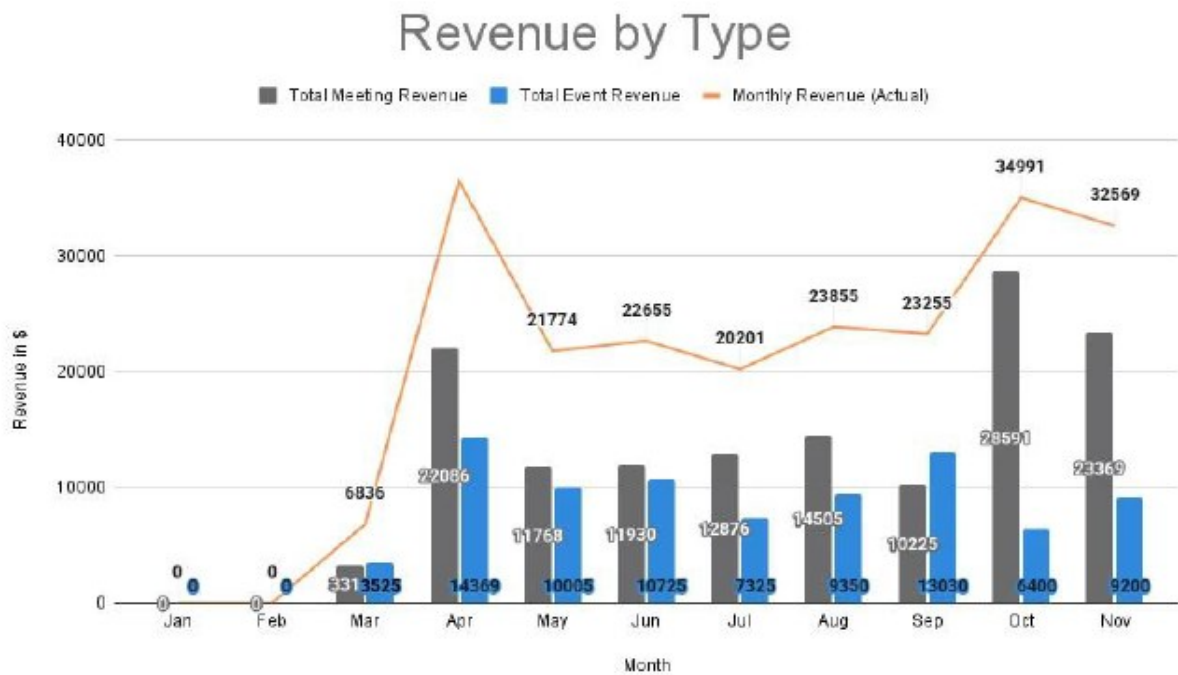
Brick House Blue at Innovate New Albany



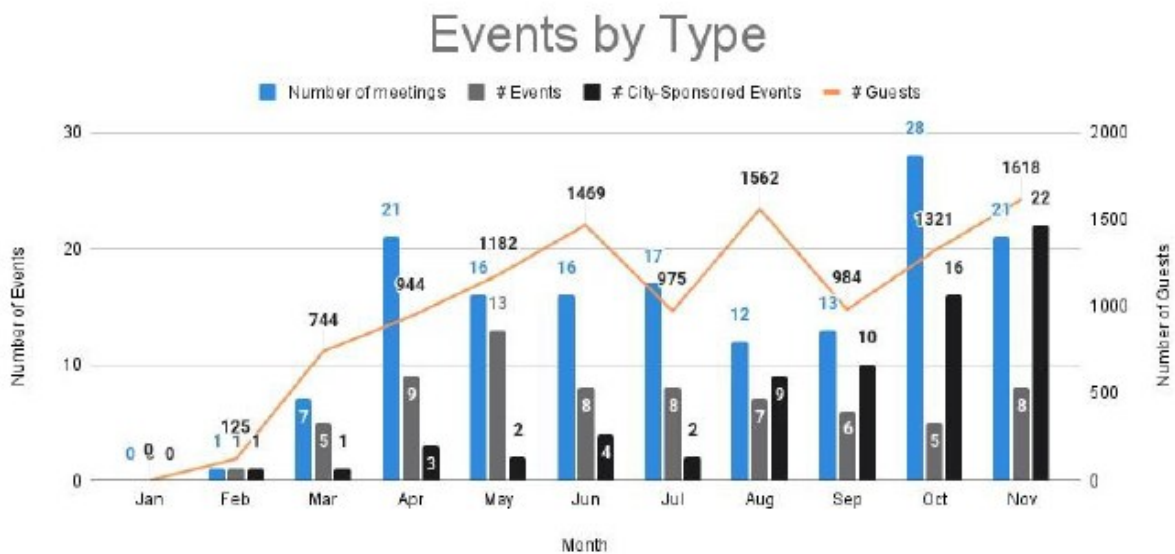
INNOVATE NEW ALBANY
NOVEMBER 2025

Brick House Blue at Innovate New Albany

2025 Monthly Revenue by Type

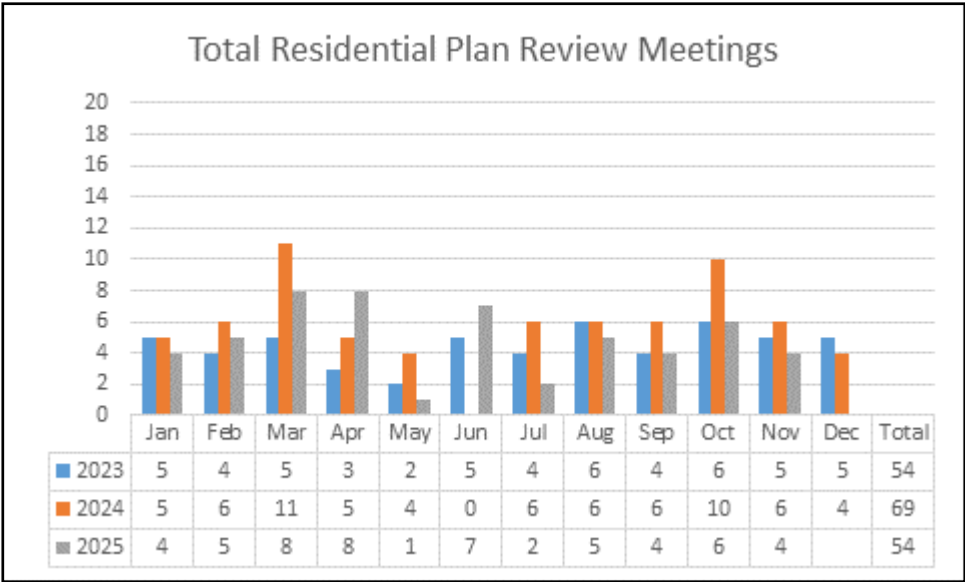


2025 Events by Type



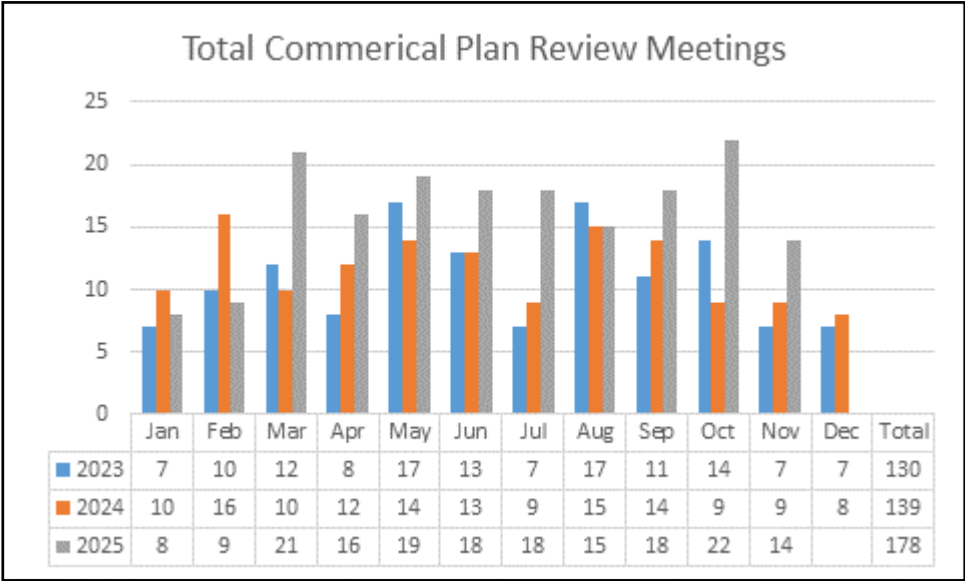
PLAN REVIEW
NOVEMBER 2025

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.

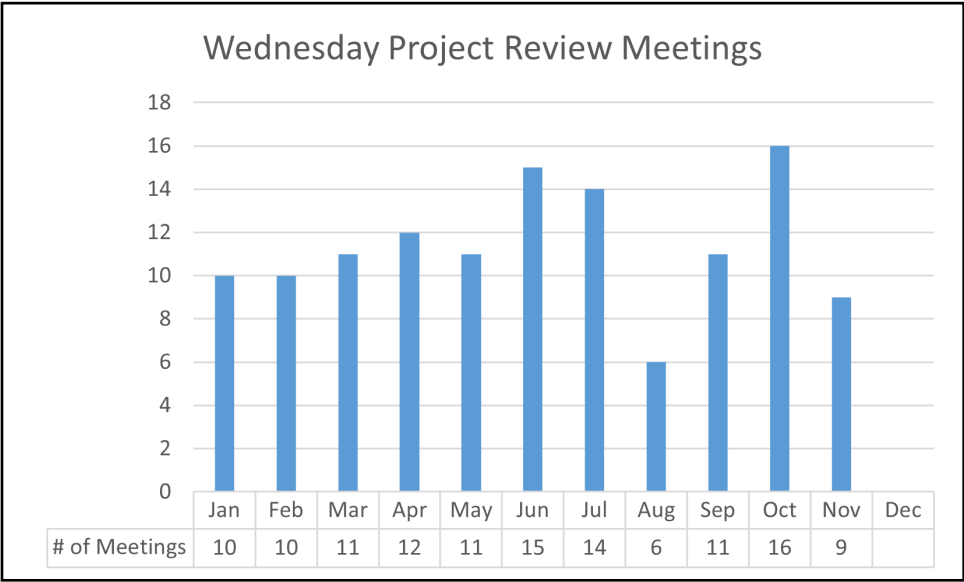
Commercial Walk-Through Meetings



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.

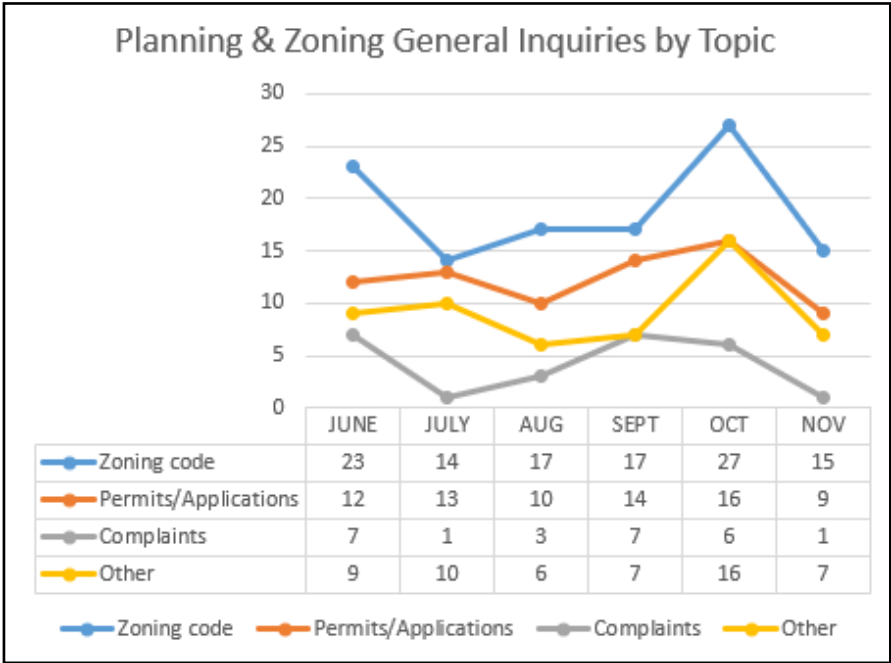
PLAN REVIEW
NOVEMBER 2025

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.

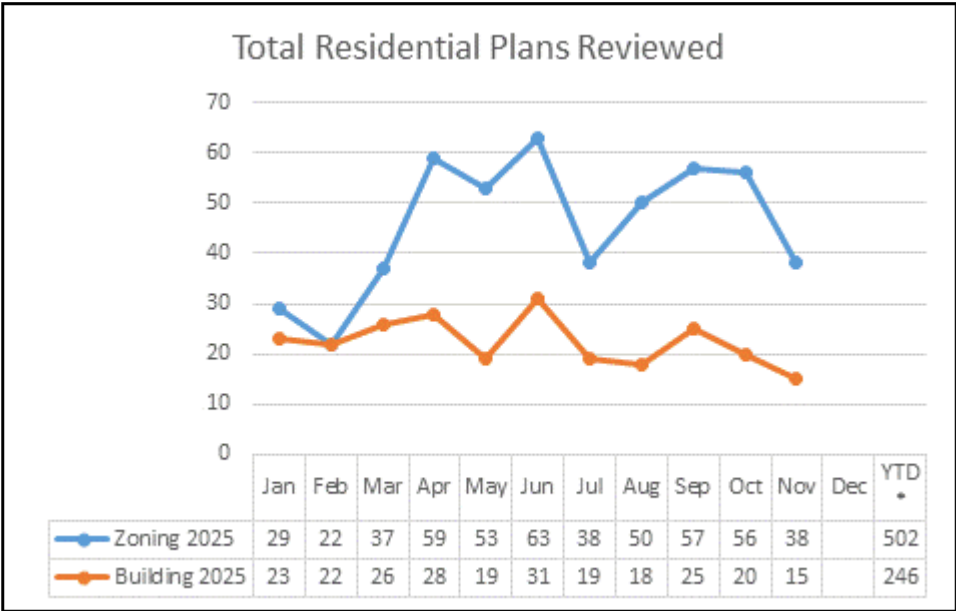
Planning & Zoning Inquiries



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.

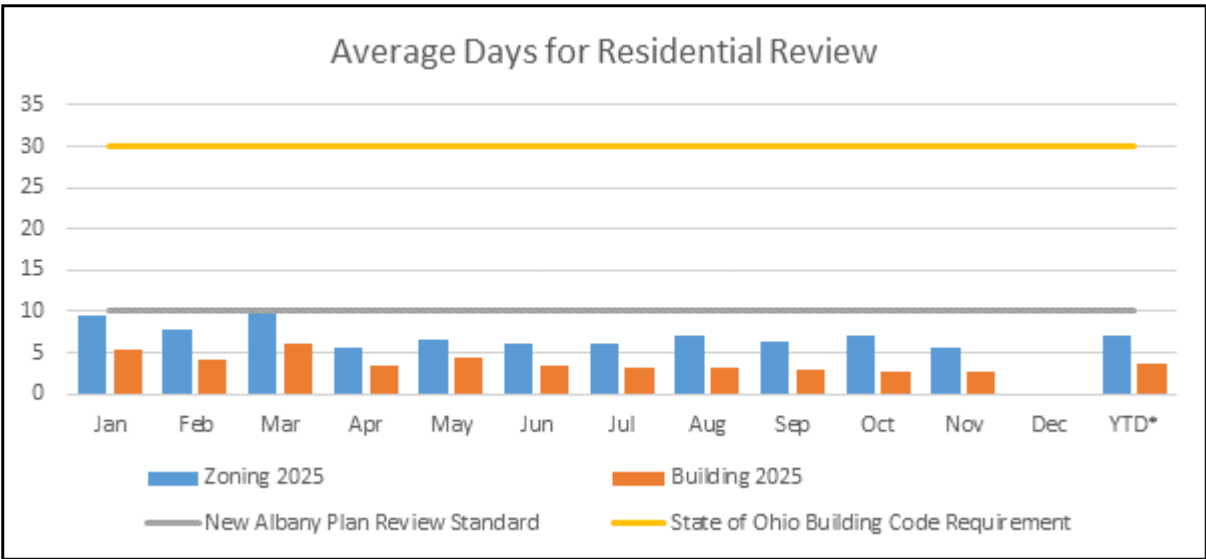
PLAN REVIEW
NOVEMBER 2025

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.

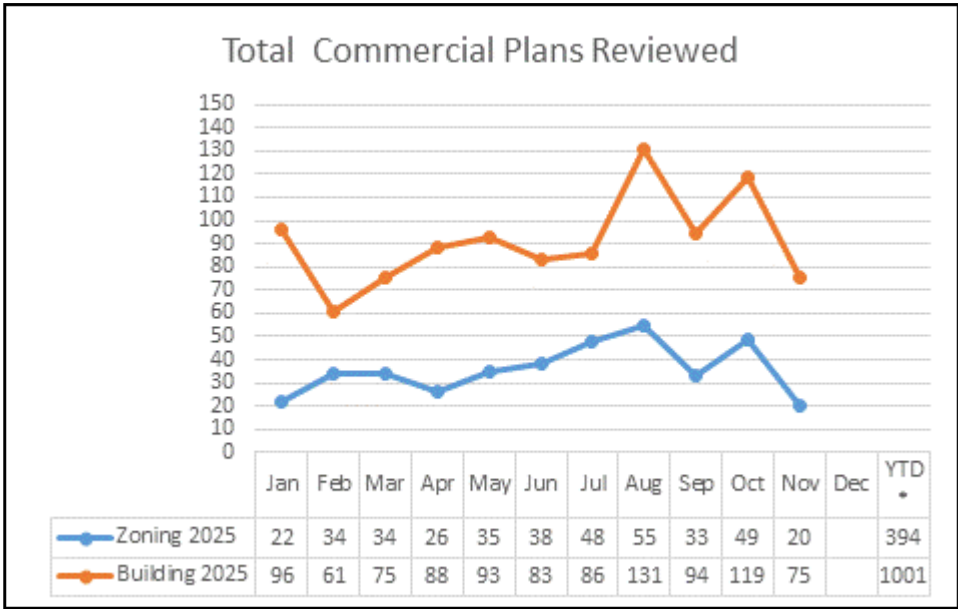


This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

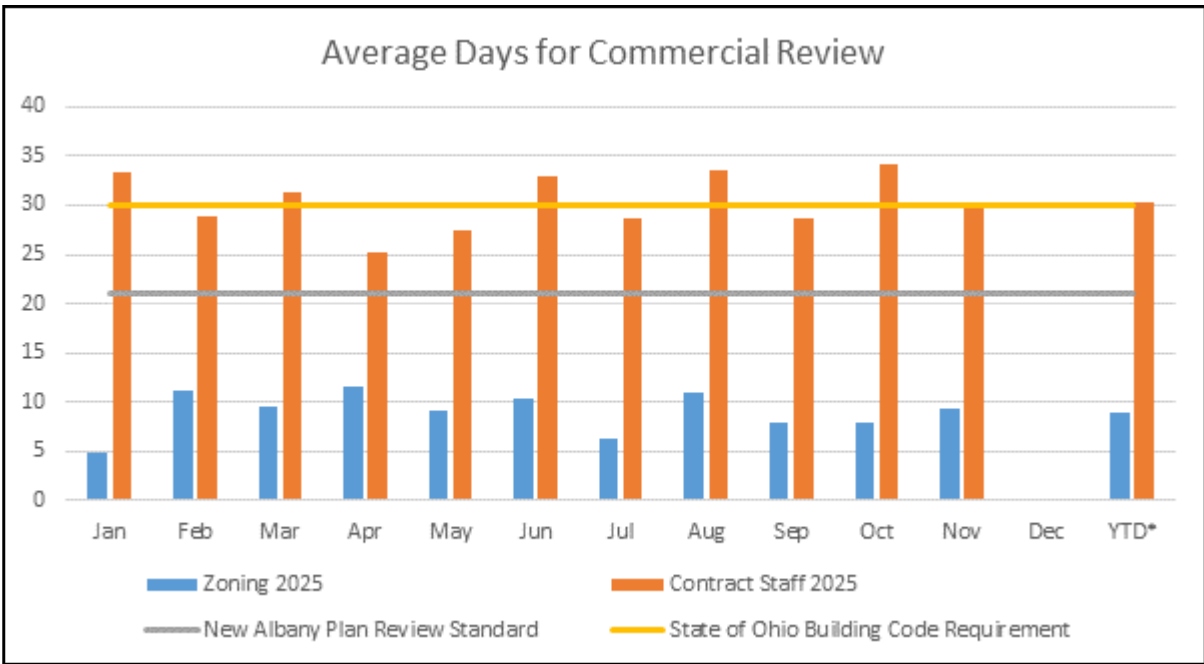
PLAN REVIEW
NOVEMBER 2025

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 NOVEMBER 2025

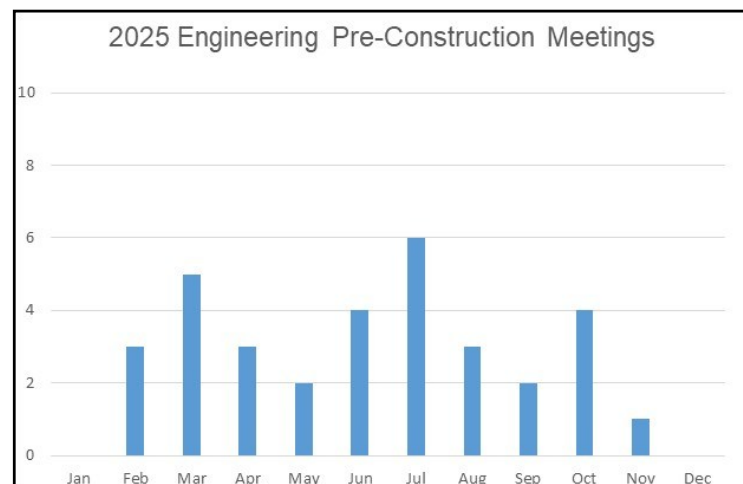
Engineering Plan Reviews

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
Central College Data Center	10/29/25	11/12/25	14	18
Google HJS Mass Ex	11/12/25	11/17/25	5	18
Google HJS Mass Ex	11/21/25	12/01/25	10	18
Google HJS Mass Ex	10/20/25	11/03/25	14	18
Project Eagle	11/21/25	12/01/25	10	18
Hawksmoor Storm Revision	11/07/25	11/12/25	5	18
NAH PSIP	11/12/25	12/01/25	19	18
QTS NAL 3	10/31/25	11/05/25	5	18
AWS Beech Rd NW	11/06/25	11/11/25	5	18
Intel Temporary Power	11/20/25	11/24/25	4	18
Intel Electric Yard	11/20/25	11/24/25	4	18

Engineering Pre-Construction Meetings

Engineering held one (1) pre-construction meeting in November:

- Studio 8e8 11/25



FIELD WORK AND INSPECTIONS

NOVEMBER 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 4, 2024, trial was cancelled. The city prosecutor is scheduling a follow-up arraignment date to confirm compliance of the deal.

Status: Open

Address: 7010 Lambton Park

Date of Complaint: July 21, 2025

Complaint Description: Removal of landscape screening.

Violation: Removal of landscaping along the golf course fenceline as part of a variance condition.

Activity: On November 6th, staff conducted a site inspection from the adjacent New Albany Country Club golf course and confirmed that the required landscape screening along the 7010 Lambton Park fenceline had been removed. On November 21st, a formal notice of violation was sent via certified mail to the property owner.

Status: Open

Address: 6528 Cedar Brook Drive

Date of Complaint: October 14, 2025

Complaint Description: Recreational amenity built without a permit

Violation: Hockey rink built without an approved building permit.

Activity: On November 3rd, staff issued a notice of violation to the property owner. The city staff is currently working with the property owner to submit a residential zoning permit for the hockey rink to fully determine compliance with city code.

Status: Open

COMMERCIAL PROJECT CONSTRUCTION STATUS

NOVEMBER 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

NOVEMBER 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

NOVEMBER 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: CyrusOne, Building 1

Location: Clover Valley Road

Square Footage: 274,518

Start Date: May 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

NOVEMBER 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



9490 Innovation Campus Way

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

COMMERCIAL PROJECT CONSTRUCTION STATUS

NOVEMBER 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

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

NOVEMBER 2025

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: Studio 8E8

Location: 9105 Smith's Mill Road North

Square Footage: 10,038

Start Date: October 2025

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

Name of Project: AWS, Building B

Location: Generally located at Beech and Miller

Square Footage: 196,019

Start Date: November 2025

Name of Project: Meta NAB MSG

Location: Green Chapel Road

Square Footage: 2,310

Start Date: November 2025

COMMERCIAL PROJECT CONSTRUCTION STATUS

NOVEMBER 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 NOVEMBER 2025

Other Areas

Name of Project: Fieldhouse & Community Center

Location: 7839 Bevelhymmer 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



Fieldhouse & Community Center

COMMERCIAL PROJECT CONSTRUCTION STATUS NOVEMBER 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 NOVEMBER 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

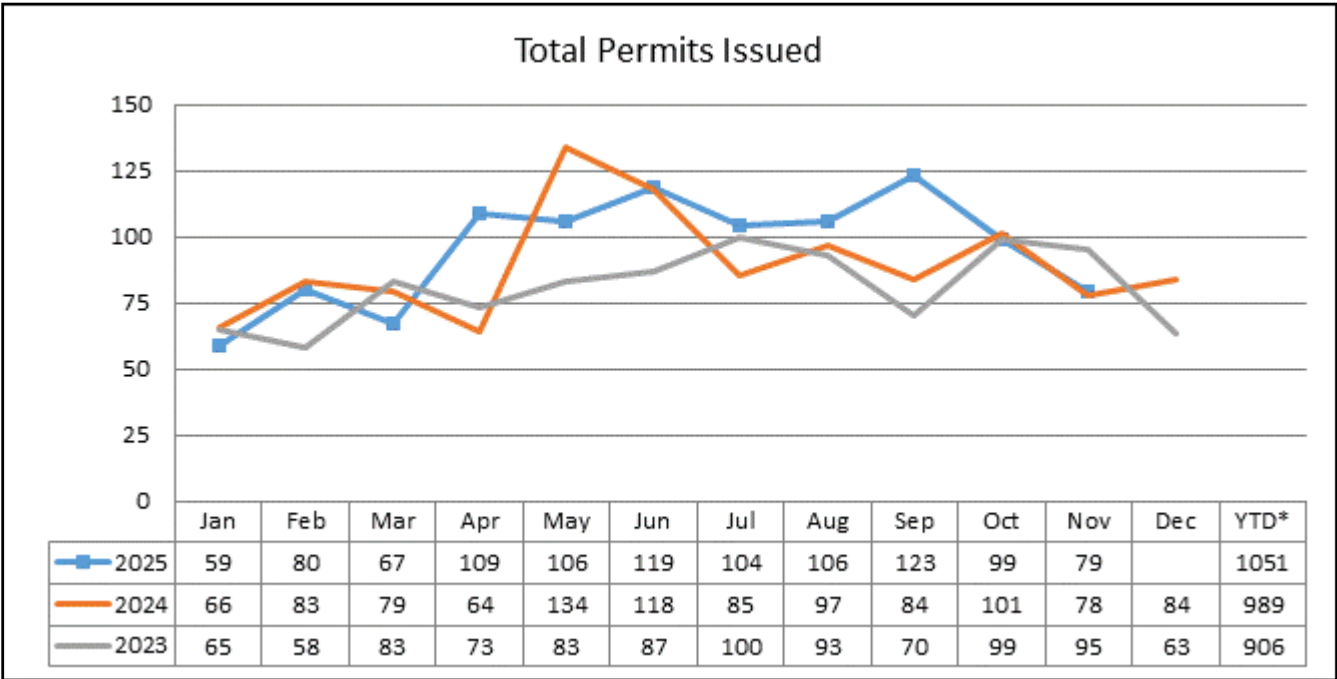
Expiration Date: February 18, 2026

Name of Project: Meta LCO DCB1

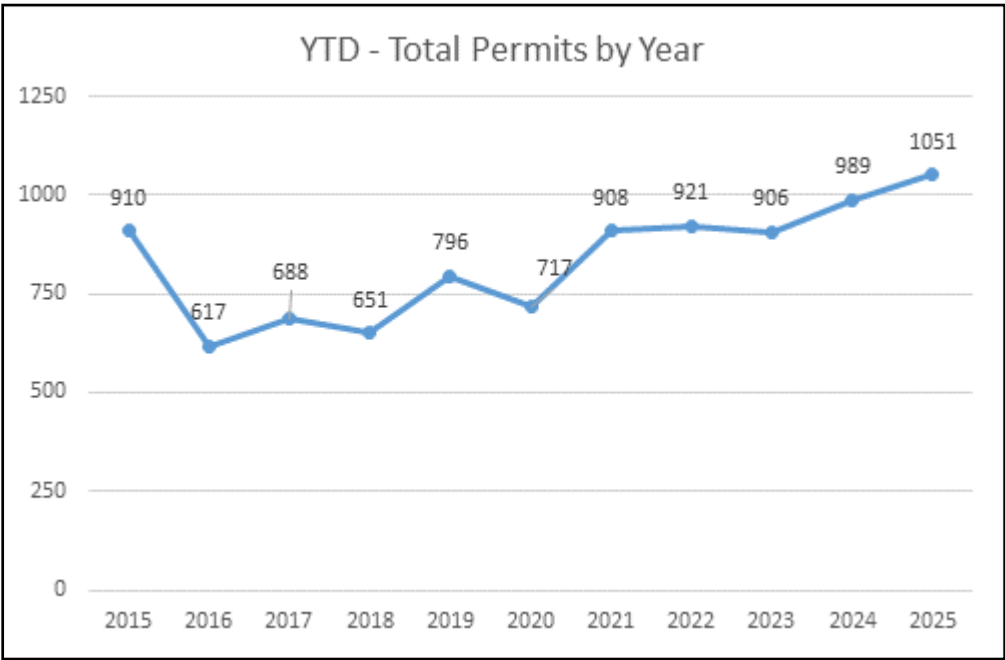
Location: 1500 Beech Road

Expiration Date: March 29, 2026

BUILDING AND ZONING STATISTICS
NOVEMBER 2025

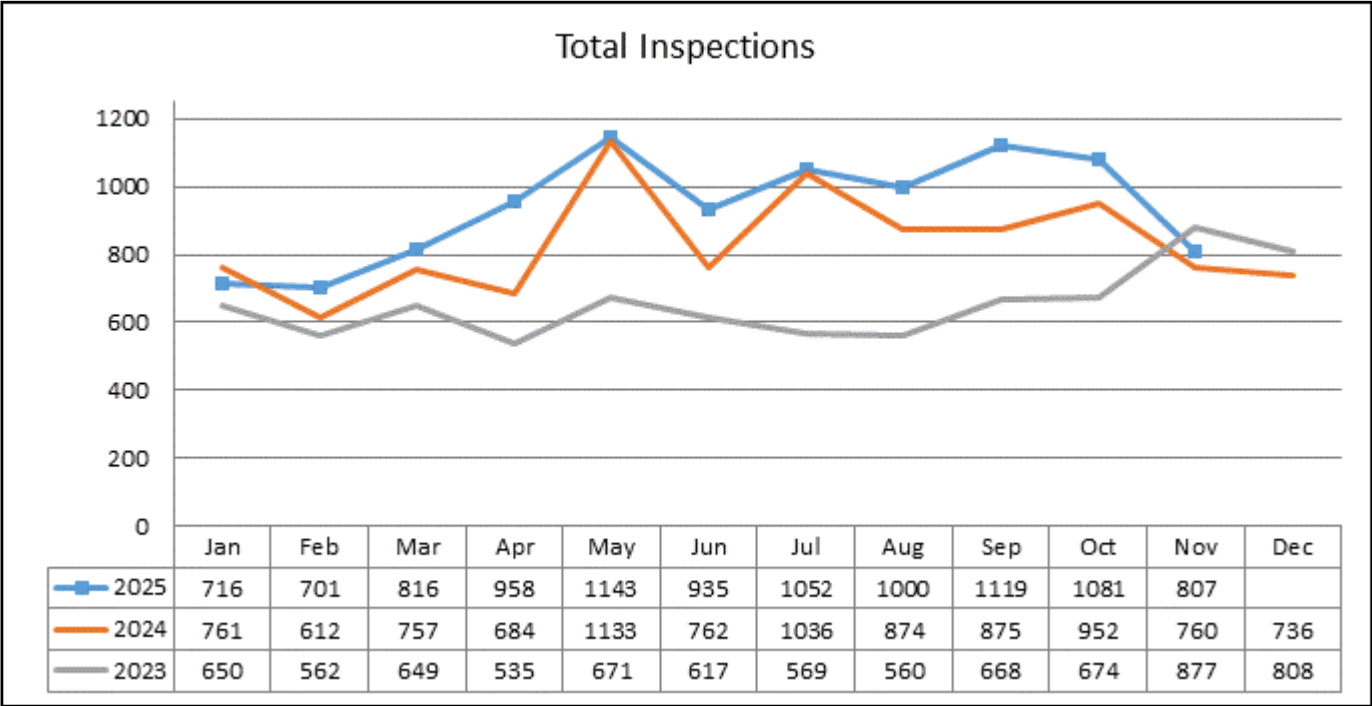


*YTD is the total from January to the end of current month.



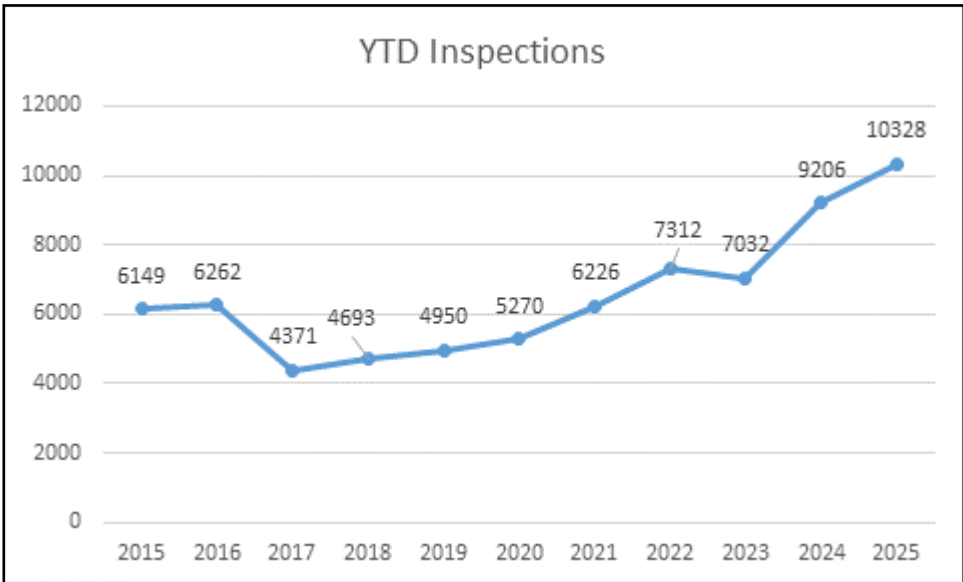
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and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

BUILDING AND ZONING STATISTICS
NOVEMBER 2025



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

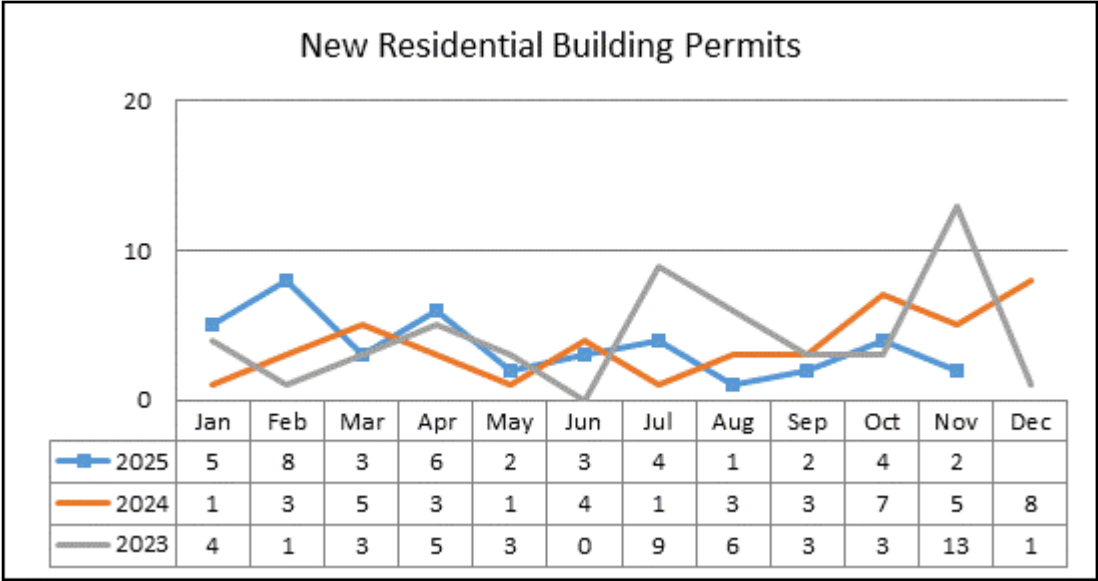
*YTD is the total from January to the end of current month.



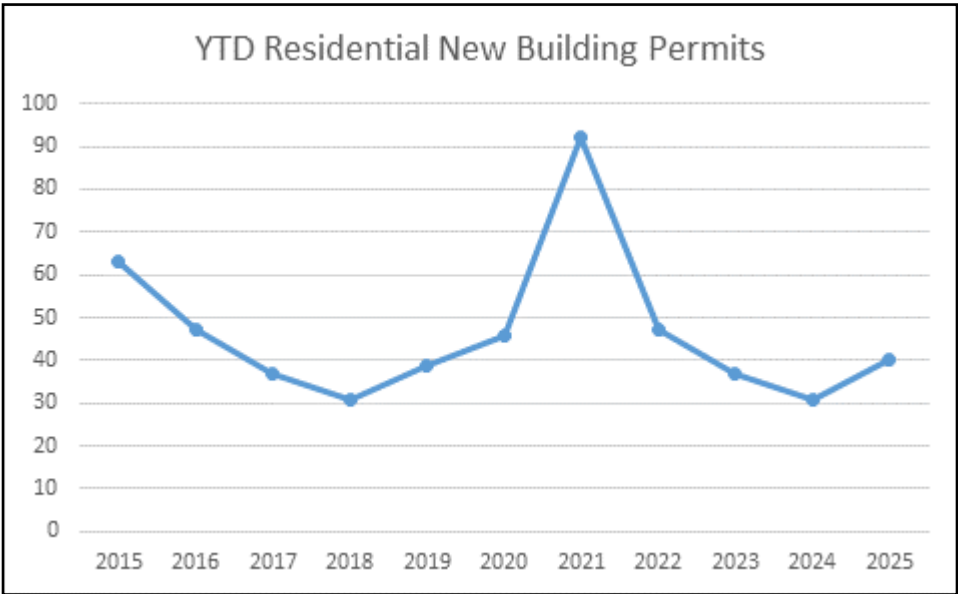
This graph represents the number of building and zoning inspections completed per year.

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

BUILDING AND ZONING STATISTICS
NOVEMBER 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.



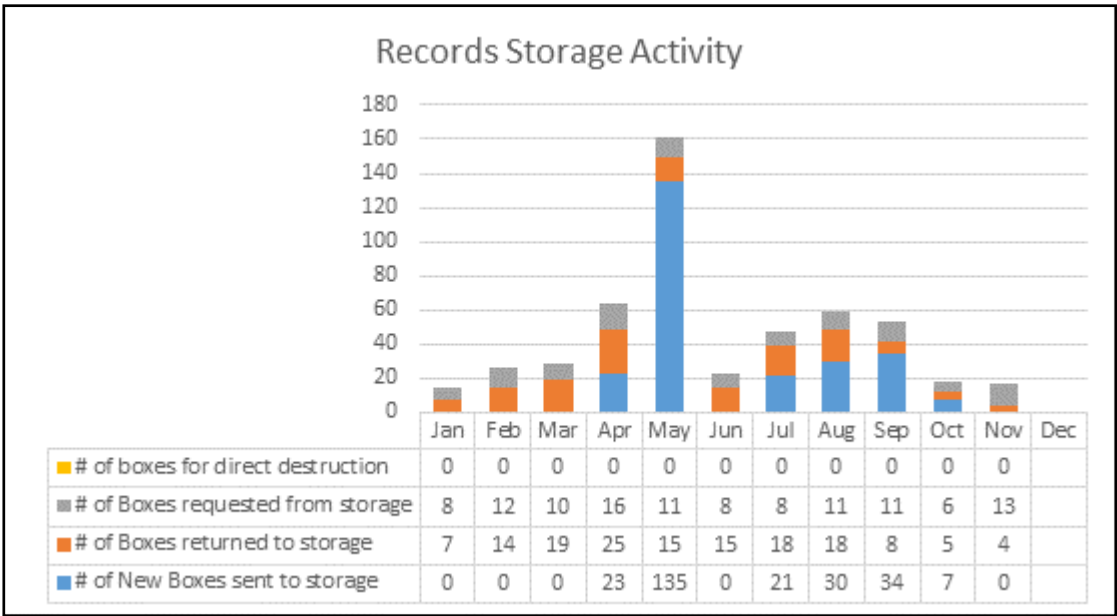
This graph represents the total number of new residential permits issued per year over a 10 year period.
*YTD is the total from January to the end of current month.

BUILDING AND ZONING STATISTICS NOVEMBER 2025

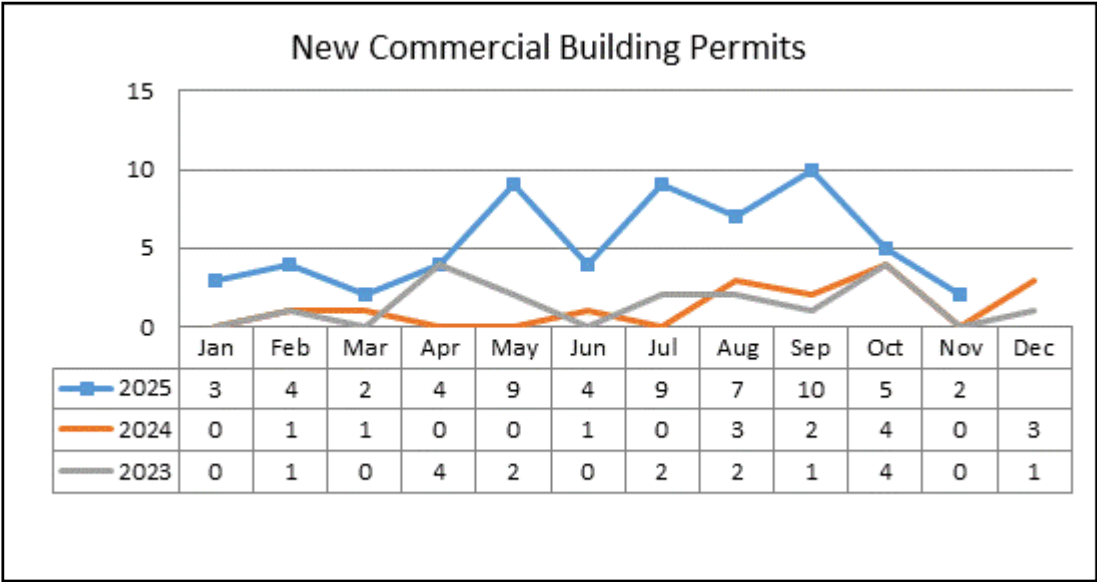
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Alden Woods	9	1	8
Courtyard at	151	1	150
Woodhaven	60	18	42
Courtyard at New	105	93	12
Nottingham Trace	240	174	66
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

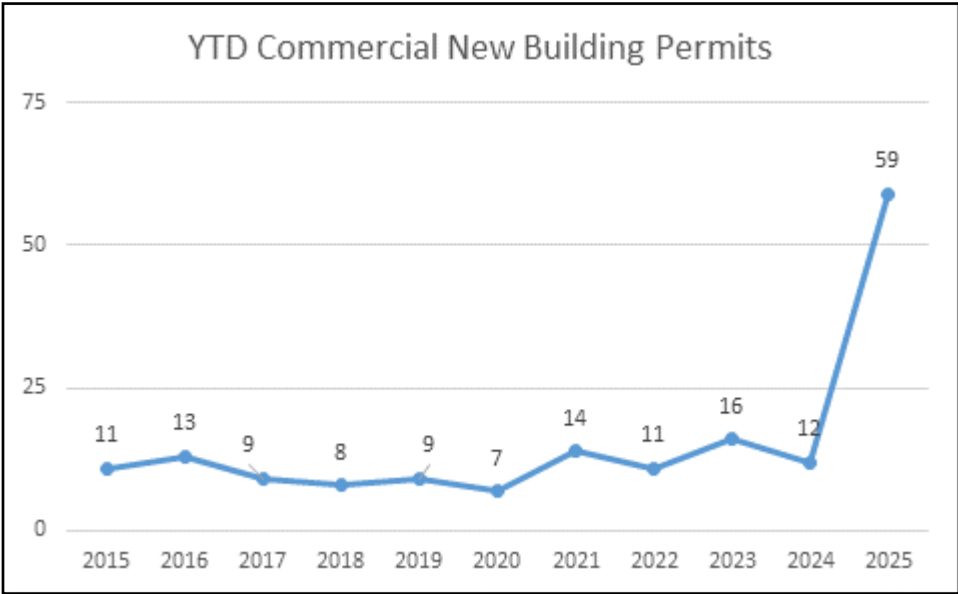
RECORDS STORAGE STATISTICS
NOVEMBER 2025



COMMERCIAL BUILDING STATISTICS
NOVEMBER 2025

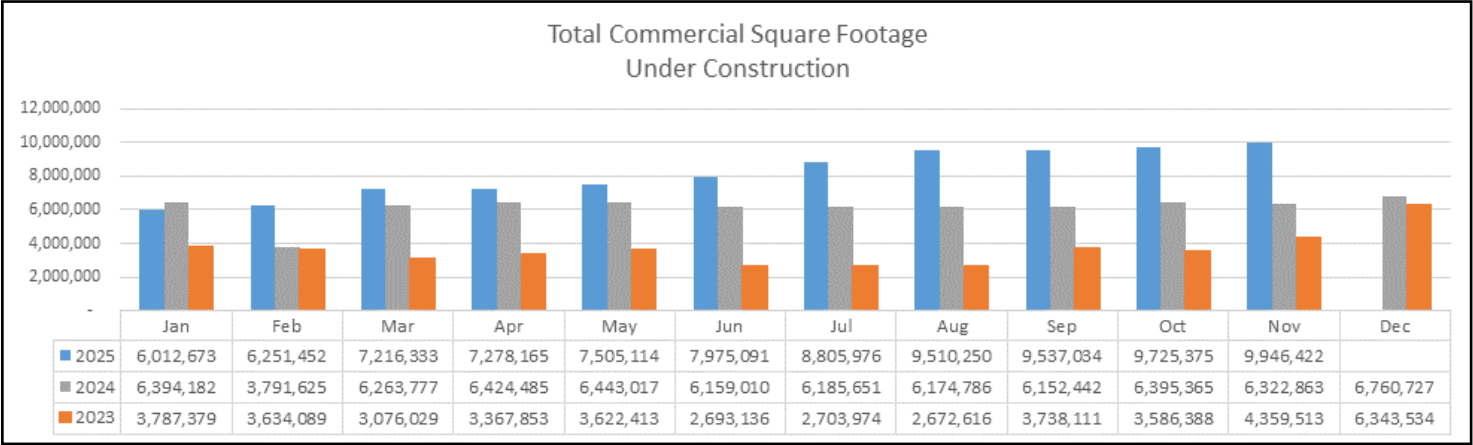


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

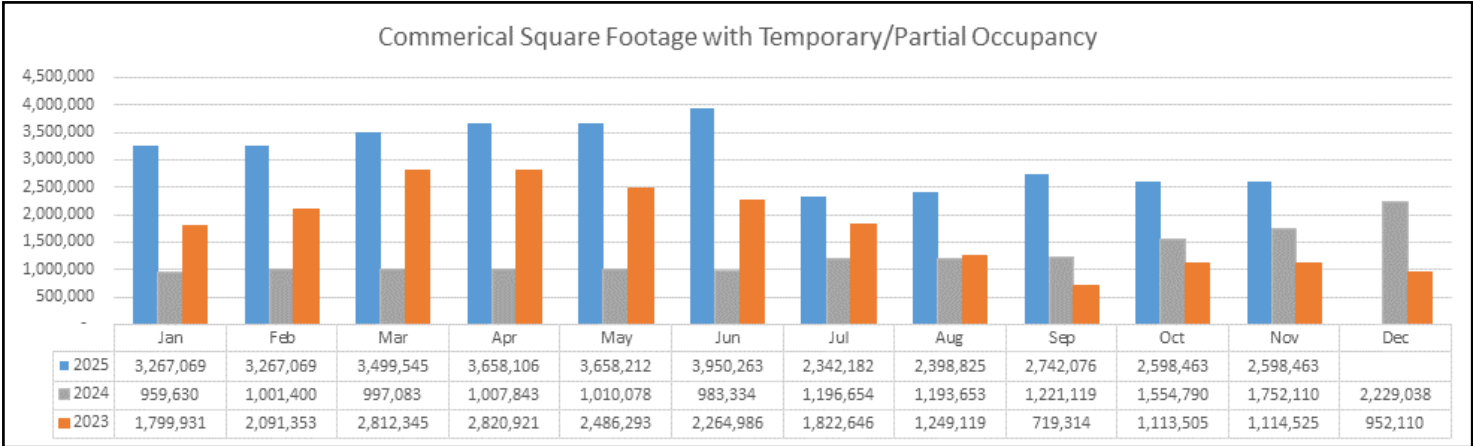


This graph represents that number of new commercial permits issued per year over a 10 year period of time.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS
NOVEMBER 2025

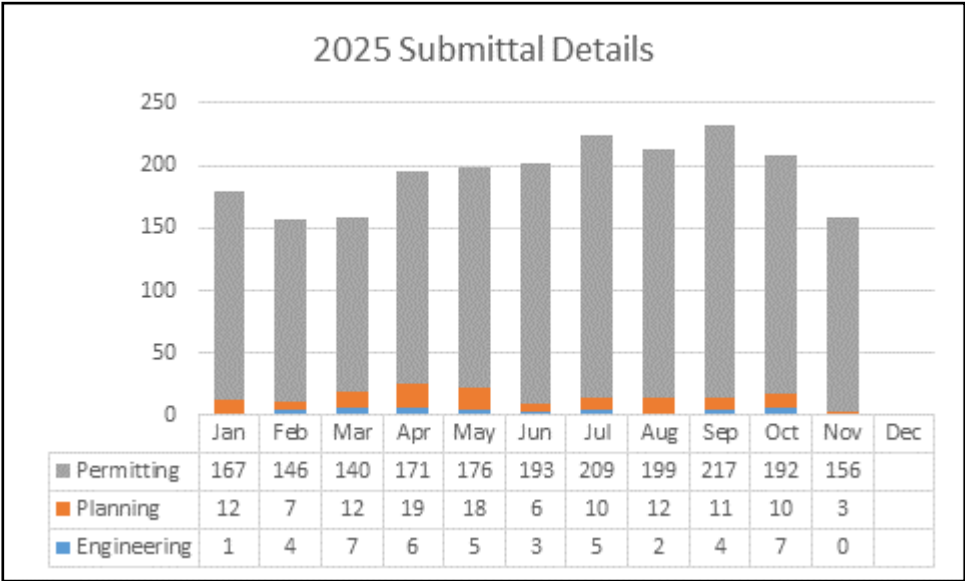


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

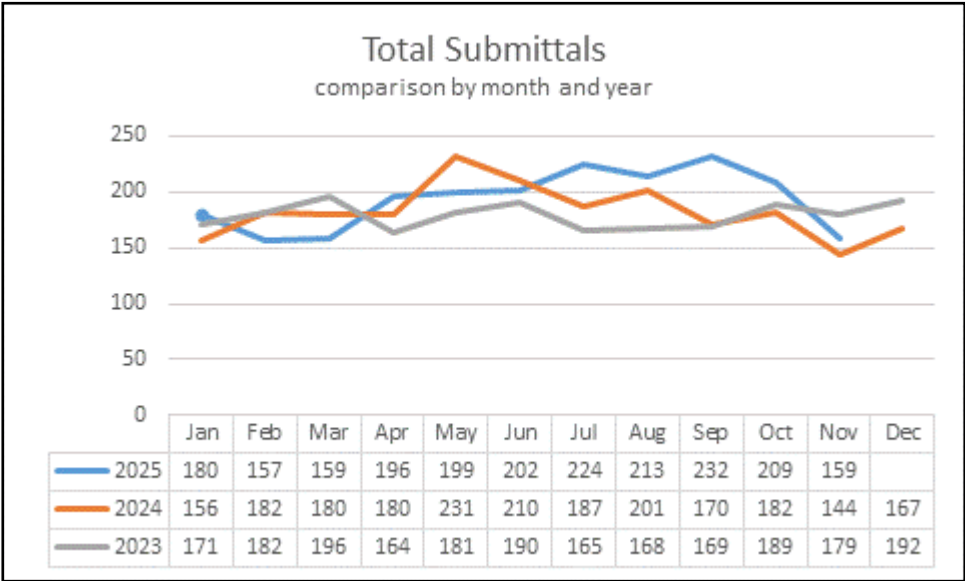


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
NOVEMBER 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.