

Community Development Department

MONTHLY REPORT

June 2016

Professionalism

Reliability

Be inspired.

Creativity

Service

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NEWS AND INFORMATION

JUNE 2016

Professional Development

The city planner and development services manager attended the New Albany second quarter stormwater meeting at the public service department on June 2, 2016. Representatives from Franklin Soil and Water went over a revised stormwater management plan for the city.

The city planner attended a free webinar by the US Census Bureau entitled “Making Sense of the American Community Survey” on June 2, 2016. The webinar provided an introduction for new or unexperienced users of the census’s American Community Survey. Basic background on the strengths and weaknesses, the types of data available, and how to find basic data was covered in the webinar.

GIS Database

Last month the city planner provided EMH&T (GIS consultants for creating a city GIS server) with every GIS data file the department has on its server. On June 20th the city planner met with service department’s engineering technician and consultants from EMH&T to discuss what city GIS data to use and delete. A general overview of how EMH&T uses and manages their GIS data was provided. City staff discussed with EMH&T consultants what GIS data should be editable to all personnel and what data should be restricted to select staff.

Presentation to Canine Companions

On June 3, 2016, the director and the Mayor gave a presentation to the Canine Companions national and regional board members. For many, it was their first time visiting the community. The audience was comprised of over 35 members from all over the United States, one board member from England and one board member from Australia.

BOARDS AND COMMISSIONS

JUNE 2016

Architectural Review Board

The Architectural Review Board met on June 13, 2016 and heard three items. The board tabled a certificate of appropriateness for exterior changes to Bungalow Home located at 97 E. Dublin-Granville Road. The board approved with conditions the certificate of appropriateness to allow for the demolition of the building located at 111 E. Main Street. The board approved with conditions a certificate of appropriateness for new signage at Great American Title Agency located at 130 E. Main Street.

Planning Commission

The Planning Commission met on June 20, 2016 and heard three items. The commission approved with conditions a conditional use to allow a temporary leasing office for First & Main located at 245 E. Main Street. The commission approved with conditions the final road plat for an extension of Innovation Campus Way right of way dedication and easements between Harrison Road and Mink Road. The commission denied a zoning text modification for five lots on the east side of Ogden Woods Blvd. to reduce the required minimum setback for pools and related walkways.

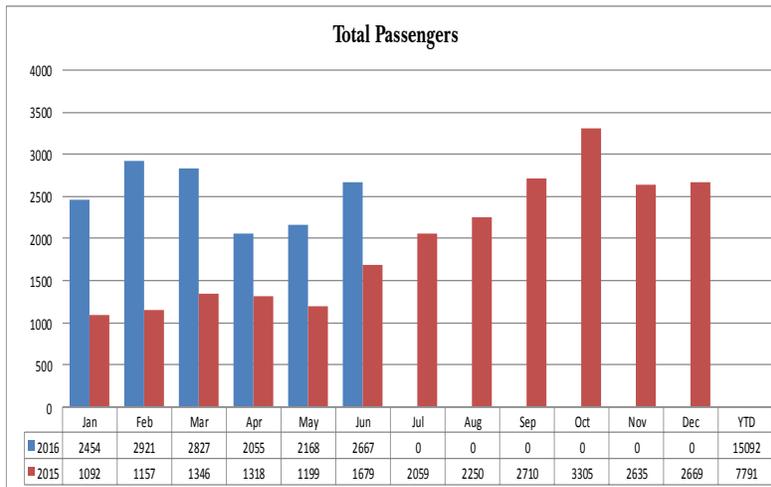
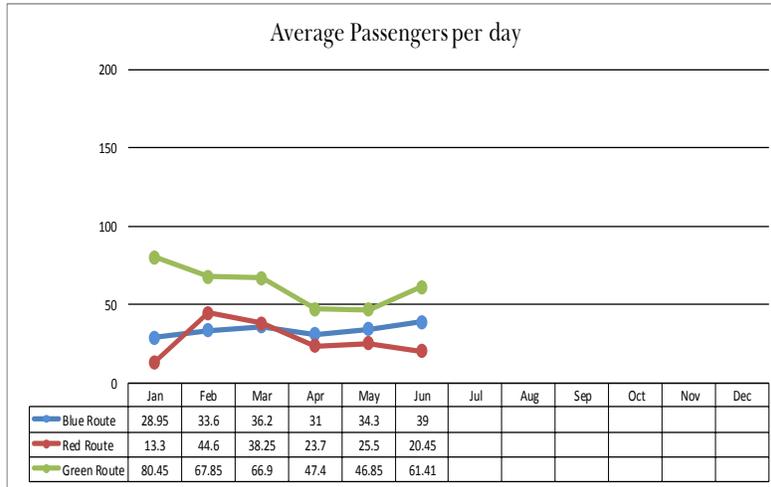
Board of Zoning Appeals

The city planner, deputy director, and law director met with the Board of Zoning Appeal's chair on June 23rd to discuss the appeal remand hearing of a variance application that was heard in 2015. The law director provided a synopsis of the judge's ruling regarding the appeal of the Board of Zoning Appeal's action, and a course of action of how to run the meeting when the remand hearing occurs.

The Board of Zoning Appeals met on June 27, 2016 and heard a judicial remand hearing for Variance V-24-2015. Each board member provided a statement providing the reason for their vote on the original case.

PROJECT UPDATES JUNE 2016

New Albany SmartRide



PROJECT UPDATES CONTINUED

JUNE 2016

Capital Improvement Projects Update

Forest Drive/Zarley Connector Roadway Project

During the month of June, the top course of asphalt was placed for the entire project. The roadway is expected to be open to traffic on or about July 5. The final work will be completed without an interruption to traffic. The estimated project completion date is July 15, 2016.

Innovate New Albany

Spotlight

In June, Innovate New Albany hosted Bridget Lee, Director of the Chicago office of the Hong Kong Trade Development Council (HKTDC). Bridget was accompanied by Archit Dhir, Project Manager, Global Trade and Investment at Columbus 2020. Their visit goals included: 1) learning about Innovate New Albany and the companies at Innovate, 2) introducing opportunities for Columbus/New Albany based companies to showcase their offerings to Asian target markets, and 3) exploring opportunities for Bridget to return and do a presentation for a New Albany business audience. Bridget requested the opportunity to do a TIGER Talk at Innovate New Albany.

Event Activity

TIGER Events

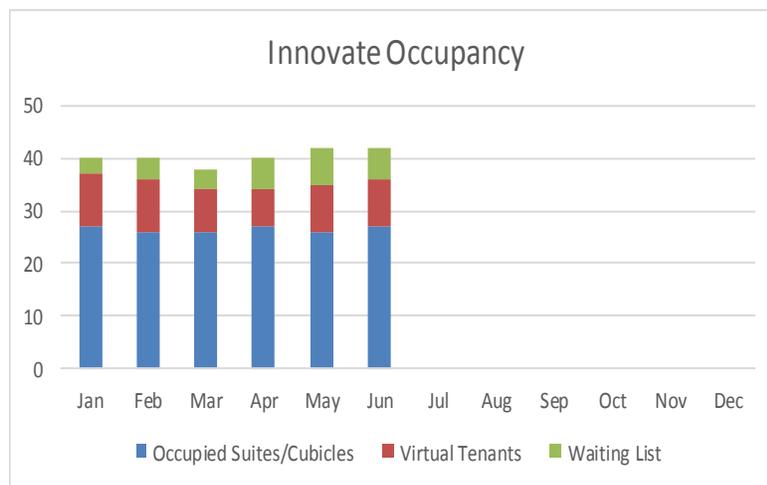
- Friday, June 3 – How a Columbus-Based Social Enterprise Partnership is Giving Africans Access to Safe Drinking Water, led by Greg Bixler, Co-Founder & CEO and Jeff Jackson, Manager, both of Design Outreach (20 attendees)
- Wednesday, June 8 – So You Want to Podcast Your Business?, led by Susan Fortner, Owner & President of Bowers PR (12 attendees)
- Wednesday, June 22 – Using LinkedIn to Find Your Next Customers and Grow Revenues Proactively, led by Matt Shachter, Marketing Manager of T-Pro Solutions (28 attendees)
- Friday, June 24 – Pivoting Innovation: New Ways to Drive Growth, led by Urko Wood, Founder & President of Reveal Growth Consulting (48 attendees)

Other Events

- Thursday, June 9 – Financing Your Growth: Access to Capital for Your Small Business: Small Business Development Center (SBDC) & Credit Junction (25-30 attendees)
- Tuesday, June 21 – Daily Operations Improvement for Any Business: Small Business Development Center (SBDC), led by Kevin Hammond & Jim Hendershot (2 attendees)

PROJECT UPDATES CONTINUED JUNE 2016

Innovate New Albany



PROJECT UPDATES CONTINUED

JUNE 2016

Innovate New Albany Electronic Media and Internet Campaign:

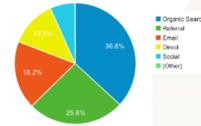
Audience Overview

	May	June
Visits	2,175	1,911
Users	1,741	1,440
Pageviews	3,976	3,566
Pages / Session	1.83	1.87
Avg. Bounce Rate	70.44%	69.39%
Avg. Duration	1:24	1:22

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Traffic Sources

Google / organic
 Email List / email
 Direct / none
 Facebook / referral
 Columbusregion.com / referral
 NewAlbanyBusiness.org / referral
 Bing / organic
 Meetup.com / referral
 Yahoo / organic
 LinkedIn.com / referral
 Disq.us / referral
 newalbanyohio.org / referral



INNOVATENEWALBANY

Twitter Overview

Twitter Profile	Total Followers	Follower Increase	Impressions	Impressions per Follower	Engagements	Engagements per Follower	Retweets	Clicks
@innovateNA	1,323	1.9%	13,936	10.53	142	0.11	26	46

FOLLOWER METRICS		TOTALS		
Total Followers	1,323			
New Follower alerts	108	13,936	142	46
Actual Followers gained	25			
People that you followed	30			

INNOVATENEWALBANY

Facebook Overview

Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
Innovate New Alban.	344	3.6%	8	6,083	760	112	14.0	26

AUDIENCE GROWTH METRICS		TOTALS		
Total Fans	344			
Post Likes	1	6,083	112	26
Organic Likes	14			
Unlikes	2			
Net Likes	13			

INNOVATENEWALBANY

June Blog Posts

June 7th, 2016
 TIGER Recap: How a Columbus-Based Social Enterprise Partnership is Giving Africans Access to Safe Drinking Water
 by *Innovate New Albany*

June 28th, 2016
 Secrets From a Ghost Blogger: How To Become a Thought Leader Online
 by *Susan J. Owens, Plumbliner*

June 14th, 2016
 Impact Squared: Introducing Soft Skills Development to the Entrepreneurial Ecosystem
 by *SJ Barakony, Service Before Self Leadership*

June 30th, 2016
 TIGER Recap – Pivoting Innovation: New Ways to Drive Growth
 By *Jessica Piro, New Albany High School*

June 21st, 2016
 Columbus Women in Business: Tarn Abraham, CEO at Accel Inc.
 by *Tori Metzger, Ohio State Bar Association*

INNOVATENEWALBANY

Historical Overview



INNOVATENEWALBANY

PLAN REVIEW

JUNE 2016

Engineering Plan Reviews

Community development completed two initial plan reviews from May submittals, and received one new initial engineering plan submittal in June.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
Multi-Tenant II – Sanitary Sewer Plan	May 24, 2016	June 8, 2016	15	18
Multi-Tenant II – Private Site Improvement Plan	May 24, 2016	June 8, 2016	15	18
Town Center Apartments – Private Site Improvement Plan	June 23, 2016	<i>pending</i>	-	18

Engineering Pre-Construction Meetings

Market & Main Street Retail – Private Site Improvements - June 8, 2016

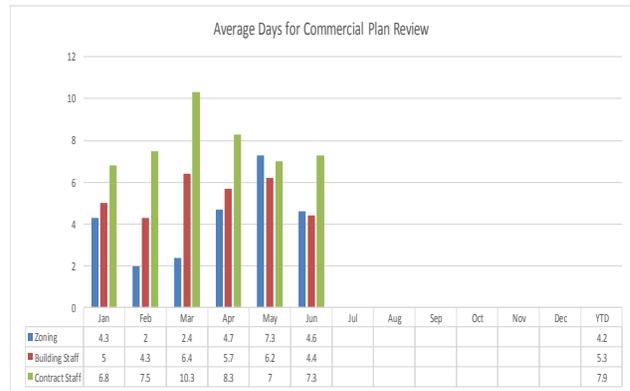
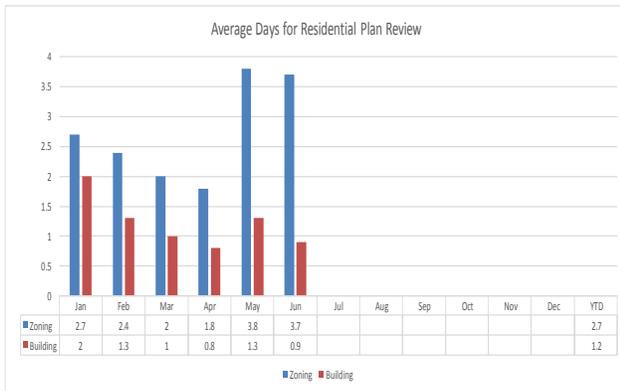
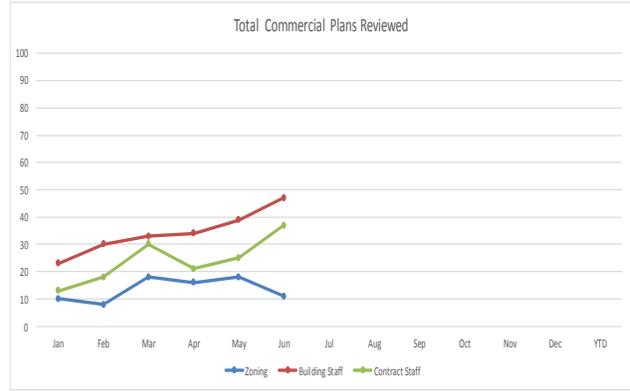
Walton Offices – Private Site Improvements - June 29, 2016

Building Reviews and Meetings

Residential – Ten new home reviews were completed and twelve plan review meetings were conducted for small projects; patios, pools, and home alterations. Staff has been in discussion with the designer of the home alteration on Waterston. A specific design is required for the footing and foundation for this project due to the adjacent flood way per our subdivision plat notes. The concern is the high water table and soil conditions generally found in these areas.

Commercial - Twelve plan review meetings were scheduled with the plan reviewer. A preliminary meeting was scheduled with KDC to discuss future production lines and to set up plan review schedule for the mezzanine part of the project.

PLAN REVIEW CONTINUED JUNE 2016



FIELD WORK AND INSPECTIONS

JUNE 2016

Zoning Related Field Concerns and Inspections

Model Homes

The conditional use for the model home at 7933 Straits Farm will expire on July 18, 2016. Representatives from M/I Homes were notified of the expiration on June 28th and told if they request an extension no later than June 30th the application could be heard by Planning Commission on July 18, 2016.

Representatives at Romanelli and Hughes were notified on June 7th the conditional use for the model home at 7467 New Albany Links Drive within the New Albany Links subdivision will expire on June 18th. The applicant submitted an extension application on June 17th. The application is scheduled to be heard by Planning Commission on July 18th.

Residential Inspections

3915 Reynoldsburg New Albany Road

The city planner and zoning officer met with a homeowner at their residence to discuss the pool fence. The homeowner was interested in pursuing a variance to permit them to not install a fence around the pool. Staff provided a history of the pool fence variances, and the homeowner stated they will install the fence.

5155 Johnstown Road

A complaint was received regarding a residential property running a business. An inspection was complete and violations were observed. A letter was sent to the property owner to notify them of the complaint and requesting contact to discuss the violation.

6869 Central College Road

A complaint was received regarding a vacant house. The zoning officer and building inspector completed an inspection on June 1, 2016 and multiple violations were observed. A violation letter was mailed however, the letters were returned undeliverable. The zoning officer contacted Franklin County Public Health for assistance in locating the property owners. Franklin County Public Health has taken the lead on the case. They completed an inspection on June 22, 2016 and mailed a violation letter to multiple addresses.

7625 Pine Ridge Court

A complaint was received regarding grass and camper storage. The zoning officer completed an inspection and no violations were observed. The zoning officer spoke to the property owner regarding the reason for the visit and answered questions on the related code sections.

7082 Maynard Place

A complaint was received regarding grass. An inspection was completed on April 29, 2016 and multiple violations were found including exterior surface (trim piece missing), disposal of rubbish (window screens, shingles, etc) and grass. This property was marked as a vacant house and violation letters were mailed to the property owner and the mortgage company. The letters were returned undeliverable. Contact was made with the finance company through their website and the compliance date was extended.

Update: The violations were corrected and the case has been closed.

FIELD WORK AND INSPECTIONS CONTINUED

JUNE 2016

Residential Inspections Continued...

10135 Johnstown Road

History: A complaint was received regarding multiple vehicles/campers on the property and the welfare of the resident. The zoning officer contacted Franklin County Public Health to schedule a joint inspection for February 2, 2016. A violation notice was mailed on February 5, 2016. A joint follow-up inspection was conducted on February 29, 2016. No progress has been made on the violations. The case was escalated to the legal departments. Franklin County Public Health has taken the lead.

Update: A joint inspection was completed with Franklin County Public Health, New Albany zoning officer and chief building official on June 30, 2016. The owner has vacated the property, personal contents and vehicles have been removed. Violations are still present with the structure of the home. Inspection results were forwarded to the law director.

7010 Lambton Park Road

History: In November 2015 a complaint was received regarding the home's pool fence. An inspection was complete and a violation letter was mailed. In December 2015, an extension was granted until the end of January to determine if they wanted to apply for a variance. The violation is on hold until city staff can research the requirements for pool fences and make a recommendation to administration and council.

Update: Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance hearing will be scheduled for the Planning Commission meeting on July 18th.

11 Highgrove

History: In November 2015 a complaint was received regarding the home's pool fence. An inspection was complete and a violation letter was mailed. In December 2015, an extension was granted until the end of January to apply for a variance. The violation is on hold until city staff can research the requirements for pool fences and make a recommendation to administration and council.

Update: Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance hearing will be scheduled for the Planning Commission meeting on July 18th.

10 Highgrove

History: In November 2015 a complaint was received regarding the home's pool fence. An inspection was complete and a violation letter was mailed. In December 2015, an extension was granted until the end of January to apply for a variance. The violation is on hold until city staff can research the requirements for pool fences and make a recommendation to administration and council.

Update: Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance hearing will be scheduled for the Planning Commission meeting on July 18th.

FIELD WORK AND INSPECTIONS CONTINUED**JUNE 2016****Grass Complaints**

- 7843 Straits Lane & 7839 Straits Lane – violation letter sent in May, owner complied in June
- 5475 Harlem Road – violation letter sent in May, owner did not comply, city mowed the property
- 8275 Marwithe Place – complaint received regarding rear of property, letter sent requesting inspection, no response

Commercial Inspections**Wolcott Manor**

Temporary occupancy was issued for units 12, 13, 14, and 15 at Wolcott Manor. Escrow was provided for unfinished landscaping.

9940 Johnstown Road

The city planner inspected the Dairy Queen site on June 9, 2016. All of the outstanding zoning comments have been addressed and full occupancy has been issued.

9005 Smith's Mill Road

The city planner inspected the Axium Phase 4 expansion on June 9, 2016. Temporary occupancy was issued because landscaping for the site has not been completed.

5220 Forest Drive

The city planner inspected the Hampton Inn and Suites on June 8, 2016. Temporary occupancy was issued because landscaping for the site has not been completed.

160 West Main Street

Revised building plans were submitted, reviewed, and approved for the Market Street C&D project by the city planner. The revised plans met all of the previous zoning comments and full zoning approval was issued.

8820 Smith's Mill Road

Building plans were submitted for the Pizzuti multi-tenant 2 site. The city planner reviewed and issued a footing/foundation start.

Commercial Project Construction Status

AEP - The ceilings are completely installed on the second, third, and fourth levels. The ceiling has started on the first floor in building B and is completed in building A. The furniture package is being installed. Exterior metal panels are nearly complete.

New Albany Ballet - The interior wall framing has been approved and drywall is being finished. The exterior brick veneer and windows and signing are being installed.

Noah's Event Center - The repairs to trusses have been completed and approved. The drywall is installed and being finished. The underground fire protection connections have been scheduled. Work continues on the exterior brick and trim-work. Sprinkler piping for the dry system is being installed.

Project 68 -

Phase II - Dividing wall is being constructed between the units. The 8th line of data cabinets are being installed, and wired to transfer gears, and generators. The third party inspections are completed and the coordination study process has started.

Phase III - The corner office and west wall framing is completed. Fire protection lines are complete and a hydrostatic test is scheduled. The outside slab pours have been completed for the generators and transformers for this phase. The air handling units and data hall racks have been installed.

First and Main - The Steel framing has been completed and exterior finishes are being installed.

Marburn Academy - The roof and second story windows are being weathered-in to allow insulation and drywall to continue. The first floor framing inspections are complete. The exterior brick veneer has started.

Market and Main Retail - The site work and underground utilities have started. The plans have been approved for footings only at this time. Site protective fencing has been installed.

DaVita Dialysis - The rough in for mechanicals and wall framing has started. The slab work has been completed for the newly installed drain lines.



AEP



New Albany Ballet Company



Noah's Event Center

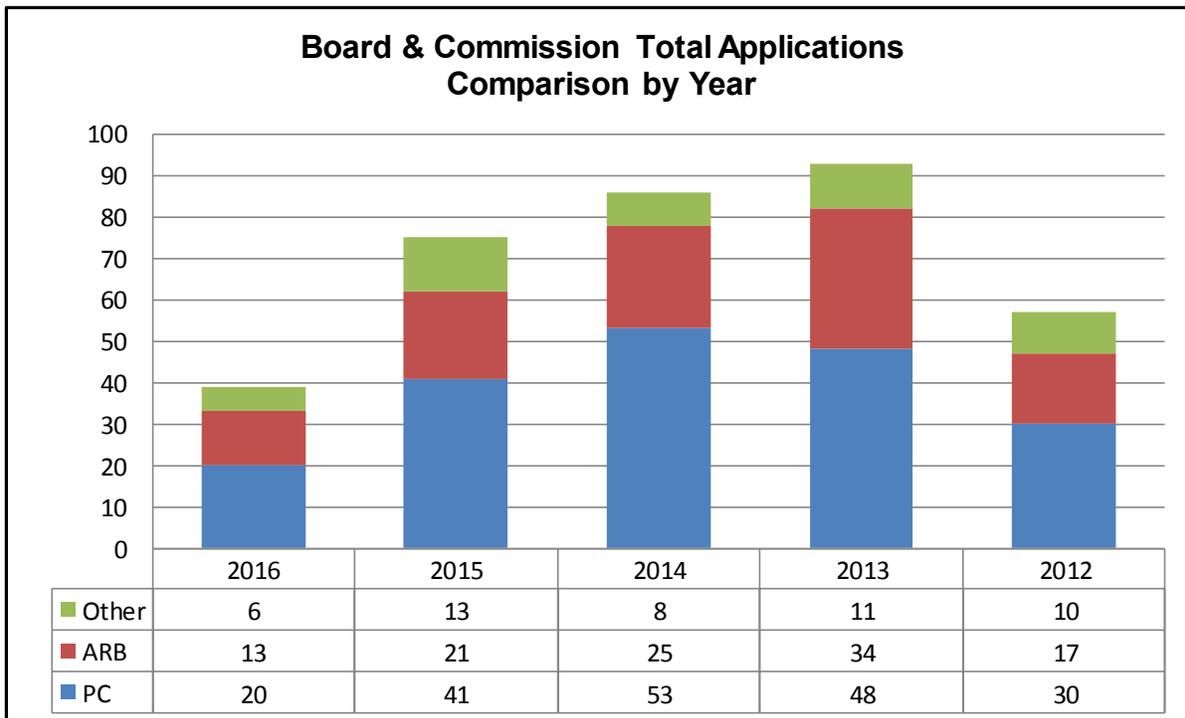
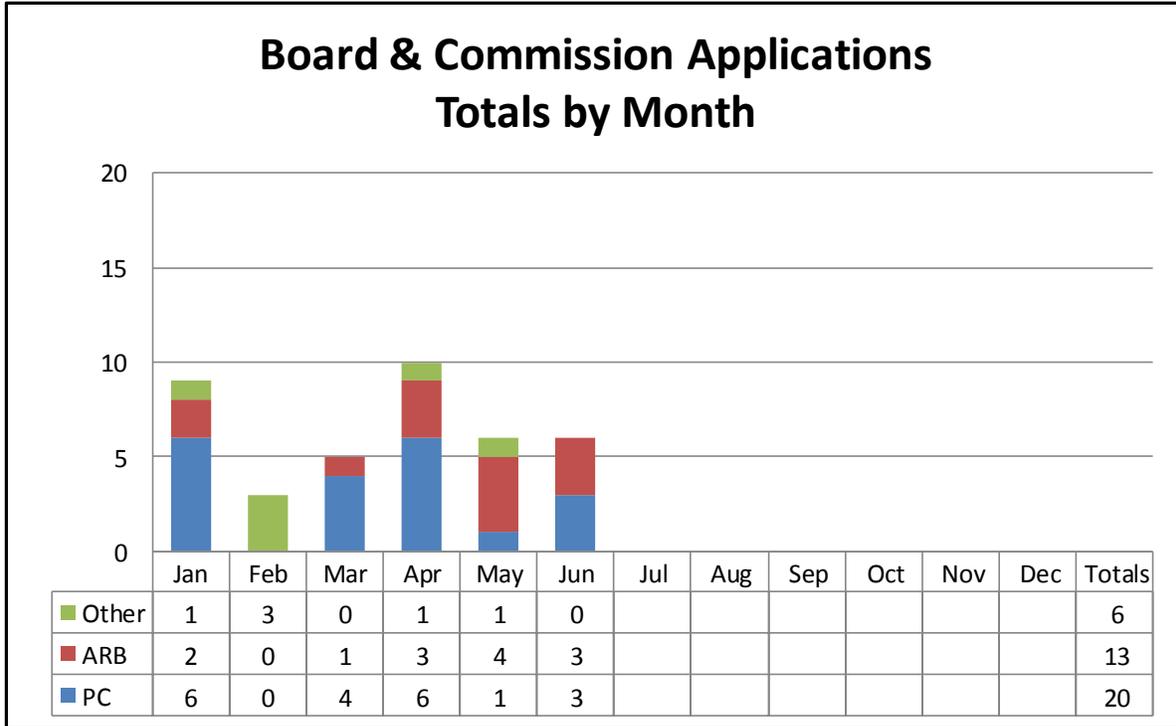


1st & Main

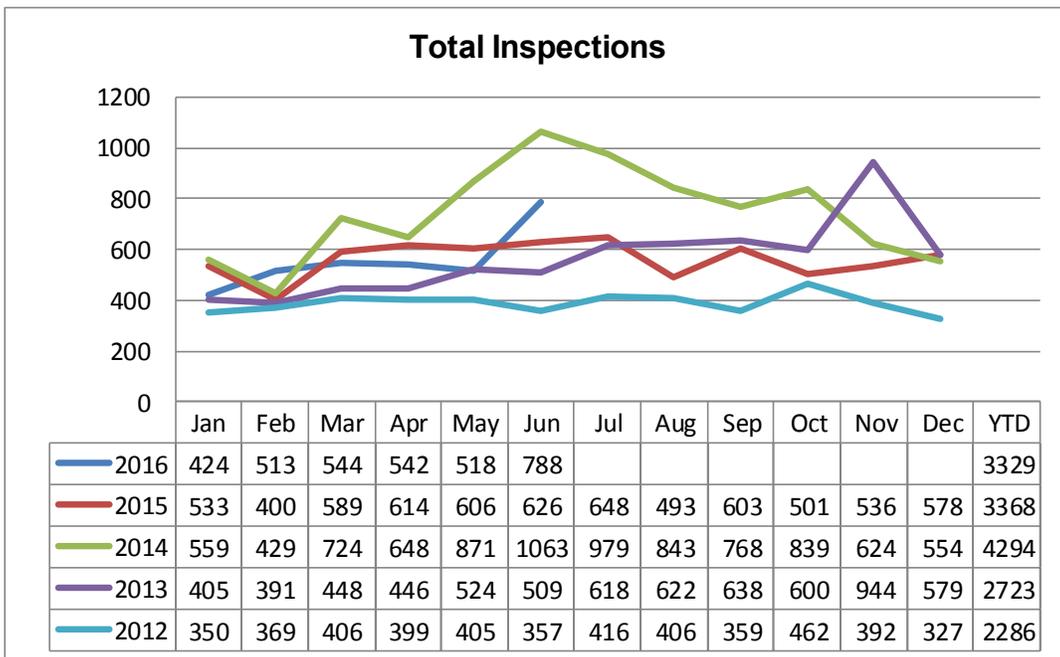
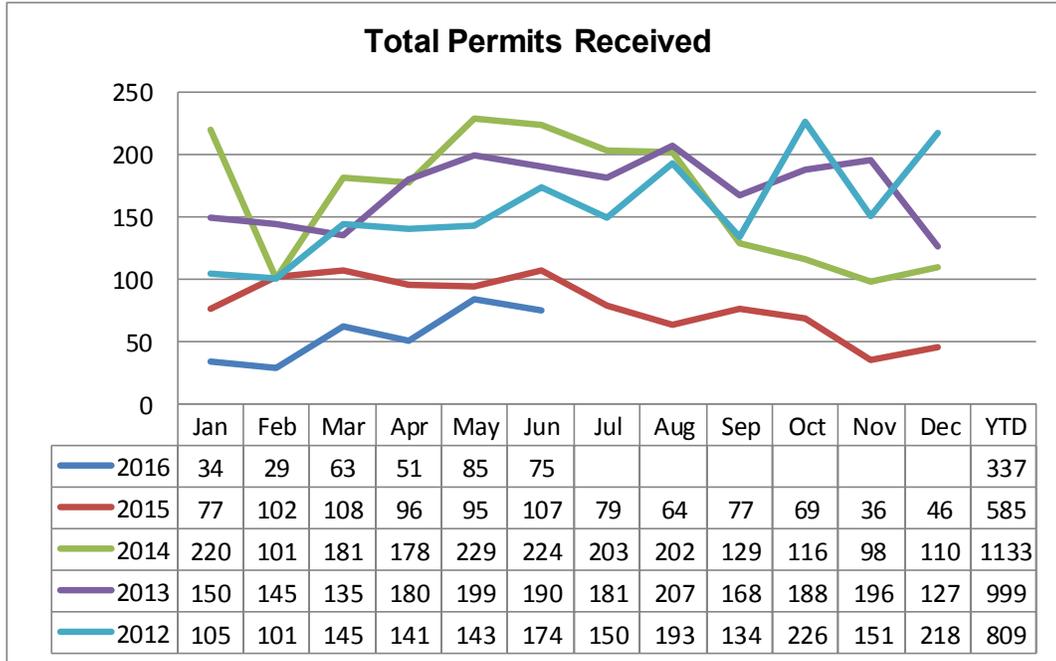


Marburn Academy

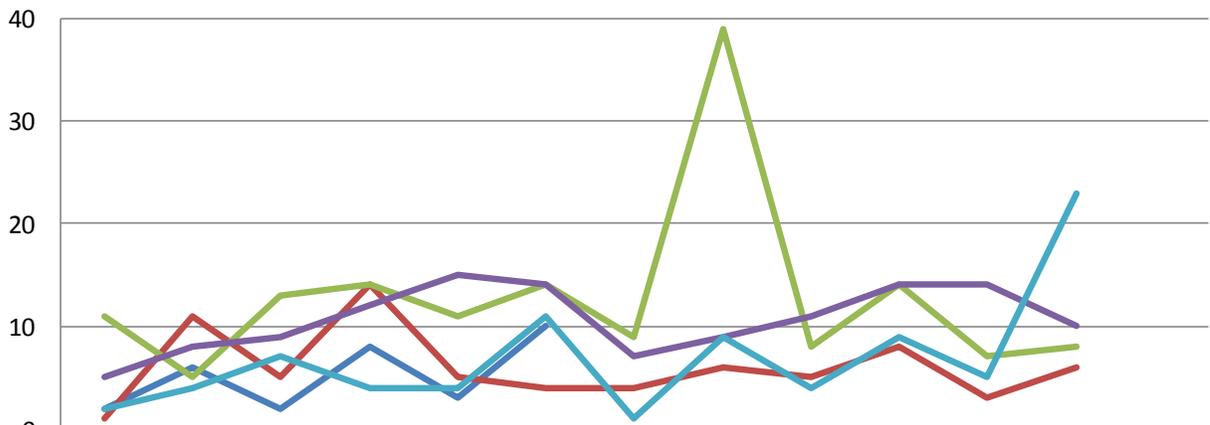
BOARD AND COMMISSION STATISTICS JUNE 2016



BUILDING AND ZONING STATISTICS JUNE 2016

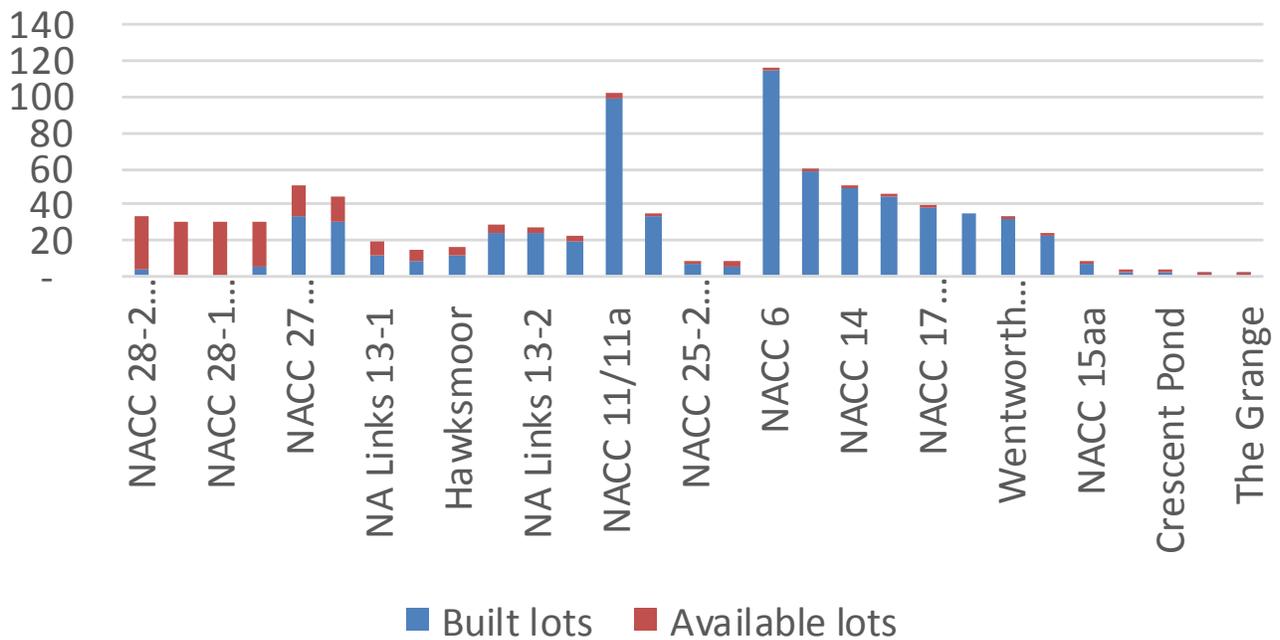


New Residential Building Permits

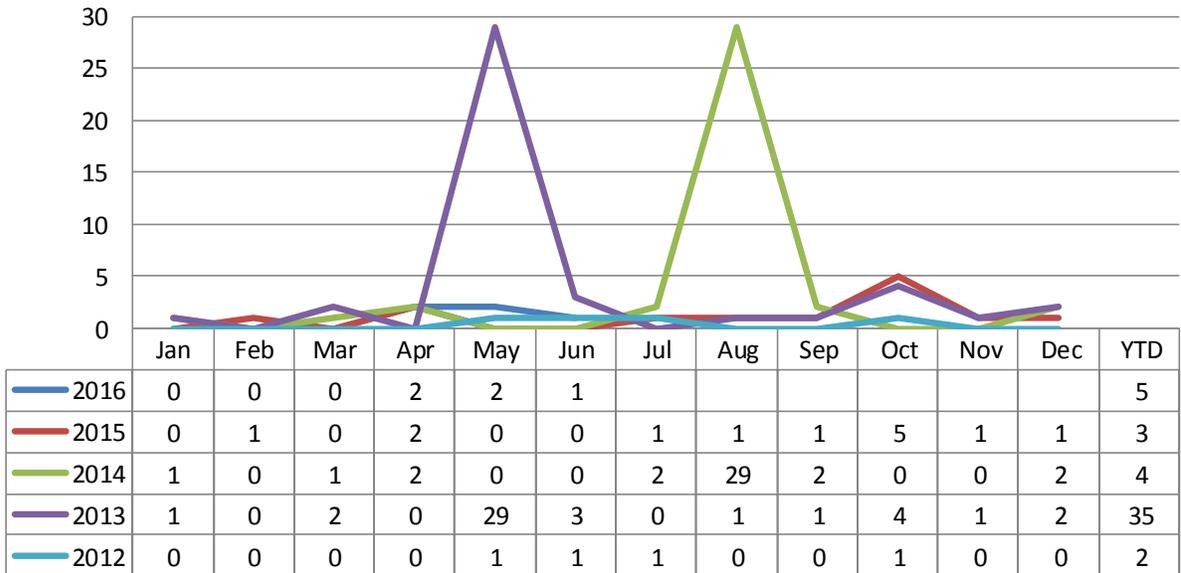


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	2	6	2	8	3	10							31
2015	1	11	5	14	5	4	4	6	5	8	3	6	40
2014	11	5	13	14	11	14	9	39	8	14	7	8	68
2013	5	8	9	12	15	14	7	9	11	14	14	10	63
2012	2	4	7	4	4	11	1	9	4	9	5	23	32

Subdivision Summary



New Commercial Building permits



Total Commercial Square Footage Under Construction

