



Community Development Department

MONTHLY REPORT

October 2016

Professionalism

Reliability

Be inspired.

Creativity

Service

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NEWS AND INFORMATION

OCTOBER 2016

Essentials of Supervision

Members of the department participated in a two day Essentials of Supervision Program at the Heit Center. The program, in addition to providing learning and training for supervisors, provided an invaluable opportunity for networking and team-building for staff from different departments.

New Albany Chamber

The economic development specialist attended the New Albany Chambers event “Why HR Needs to Embrace Big Data.” The event was attended by 35 professionals from the community interested in learning how big data can play a role in strategically placing companies ahead of the curve in hiring.

Retention Visit

The economic development specialist met with Troy McGowan, Co-Owner of Ultimate U Total Health. Ultimate U recently underwent a “facelift” at 5791 Zarley Street. Ultimate U is an alternative to a common health club with an on staff massage therapist, dietitian, medical referral network that includes an in-house chiropractic physician, acupuncturist and physical therapy assistant. Their staff has grown to approximately 21 staff members and they are pleased to call New Albany home.

Beauty Park Synergy Workshop

On October 4th the director attended the Beauty Park Synergy Workshop. The semi-annual event includes owners and c-suite level representatives from the businesses located within the International Beauty Park. A portion of the program allows for company representatives to share success stories and challenges to future success. The top challenge for every business was peak season workforce attraction. The program also included a community update presentation by the director, New Albany Company and New Albany Chamber of Commerce.

Presentation at JLL Columbus

On October 5th the director participated in a community update presentation with the New Albany Company to the brokerage and management team at JLL Columbus. The audience was most interested in the “speed to business” model adopted by the city for permitting and planning.

NEWS AND INFORMATION

OCTOBER 2016

Advertisements

The department recently published the following ad in two publications. The first was a special economic development piece developed by JobsOhio in partnership with Site Selection Magazine entitled *Investing in Ohio*. The second publication was the Columbus 2020 special section in October edition of Columbus CEO Magazine.





We run like
a business
because **you**
run a business.

- Strong customer service
- 25% faster permitting than competing communities
- Complementary site planning
- Pre-zoned for business
- Technology- and shovel-ready sites
- High-speed fiber optics
- Triple feed electric capabilities

IN NEW ALBANY, we constantly seek better ways to cut red tape and timelines to meet corporate needs. Our commitment to collaboration with businesses fuels continuous improvement in our service delivery. That's why we attract and retain a remarkable range of companies, from Fortune 500 headquarters and mission critical operations to startups.

New Albany gets business.

Learn more. Visit newalbanybusiness.org or call the Community Development Department at **614.939.2254**.

NEWS AND INFORMATION

OCTOBER 2016

Meetings

Design Charrettes with NACo and MKSK

On October 18th the community development department kicked off a series of planning meetings/design charrettes with the New Albany Company representatives and consultants from MKSK for several areas of the city. At this meeting Business Park South was the area of focus. The group discussed many aspects of development for this area including the overarching goals for the area and existing amenities that can be capitalized to create a new section of the business park. Discussion also included current prospects, possible developments, national best practices, and development trends. City staff is currently creating a document to memorialize areas of agreement and next steps.

Rocky Fork-Blacklick Accord

On October 20 the city planner attended a Rocky Fork-Blacklick Accord meeting. The city of Columbus had one application for the accord to review. The application pertained to the property at 5800 Central College Road (Z16-060) to redevelop a 4.8 acre site located on the north side of Central College Road east of Harlem Road for use as a combination of daycare and single family detached condominium units. The RFBA recommended approval of the application 5-0 without any conditions but did note that an additional traffic analysis should be conducted.

Flood Plain Ordinance

The deputy director, city attorney, development services manager and city planner, along with staff from E.P. Ferris and Associates, met on three separate occasions during the month of September to review the draft flood plain ordinance. All code sections were thoroughly vetted as a group, and the city attorney updated the ordinance language to address the collective comments. Planning Commission recommended approval in October.

MORPC

The deputy director and city planner met with Kerstin Carr, a MORPC staffer, to discuss and share information on planning efforts by both entities. MORPC staff shared ideas and goals for the greater New Albany area and city staff shared information on the city's current planning efforts including the Western Licking County Accord, the Leisure Trail Master Plan, and the Rose Run Enhancement project.

BOARDS AND COMMISSIONS

OCTOBER 2016

Planning Commission

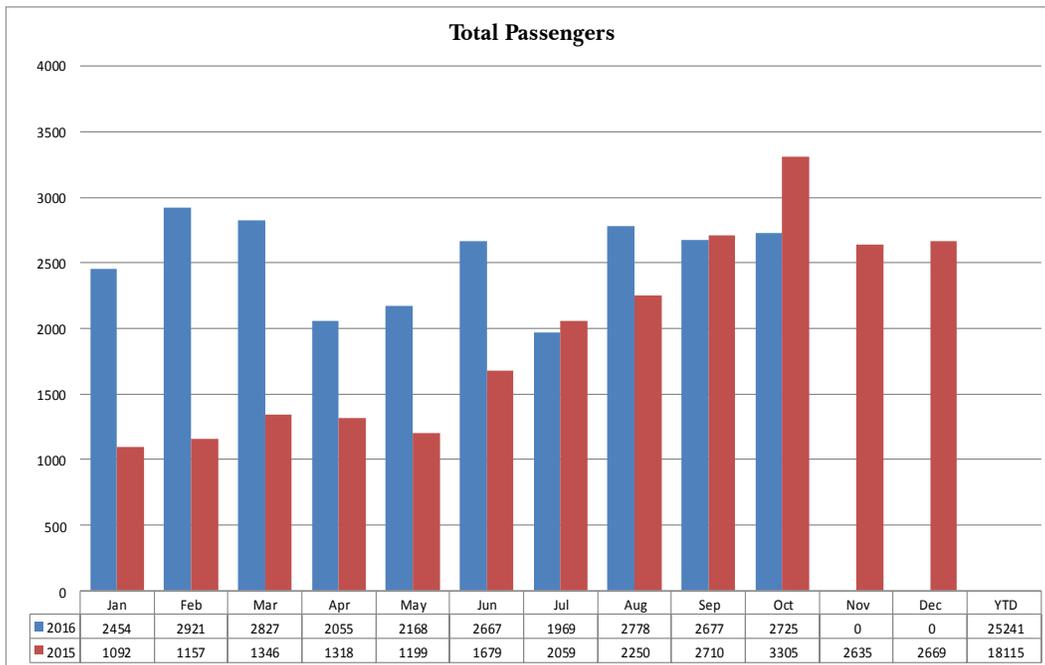
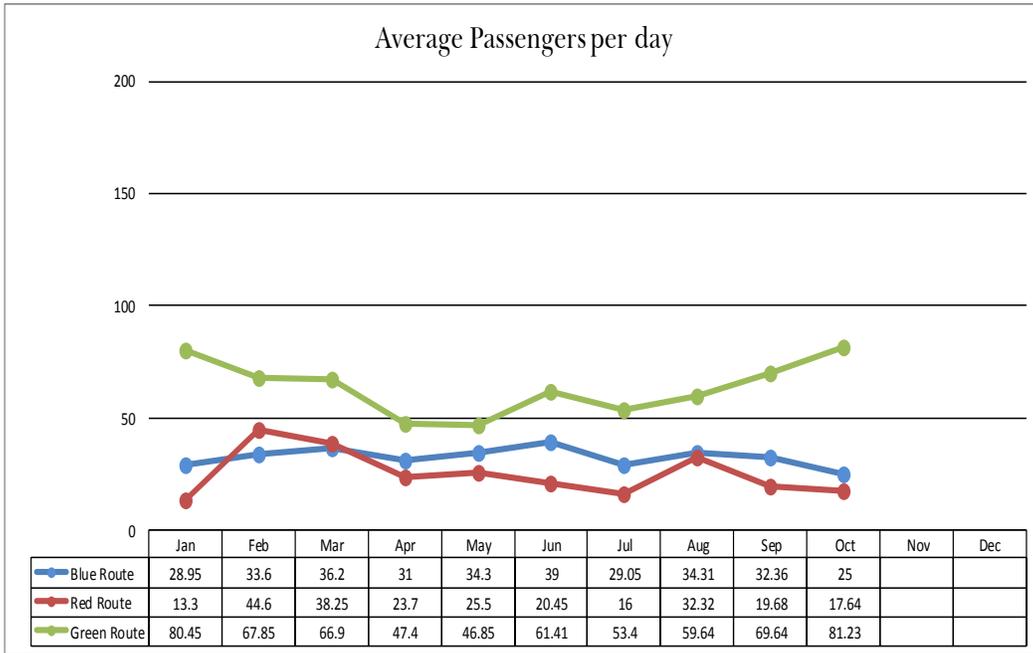
The Planning Commission met on October 17, 2016 and heard seven items. The commission approved with conditions a variance to the fencing requirements for a private swimming pool located at 10 Highgrove. The commission approved with conditions a variance to the fencing requirements for a private swimming pool located at 11 Highgrove. The commission approved with conditions a final development plan and variances for Home2 Suites located along Forest Drive within the Canini Trust Corp. The commission approved with conditions a zoning change for 6.7 +/- acres of land generally located at the southeast corner of the Beech Road and Worthington Road intersection and separate parcels located on the north and south sides of Lucille Lynd Road for an area to be known as “Beech Interchange District subareas E, H, and G” from its current zoning of “AG” Agricultural to “L-GE” Limited General Employment and “L-OCD” Limited Office Campus District. The commission recommended to Council an amendment to Codified Ordinance Chapter 1125 (Community Authority). The commission recommended to Council an amendment to Codified Ordinance Chapter 1155 (Flood Damage Reduction). The commission appointed Mike Durik as the representative to the Board of Zoning Appeals.

New Appointments

The deputy director and city planner held two new board and commission member orientation sessions. Staff met with Mike Durik, new appointment to the Planning Commission on October 10th and Everett Gallagher, new appointment to the Board of Zoning Appeals, on October 20th.

PROJECT UPDATES OCTOBER 2016

New Albany SmartRide



PROJECT UPDATES CONTINUED

OCTOBER 2016

Capital Improvement Projects Update

Johnstown and Greensward Road Roundabout

The deputy director, development services manager, economic development specialist and city planner, along with staff from E.P. Ferris and Associates, MKSK, and MTJ Engineering, attended a follow up project coordination meeting on October 5th. The field survey work was completed, and the alignment was adjusted slightly based on this information. A final preliminary alignment was selected, and engineering design will now be taken to a 30% level before meeting again as a group.

Innovate New Albany

Spotlight

Neil Collins hosted attorney David Kalson, Partner at Pittsburgh based law firm Cohen & Grigsby and Dan Finkelman, member of the Ohio Tech Angel Funds and advisor/investor in various Ohio-based startups. Neil explained Innovate New Albany's mission, the types of companies operating at the incubator, and the format/schedule for TIGER Talks and TIGER Workshops. David expressed interest in serving as a presenter for a future TIGER Talk.

Event Activity

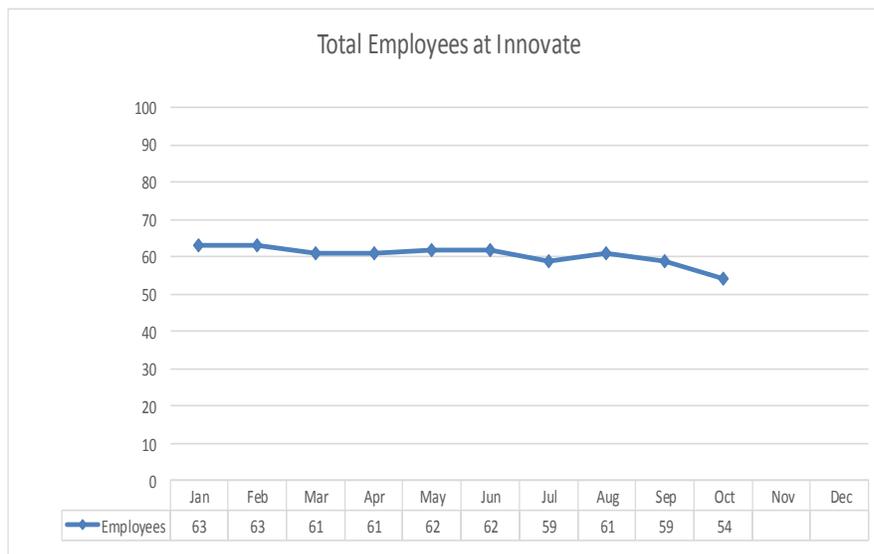
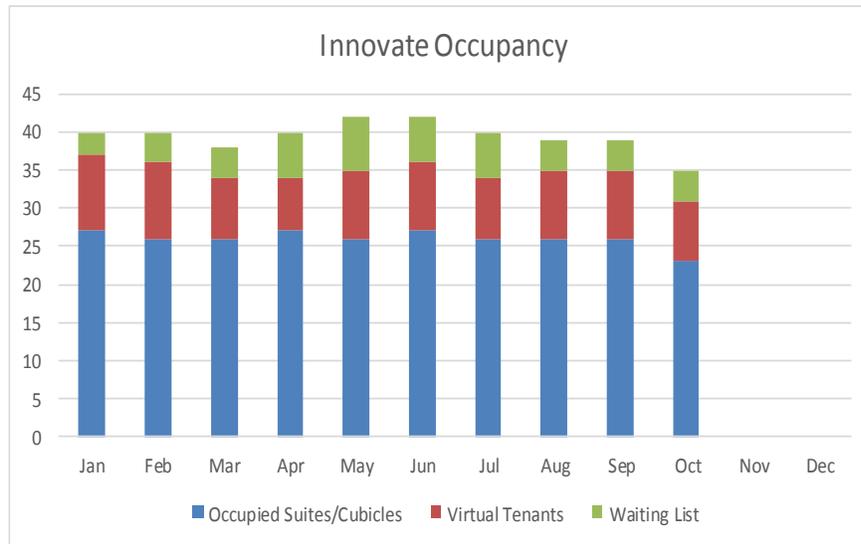
- Funding a High Growth Business, led by Neil Collins, (70 attendees)
- SEO Tools and On-Page Optimization, led by Eric Spurling, (4 attendees)
- New Albany Women's Network, Professional Group Meeting, (14 attendees)
- The Chaos Quiz: Assess the 9 Factors Essential to Simplifying Your Business, led by Gary Monte, (15 attendees)
- Business Plan: The Tool that Drives Your Business, led by Jerome Jones (SBDC) (14 attendees)

Innovate New Albany and Rev1 hosted entrepreneurs from around Central Ohio at the Dan Evans Training Center. The event "Funding a High Growth Business," was a panel discussion that included panelists: Parker MacDonell of Ohio Tech Angel Funds, Rich Langdale of NCT Ventures, Susan Rector of X Squared Angels and Phil George of MentorcliQ. The event drew a crowd of approximately 70 people.



PROJECT UPDATES CONTINUED OCTOBER 2016

Innovate New Albany



PROJECT UPDATES CONTINUED OCTOBER 2016

Innovate New Albany Electronic Media and Internet Campaign:

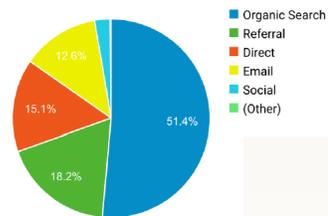
Audience Overview

	September	October
Visits	1,671	1,293
Users	1,287	1,036
Pageviews	3,166	3,025
Pages / Session	1.89	2.34
Avg. Bounce Rate	64.72%	64.42%
Avg. Duration	1:49	1:47

INNOVATENEWALBANY

Traffic Sources

Google / organic
 Direct / none
 Email List / email
 Bing / organic
 Yahoo / organic
 Columbusregion.com / referral
 NewAlbanyBusiness.org / referral
 Facebook / referral
 Meetup.com / referral
 Twitter / referral
 Linkedin.com / referral



INNOVATENEWALBANY

PROJECT UPDATES CONTINUED OCTOBER 2016

Innovate New Albany Electronic Media and Internet Campaign:

Twitter Overview

Twitter Profile	Total Followers	Follower Increase	Tweets Sent	Impressions	Impressions per Follower	Engagements	Engagements per Follower	Retweets	Clicks
@InnovateNA	1,409	1.6%	30	12,143	8.62	117	0.08	19	32

12,143
ORGANIC IMPRESSIONS

117
TOTAL ENGAGEMENTS

32
LINK CLICKS

FOLLOWER METRICS		TOTALS
Total Followers		1,409
New Follower alerts		85
Actual Followers gained		22
People that you followed		6

ENGAGEMENT METRICS		TOTALS
Replies		3
Retweets		19
Retweets with Comments		2
Likes		51

INNOVATENEWALBANY

Facebook Overview

Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
Innovate New Albany	394	1.81%	5	5,355	1,071	154	30.8	7

5,355
IMPRESSIONS

154
POST ENGAGEMENTS

7
LINK CLICKS

AUDIENCE GROWTH METRICS		TOTALS
Total Fans		394
Organic Likes		9
Unlikes		1
Net Likes		8

ACTION METRICS		TOTALS
Reactions		89
Comments		2
Shares		63
Total Engagements		154

INNOVATENEWALBANY

PROJECT UPDATES CONTINUED

OCTOBER 2016

Innovate New Albany Electronic Media and Internet Campaign:

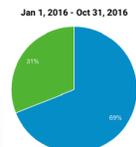
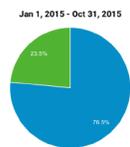
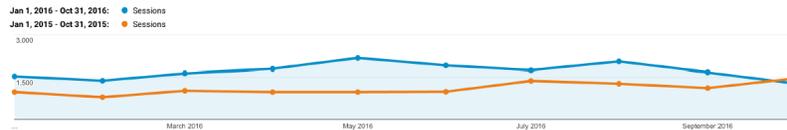
October Content

October 20th, 2016
Your Headline's Five Important and Surprising Jobs
by Laurie Zinn, Line-by-Line

October 31st, 2016
TIGER Talk Recap: Business Plan – The Tool That Drives Your Business
by Innovate New Albany

INNOVATENEWALBANY

Historical Overview



■ New Visitor ■ Returning Visitor

INNOVATENEWALBANY

PLAN REVIEW OCTOBER 2016

Engineering Plan Reviews

Community development received two initial plan submittals in October, and completed a plan review that initially was received in September.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
Pharmaforce- Private Parking Lot Expansion	September 23, 2016	October 11, 2016	18	18
Axium- Private Parking Lot Expansion	October 20, 2016	November 2, 2016	13	18
Axium- Private Parking Lot Expansion	October 27, 2016	October 31, 2016	4	18

Engineering Pre-Construction Meetings

No pre-construction meetings were held in October.

Building Reviews and Meetings

Residential

There were nine residential small project reviews conducted.

- 12 NA Farms Rd– room addition
- 7769 Pembroke End - patio, fence , & retaining wall
- 4109 Audley - patio
- 12 NA Farms –alteration
- 7031 Doran Dr.-shed
- 6987 Jersey Dr.-landscape patio
- 7445 Skarloeken Green– basement
- 4047 Bremo Recess –patio and deck
- 8032 Loomis Dr.--landscaping & patio

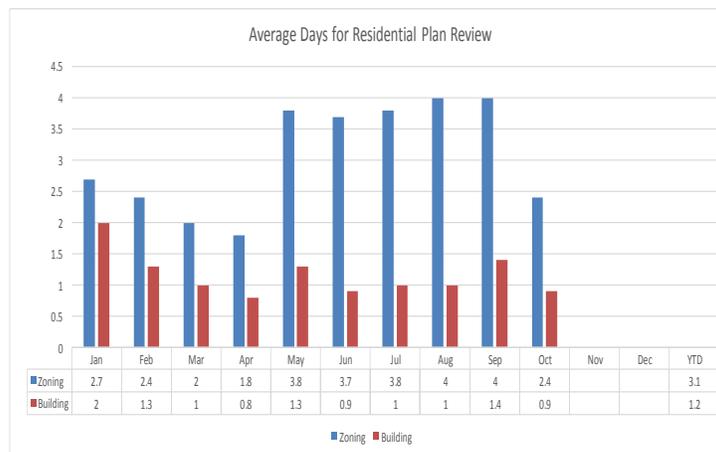
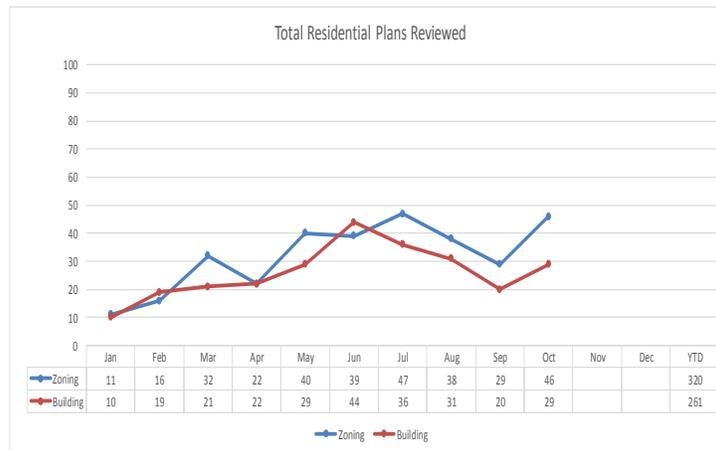
Commercial

There were six commercial project meetings and one adjudication appeal held at the Board of Building Standards.

- Project 68 Building II—Staff met with plan reviewers to discuss the review procedures for the second building. Building II was discussed with applicants on October 20th and plans were submitted for zoning and building reviews.
- First and Main - The discussion focused on areas that need completed for drywall approval
- Project 68 Phase III– Plan review for fire protection and fire alarm as built drawings
- Solar House – Preliminary meeting to answer questions of design professional
- Church of the Resurrection– Electrical response for the accessory buildings electrical services
- First and Main - Discussion on requirement for mold remediation. Submittal of third party is asking for mold remediation in several areas. Ok given to hang both sides of interior walls on second floor only.

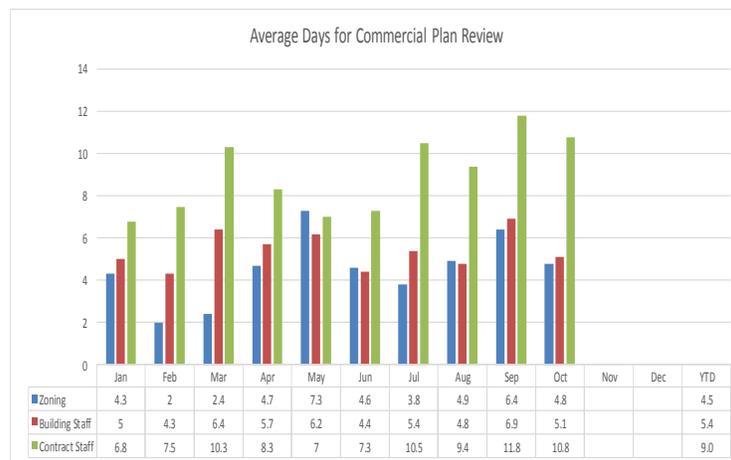
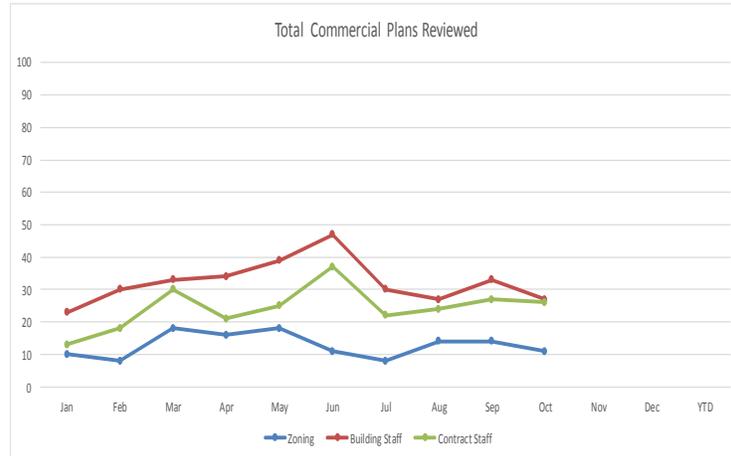
PLAN REVIEW CONTINUED OCTOBER 2016

Residential Plan Review



PLAN REVIEW CONTINUED OCTOBER 2016

Commercial Plan Review



FIELD WORK AND INSPECTIONS

OCTOBER 2016

Zoning Related Field Concerns and Inspections

Residential Inspections

10550 Johnstown Road

A complaint was received regarding multiple cars for sale. The zoning officer completed an inspection and multiple violations were found. A violation letter was mailed. The cars for sale violation was corrected. The other violations were concerning the vacant structure and property maintenance. The property owner contacted the zoning officer and is working with a contractor to demolish the property. The overgrown plant material has been removed. The zoning officer provided an extension until November 14th to submit application to demolish the structure on the property.

7769 Pembroke End

History: A complaint was received regarding construction without a permit. The zoning officer and building inspector completed an inspection. Notices were posted on the property regarding violations requesting contact by next business day.

Update: The contractor contacted the city and received all necessary permits. Additional inspections were completed during construction in response to additional complaints.

Village Center

History: A complaint was received regarding temporary sidewalk signs within Village Center. An inspection was completed and a letter was mailed to all businesses with a sidewalk sign within Village Center. The notification allowed businesses until October 15th to submit for a permit for sidewalk signs.

Update: Twenty one businesses received letters. One business has received a temporary sign permit for specific dates during the remainder of the year. One business owner called to inform the zoning officer of the concern with the lack of signage permitted in Village Center. One property owner with multiple affected businesses contacted the zoning officer to schedule a meeting to discuss other signage options.

5809 Plainview Drive

History: A complaint was received regarding RV and boat parking. An inspection was complete and a violation letter was mailed.

Update: A re-inspection was complete and the violation was corrected.

4561 Neiswander Square

History: A complaint was received regarding an accessory structure built without a permit. An inspection was complete and the presence of violations were undetermined. A letter was mailed requesting contact.

Update: Contractor submitted an application for permit which was denied. The contractor and homeowner are in discussions regarding submitting for a variance.

FIELD WORK AND INSPECTIONS CONTINUED

OCTOBER 2016

Residential Inspections Continued...

7869 Peter Hoover Road

History: A complaint was received regarding the condition of the property, multiple dump trucks and tall grass. An inspection was completed and multiple violations were found. A violation notice was mailed.

Update: A re-inspection was complete and the violation was corrected.

4561 Neiswander Square

History: A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed. Interested parties notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent notifying the homeowners that the city is unable to enforce the violation until access is granted.

Update: A re-inspection was complete and the violation was corrected.

7518 King George Drive

History: A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed. Interested parties notified the zoning officer of some concerns and the difficulty accessing the neighboring property to perform maintenance on the fence. The zoning officer spoke with the neighboring property owner requesting written permission for the homeowner to access his property. The neighboring property owner refused to provide the written permission to the city for the homeowners. A notice was sent notifying the homeowners that the city is unable to enforce the violation until access is granted. Neighboring property owner provided written permission for access to his property for maintenance of the fence with 24 hour notice. A violation notice was mailed. The property owner requested additional time to schedule the work. The zoning officer provided an extension until mid-October.

Update: The property owner notified the zoning officer that a contractor has been selected and is scheduling the work in November. An extension was provided until November 10th.

3915 Reynoldsburg New Albany Road

History: 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. Homeowner stated that he will submit a revised fence location for approval.

Update: Revised fence application has been submitted.

FIELD WORK AND INSPECTIONS CONTINUED

OCTOBER 2016

Residential Inspections Continued...

6869 Central College Road

History: 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 for this case. They completed an inspection on June 22, 2016 and mailed a violation letter to multiple addresses.

Update: Franklin County Public Health will be presenting the health code violation at the December board meeting. The zoning officer will mail a letter regarding the remaining violations.

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. 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 legal department. Franklin County was satisfied with the progress made on the exterior of the property and with the house being vacant did not see a reason to file any legal action. New Albany zoning officer and chief building official will continue to monitor this property for compliance. A re-inspection is scheduled for September 2nd. Re-inspection was completed and the house has been secured and made weather tight. Interior violations were not enforced since the house remained vacant. The property is for sale. New Albany zoning officer and chief building official will continue to monitor the property.

Update: No update.

7010 Lambton Park Road

History: In November 2015 a complaint was received regarding the pool fence. An inspection was completed 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. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance has been discussed at the July 18th and August 15th meetings.

Update: The variance was tabled and will be scheduled for the Planning Commission meeting on November 21st.

FIELD WORK AND INSPECTIONS CONTINUED

OCTOBER 2016

Residential Inspections Continued...

11 Highgrove

History: In November 2015 a complaint was received regarding the pool fence. An inspection was completed 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. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance was discussed at the July 18th and August 15th meetings.

Update: The variance was approved with conditions at the October 17th Planning Commission meeting. The applicant must submit for a permit that meets the conditions of approval.

10 Highgrove

History: In November 2015 a complaint was received regarding the pool fence. An inspection was completed 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. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance was discussed at the July 18th and August 15th meetings.

Update: The variance was approved with conditions at the October 17th Planning Commission meeting. The applicant must submit for a permit that meets the conditions of approval.

Grass Complaints:

4109 Harlem Road inspection completed – violation corrected

Commercial Project Construction Status

Market and Main II - The second floor slab pours are completed. Exterior wall framing, sheathing, and insulation board is nearly complete. The underground electrical, plumbing, and fire protection lines are turned up on first floor.



Market & Main II

CCL Label - Building is on phased plan approval for footings and foundation walls. Underground MEP'S are complete and first floor slabs are poured. Walls have been poured on site and are being stood in place.



CCL

Marburn Academy - Interior finish is continuing with drywall and trim. Exterior site work is in progress for final grade and concrete prep.



Marburn

First and Main - The exteriors are nearly complete. Interior wall framing, electrical, hvac, and plumbing continues on all floors. Fire protection is not complete in areas. Kitchen hoods and grease ducts are installed.

Multi Tenant II - The project is granted shell approval. Slabs are being installed. Fire alarm and fire protection submittals are required.



1st & Main

Walton Offices -The building is working on a phased approval for footings and foundation walls. Slab work is being completed.

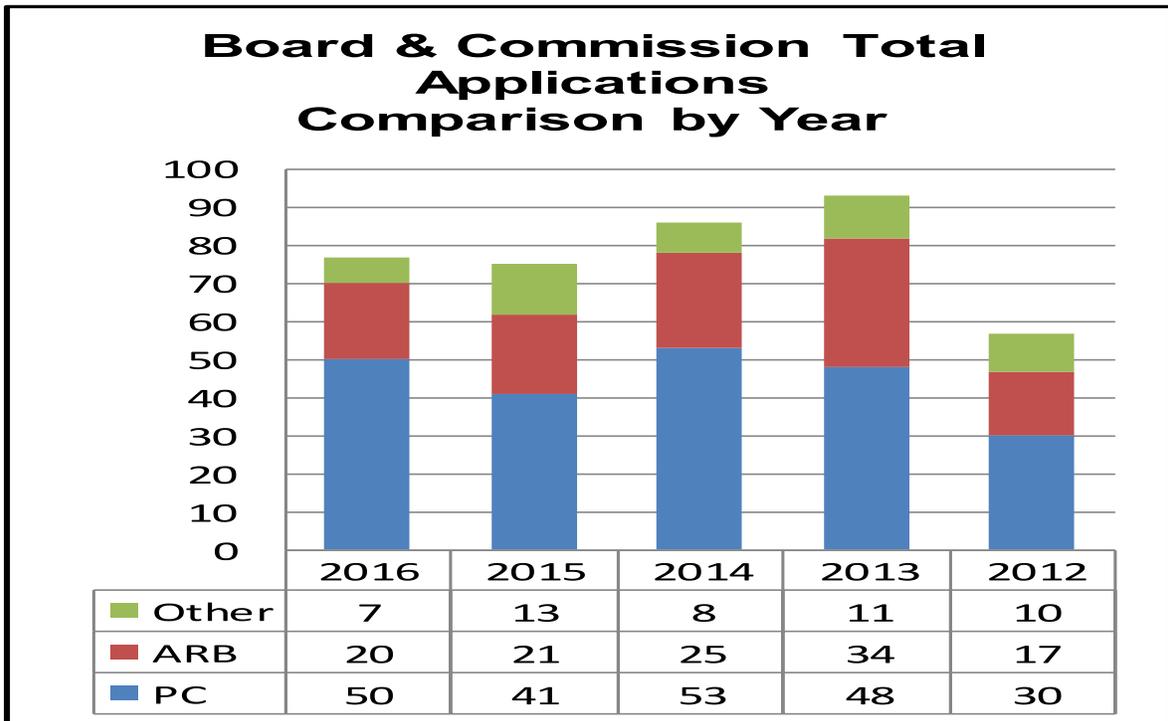
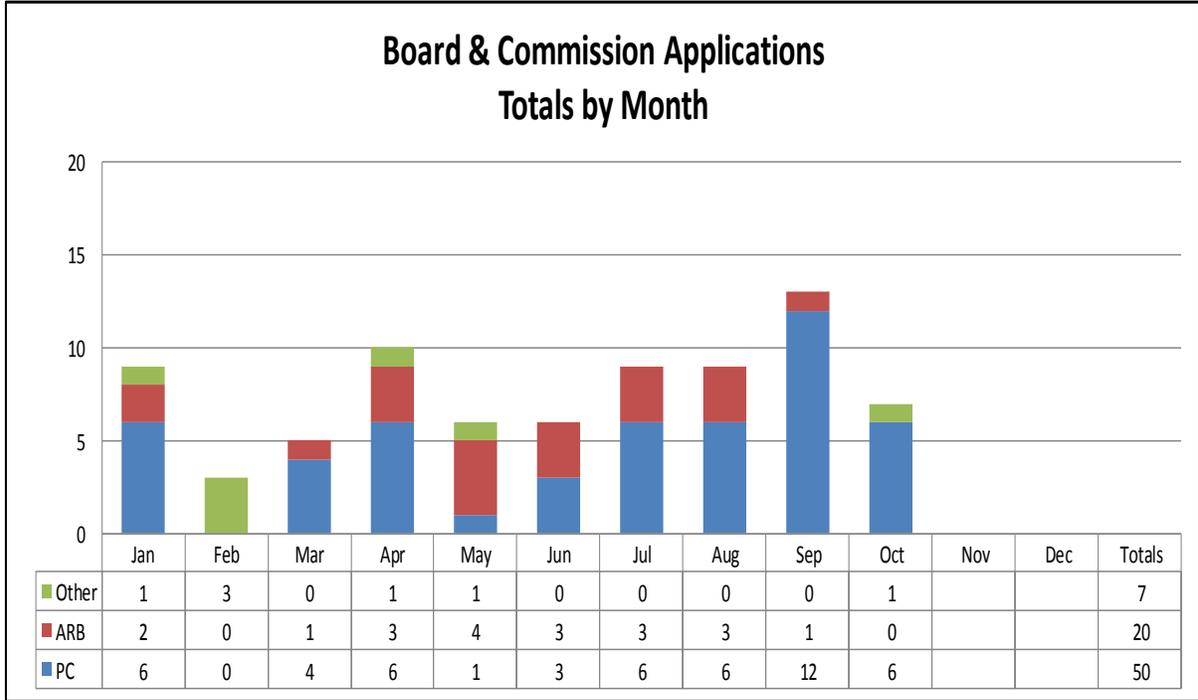
New Albany Ballet -Conditional occupancy has been issued. Building and engineering final approvals are given. Zoning re-inspection needs scheduled for remaining items.



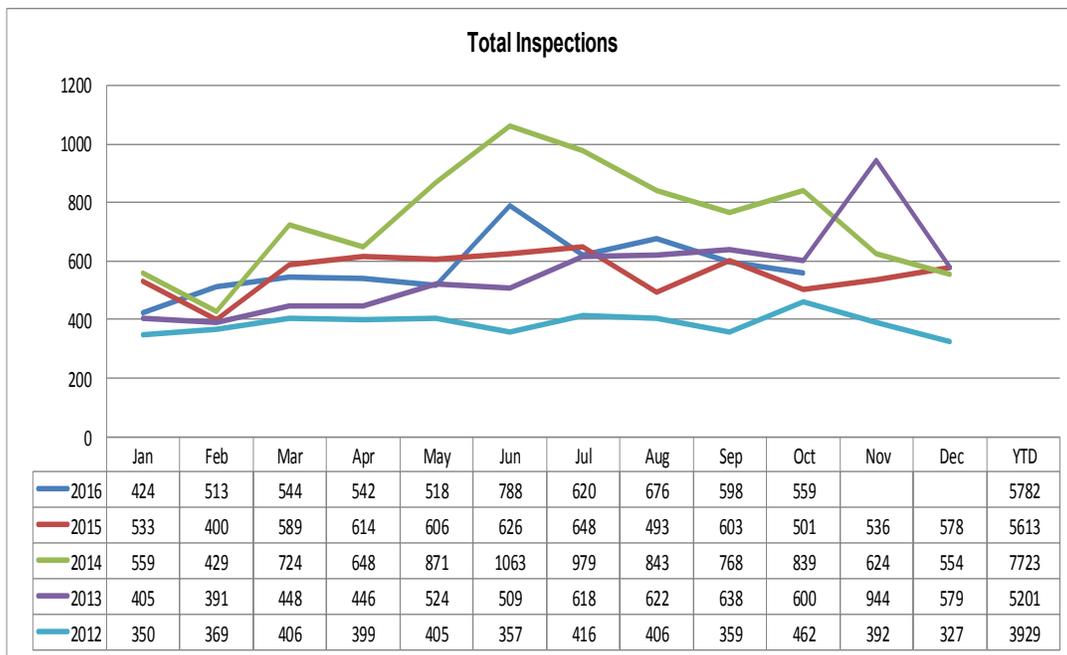
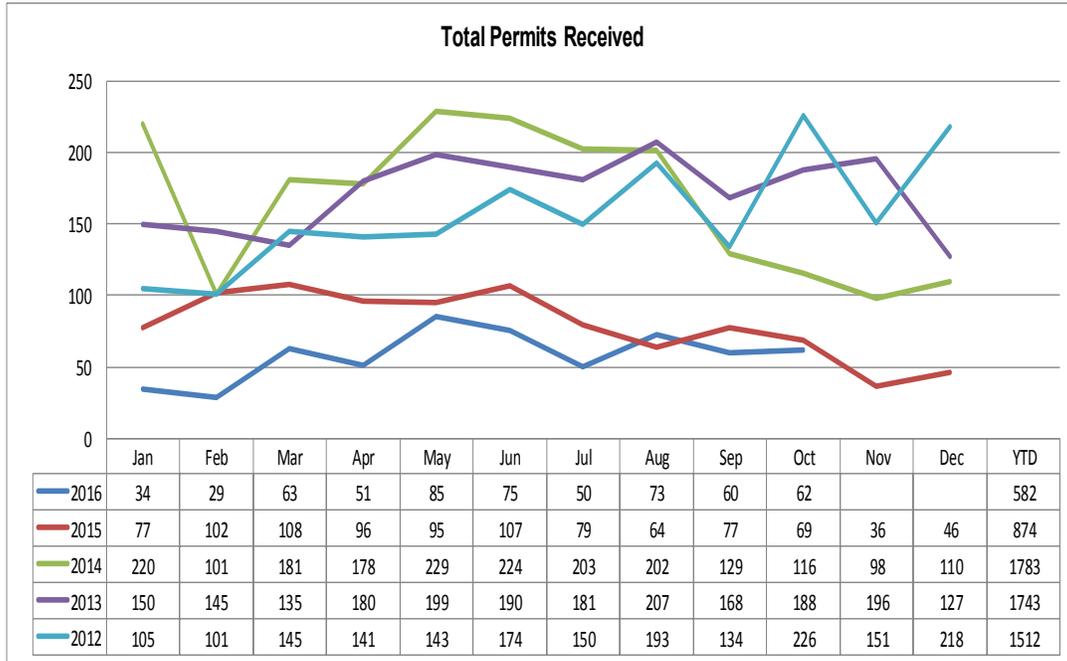
Multi-Tenant II

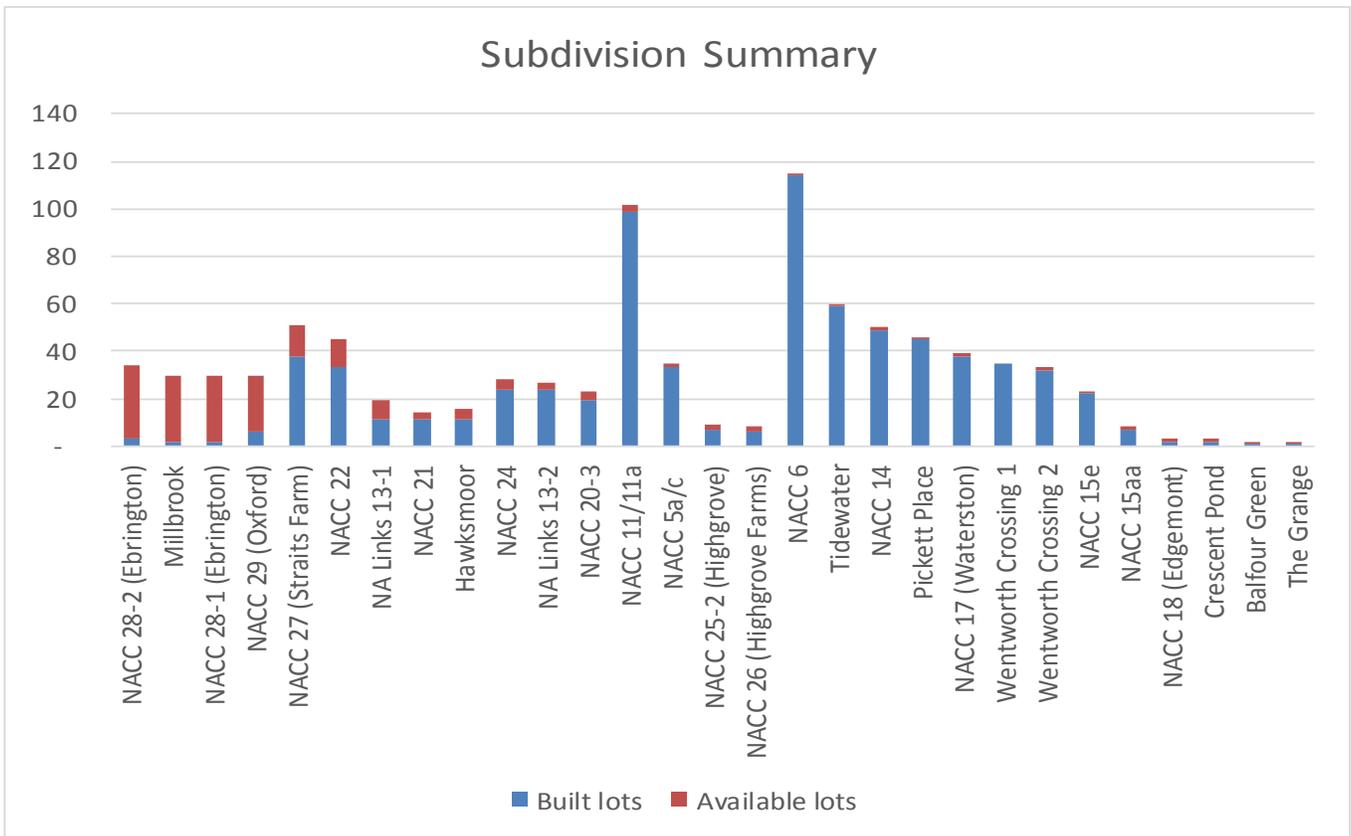
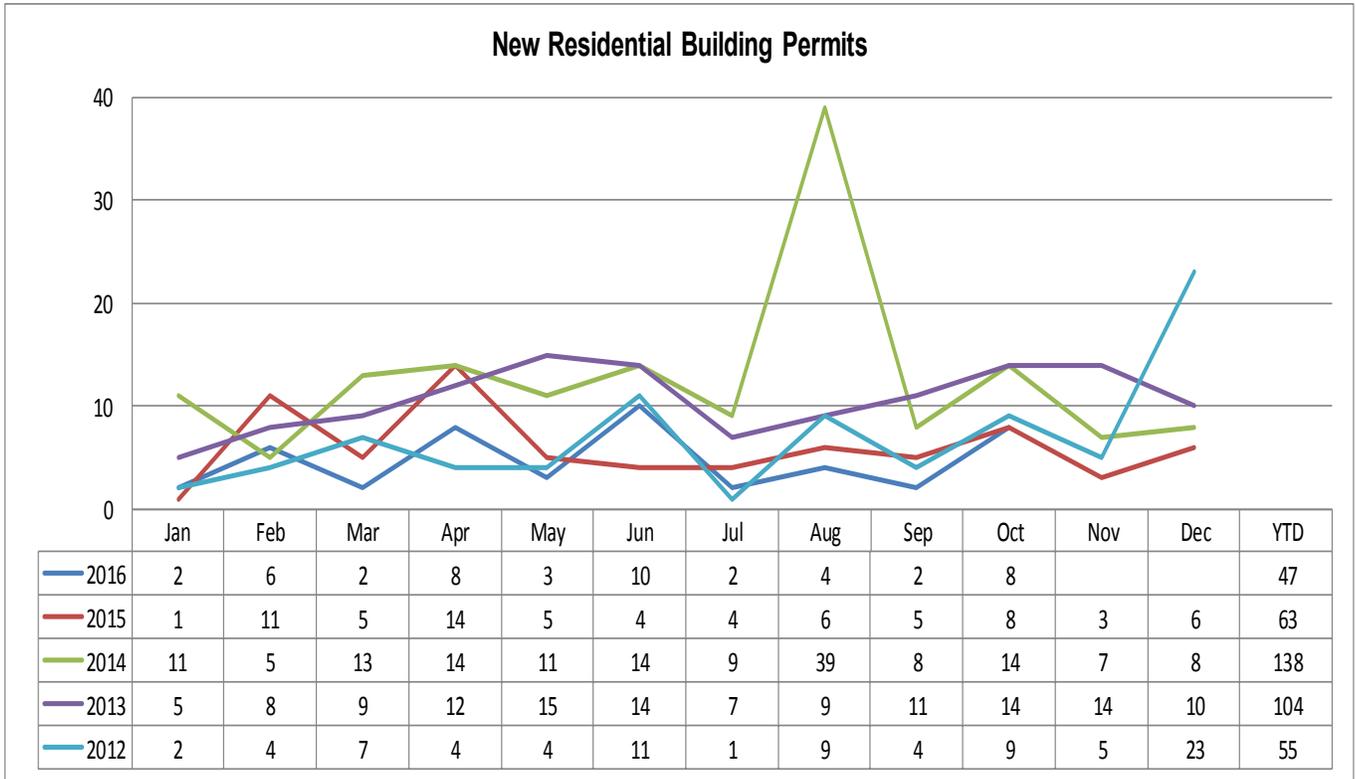
Water Tower - The tower is ready for final engineering, zoning, and building inspections to be scheduled.

BOARD AND COMMISSION STATISTICS OCTOBER 2016

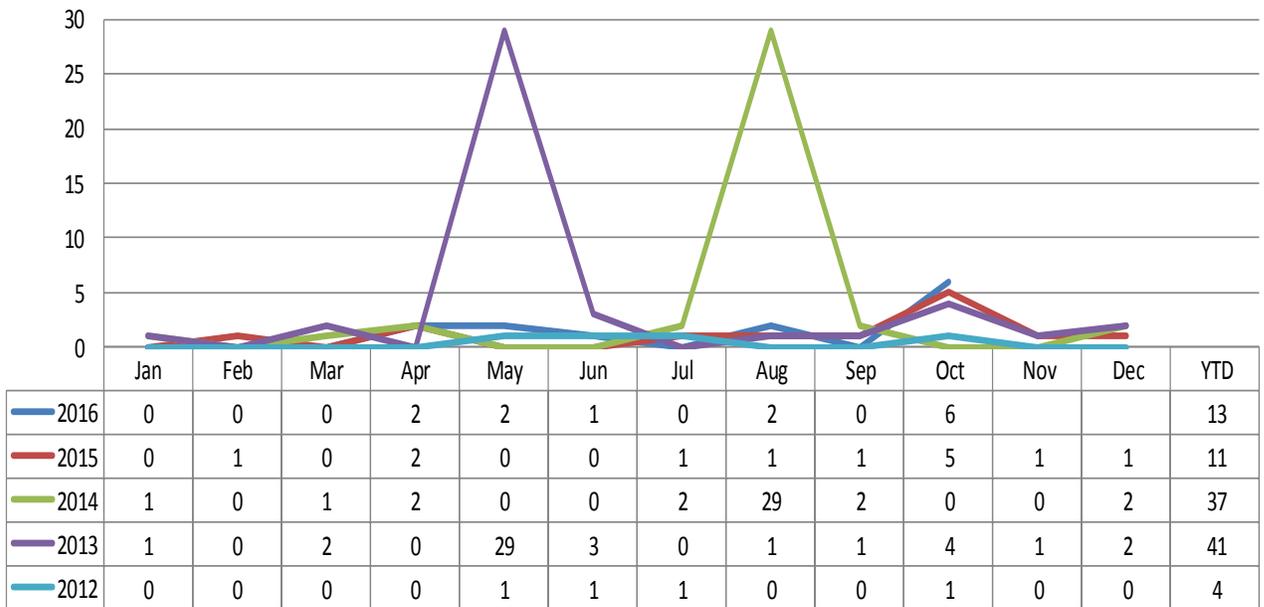


BUILDING AND ZONING STATISTICS OCTOBER 2016





New Commercial Building permits



Total Commercial Square Footage Under Construction

