



---

## Community Development Department

### MONTHLY REPORT

July 2016

---

*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

#### **Inside This Issue:**

News and Information	2
Boards and Commissions	3
Project Updates	4
Plan Review	8
Field Work and Inspections	10
Commercial Construction	14
Statistics	15

## NEWS AND INFORMATION

JULY 2016

### **New Albany Chamber Job Fair**

The economic development specialist assisted the New Albany Chamber at the Job Fair held at Bob Evans Training Center. In return, they offered the city a booth at the job fair. The city was not interested in participating this year, so the booth was offered to iQor.

### **Retention Visits**

The economic development specialist and the finance director did a retention visit with James Atkinson of Columbus Capital located at 6530 West Campus Oval. Columbus Capital is in the fourth year of a seven year lease. They have five employees. The family owned business offers investment services, retirement & succession planning and employee retention. Mr. Atkinson is interested in participating in a TIGER talk at Innovate titled "Five People You Need to Have in Your Life as a Small Business Owner." An email introduction was made to Neil Collins.

### **Cell Phone Tower Meeting**

The community development department hosted a meeting organized by the public service department regarding a request to install cell phone towers within city right-of-way on July 27, 2016. City code prohibits the installation of private cellular towers within the public right-of-way. However, the request highlighted the need for cellular towers in the city; city staff had a discussion on ways to accommodate additional cellular service needs throughout the city.

### **Western Licking County Accord**

The deputy director attended a working group session for the Western Licking County Accord on July 11, 2016. City consultants MKSK went over land use scenarios with representatives from New Albany, Jersey Township, and Johnstown. The next meeting is scheduled on August 22, 2016.

### **Pulte Homes**

On July 18, 2016 the deputy director and city planner attended a meeting with architects representing Pulte Homes. City staff denied several proposed building elevations submitted by Pulte. During this meeting staff communicated the city's goals and requirements for architecture. Pulte's architects and city staff discussed ways to modify the existing elevations so they can meet the intent of the city's Design Guidelines and Requirements.

## **BOARDS AND COMMISSIONS**

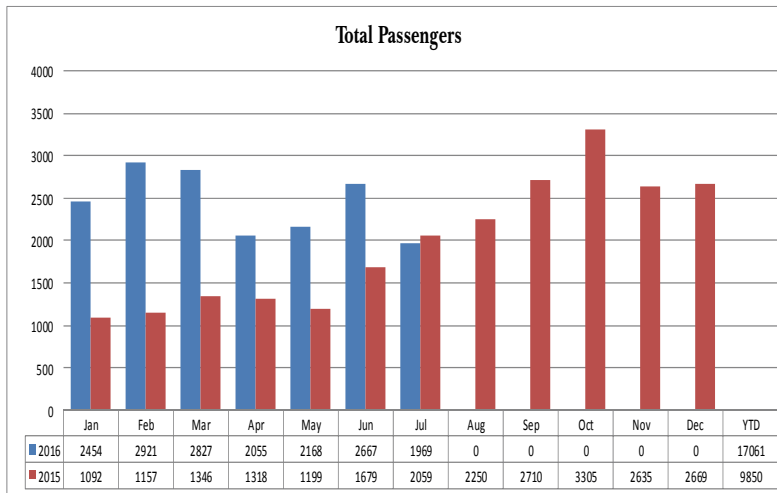
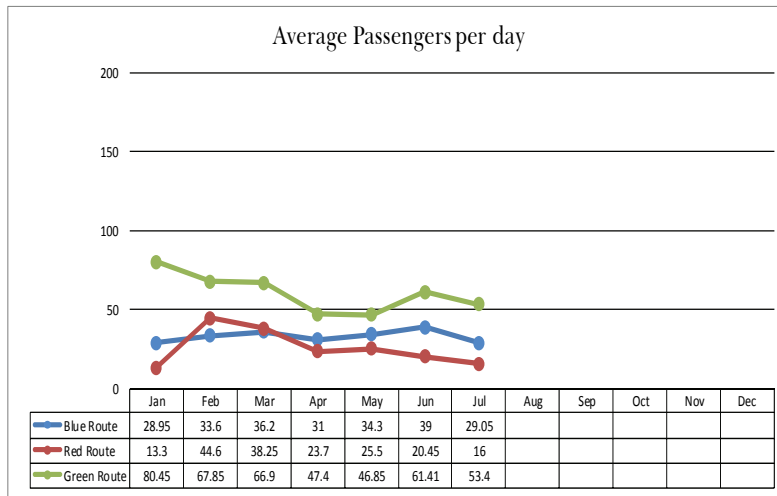
### **JULY 2016**

#### **Planning Commission**

The Planning Commission met on July 18, 2016 and heard five items. The commission approved with conditions a conditional use to allow a model home located at 7467 New Albany Links Drive. The commission approved with conditions the extension of a conditional use to allow a model home located at 7933 Straits Farm North. The commission tabled a variance request to the fencing requirements for a private swimming pool located at 10 Highgrove. The commission tabled a variance request to the fencing requirements for a private swimming pool located at 11 Highgrove. The commission tabled a variance request to the fencing requirements for a private swimming pool located at 7010 Lambton Park.

## PROJECT UPDATES JULY 2016

### New Albany SmartRide



## **PROJECT UPDATES CONTINUED**

**JULY 2016**

### **Capital Improvement Projects Update**

#### **Forest Drive/Zarley Connector Roadway Project**

Street lights, fencing and pavement striping work was completed during the month of July. The traffic circle was opened to traffic on July 5<sup>th</sup> to reestablish access to the surgical hospital. Punch list items are currently being addressed and the estimated project completion date is in August.

#### **Innovation Campus Way – Mink Road Connector**

Engineering design and construction plans have been advanced to completion, and the project is being prepared to be publically bid during the month of August. The timing of the bidding process will coincide with that of the ODOT Mink Street interchange project, with the expectation of receiving more competitive bids by contractors hoping to secure both projects. The engineer's estimate for our project is \$4.8M.

### **Innovate New Albany**

#### **Spotlight**

In July, Neil and the economic development specialist hosted Martin Golden, district director of US Small Business Administration (SBA) and co-worker Scott Hardin. SBA's support services include lending programs to help grow small businesses. The tour included an overview of Innovates mission, the groups served, the types of companies Innovate attracts/supports, and the free programing offered.

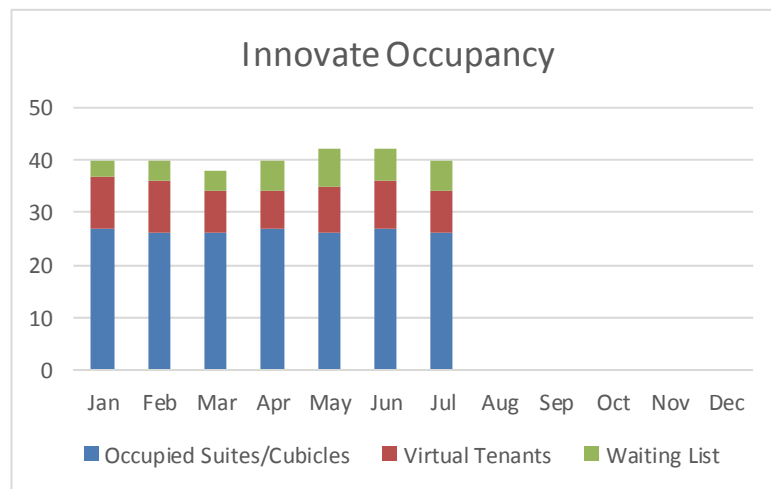
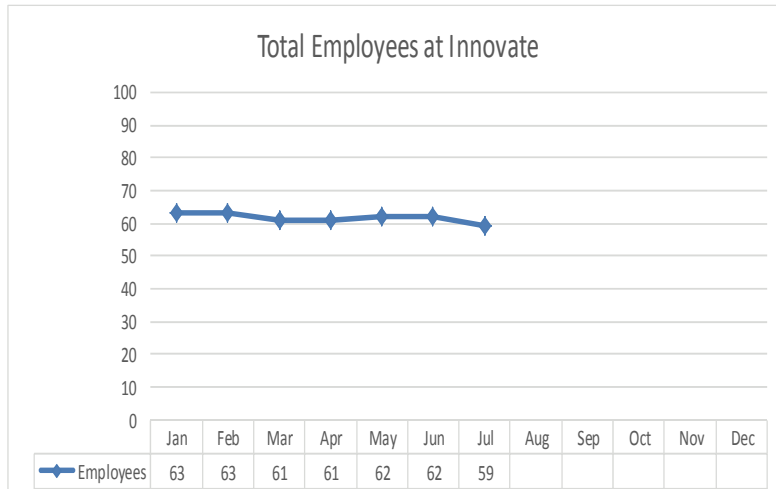
The possibility of having an employee from the SBA onsite at Innovate New Albany on a periodic basis to give entrepreneurs access to information about programs valuable to them was discussed. Innovate will experiment with this type of "office hours" approach for two hours on Friday, August 5<sup>th</sup>.

#### **Event Activity**

- Negotiation Skills to Give Your Business a Competitive Edge, led by Kwame Christian (29 attendees)
- How to Effectively Grow as a Leader Along with Your Growing Company, led by Michael DeVine (21 attendees)
- Patent Strategy to Serve Business Goals, led by Siddhartha Kamiseti (13 attendees)

## PROJECT UPDATES CONTINUED JULY 2016

### Innovate New Albany



# PROJECT UPDATES CONTINUED

## JULY 2016

### Innovate New Albany Electronic Media and Internet Campaign:

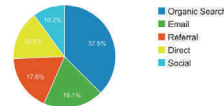
#### Audience Overview

	June	July
Visits	1,911	1,743
Users	1,440	1,331
Pageviews	3,566	3,116
Pages / Session	1.87	1.79
Avg. Bounce Rate	69.39%	65.86%
Avg. Duration	1:22	1:35

INNOVATENEWALBANY

#### Traffic Sources

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



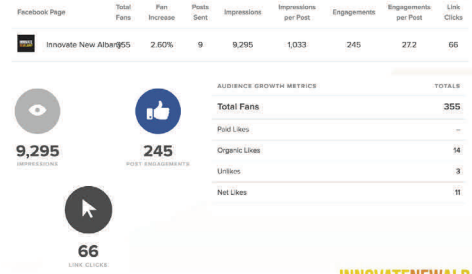
INNOVATENEWALBANY

#### Twitter Overview



INNOVATENEWALBANY

#### Facebook Overview



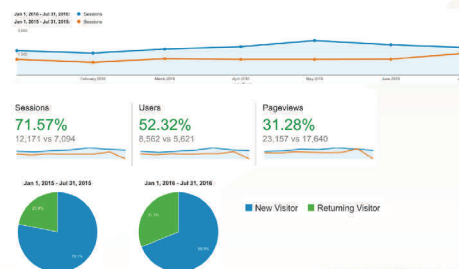
INNOVATENEWALBANY

#### July Blog Posts

- July 6<sup>th</sup>, 2016  
 New Albany-based LOCTOTE™ raises \$1.1 Million by Innovate New Albany
- July 13<sup>th</sup>, 2016  
 7 Steps to Creating a Content Calendar by Laurie Zinn, Line-by-Line
- July 20<sup>th</sup>, 2016  
 TIGER Talk Recap: Negotiation Skills – To Give Your Business The Competitive Edge by Innovate New Albany
- July 22<sup>nd</sup>, 2016  
 Big Data software for consumer brands like Kellogg's raises another \$569K by Innovate New Albany
- July 25<sup>th</sup>, 2016  
 TIGER Talk Recap: Growing Pains: How to Effectively Grow as a Leader Along With Your Growing Company by Innovate New Albany

INNOVATENEWALBANY

#### Historical Overview



INNOVATENEWALBANY

## PLAN REVIEW

### JULY 2016

#### Engineering Plan Reviews

Community development did not receive a new initial plan submittal during the month of July. Plan review was completed for one project that was initially submitted in June.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
Town Center Apartments – Private Site Improvement Plan	June 23, 2016	July 12, 2016	19	18

#### Engineering Pre-Construction Meetings

Multi-Tenant II – Private Site Improvements – July 20, 2016

CCL – Private Site Improvements – July 20, 2016

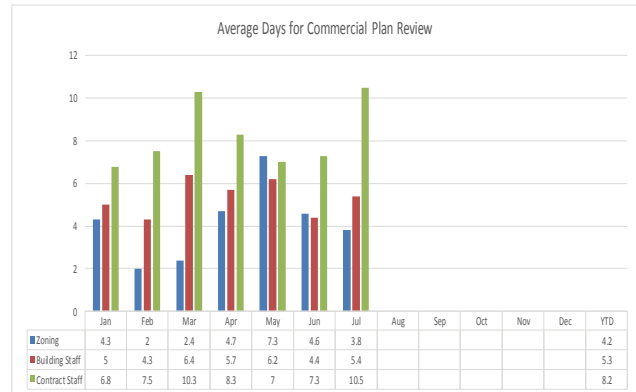
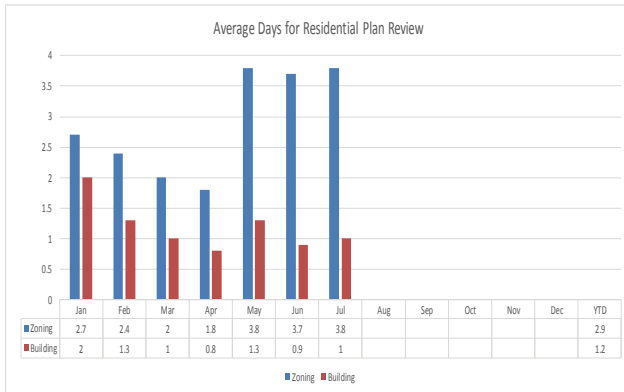
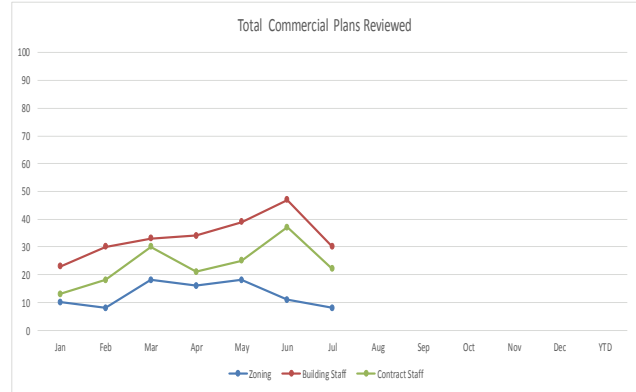
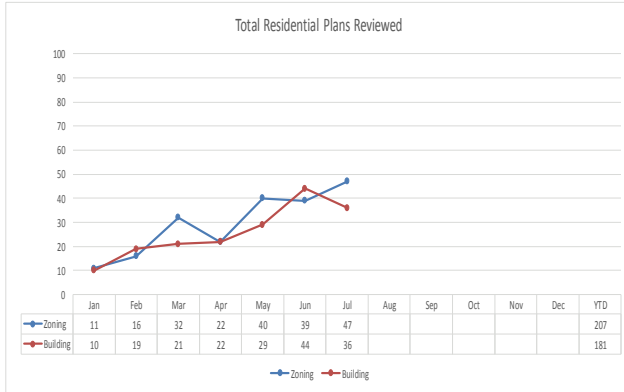
#### Building Reviews and Meetings

**Residential** – Two new home reviews were completed and six plan review meetings were conducted for small projects: patios, pools, and home alterations. There were 47 total reviews for residential projects.

**Commercial** - Eight plan review meetings were scheduled with the plan reviewer. A preliminary meeting was scheduled to discuss submittals for Main Street Apartments. The Jewish Living Legacy project has been transferred to a new architect and construction team.



## PLAN REVIEW CONTINUED JULY 2016



## FIELD WORK AND INSPECTIONS

JULY 2016

### Zoning Related Field Concerns and Inspections

#### Residential Inspections

##### Reserve C – King George Drive

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

##### 4535 Neiswander Square

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

##### 4561 Neiswander Square

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

##### 4541 Neiswander Square

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

##### 7518 King George Drive

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

##### 7550 King George Drive

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

##### 7558 King George Drive

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

##### 7534 King George Drive

A complaint was received regarding the fence maintenance. An inspection was completed and a violation was found. A violation notice was mailed.

## FIELD WORK AND INSPECTIONS CONTINUED

JULY 2016

### Residential Inspections Continued...

#### 6841 Cedar Brook Glen / 6835 Cedar Brook Glen

A complaint was received regarding one property owner dumping yard waste and kitchen compost in the neighbors' yard. An inspection was completed and the zoning officer discovered that a dispute existed over the location of the property line and advised the complainant that it is a civil matter.

#### 7284 Landon Lane

A complaint was received regarding a drainage issue involving a fence and landscape. The zoning officer and development services manager completed an inspection and violations were found. A violation letter was mailed.

#### Reserve C – King George Drive

A complaint was received regarding a pond constructed over the property line and into the open space in Reserve C. The zoning officer spoke with the property owners in question and found that they have a written agreement regarding the pond. The zoning officer also noted that no restrictions regarding a pond or landscaping exist on the plat.

#### 5945 Johnstown Road

A complaint was received regarding outdoor storage and fence maintenance. An inspection was completed and violations were found. A violation letter was mailed. A re-inspection was completed and a second violation notice was mailed for the outdoor storage.

#### 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.

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

#### 5155 Johnstown Road

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

**Update:** The zoning officer spoke with the resident and upon re-inspection the violation was corrected.

## FIELD WORK AND INSPECTIONS CONTINUED

JULY 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 on this case. An inspection was completed on June 22, 2016 and a violation letter was mailed to multiple addresses.

**Update:** No update from Franklin County Public Health

#### 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 and 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.

**Update:** 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 continue to monitor the property for compliance. A re-inspection is scheduled for August.

#### 7010 Lambton Park Road

**History:** In November 2015 a complaint was received regarding the 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. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance hearing was during the Planning Commission meeting on July 18<sup>th</sup>.

**Update:** The variance was tabled and is scheduled for the Planning Commission meeting on August 15<sup>th</sup>.

## FIELD WORK AND INSPECTIONS CONTINUED

### JULY 2016

#### Residential Inspections Continued...

##### 11 Highgrove

**History:** In November 2015 a complaint was received regarding the 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. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance hearing was during the Planning Commission meeting on July 18<sup>th</sup>.

**Update:** The variance was tabled and is scheduled for the Planning Commission meeting on August 15<sup>th</sup>.

##### 10 Highgrove

**History:** In November 2015 a complaint was received regarding the 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. Council approved an updated swimming pool code on May 17, 2016. A variance application has been submitted for this address. The variance hearing was during the Planning Commission meeting on July 18<sup>th</sup>.

**Update:** The variance was tabled and is scheduled for the Planning Commission meeting on August 15<sup>th</sup>.

#### Commercial Inspections

##### 5220 Forest Dr.

On July 14, 2016 the city planner inspected the Hampton Inn and Suites and issued final occupancy.

##### 9200 Smith's Mill Rd.

On July 25, 2016 the city planner inspected Bocchi and issued final occupancy.

## Commercial Project Construction Status

**Market and Main II** - Concrete pours are completed for footings, stair pads, elevator slab, and interior pads. The CMU foundation walls have started for the stair towers.

**New Albany Ballet** - Above ceiling structural and mechanical inspections are being completed. The electrical final inspections are approved. Fire protection and alarm final inspections have been scheduled.

**AEP** - Kitchen hood fire protection system has been completed and tested. Office equipment and furniture is being installed.

**Multi tenant II** - The exterior wall line footings are partially completed.

**CCL Label** - The footings are completed.

**Walton Offices** - The footings have started.

**Noah's Event Center** - The fire protection dry system has started in the upper truss system. Electrical final inspections have started.

**First and Main** - Special inspection reports have been received for steel framing, slabs, and wall connections. Underground fire protection lines and mechanical, electrical, and plumbing systems are being installed.

**Wolcott Manor Phase II** - Temporary occupancy has been granted for seven buildings. Eight buildings have been approved through framing and drywall has started. The remaining buildings are being constructed and framing has started.

**Marburn Academy** - The framing inspections are complete and the project has been approved to start hanging drywall. Exterior brick and windows are being installed.

**Interior alterations** - The following projects are approved through framing and are installing finish's : The Wexner Foundation offices, Davita dialysis, and All Pack.



Market & Main II



New Albany Ballet Company



Noah's Event Center

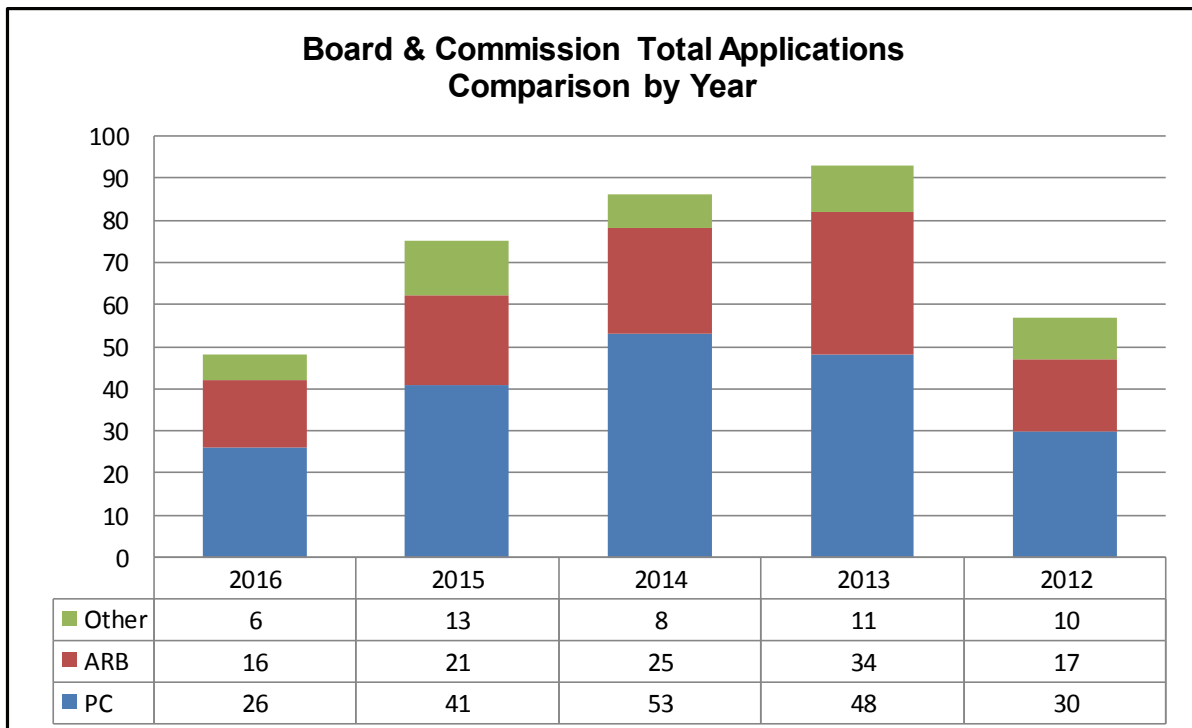
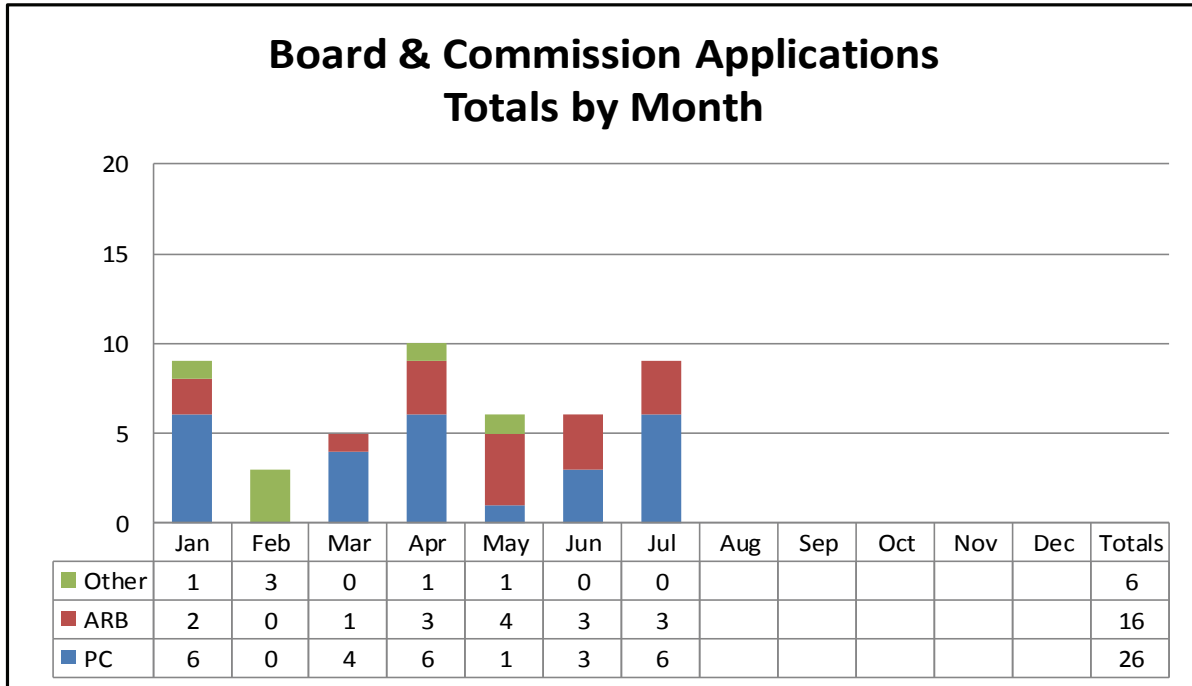


1st & Main

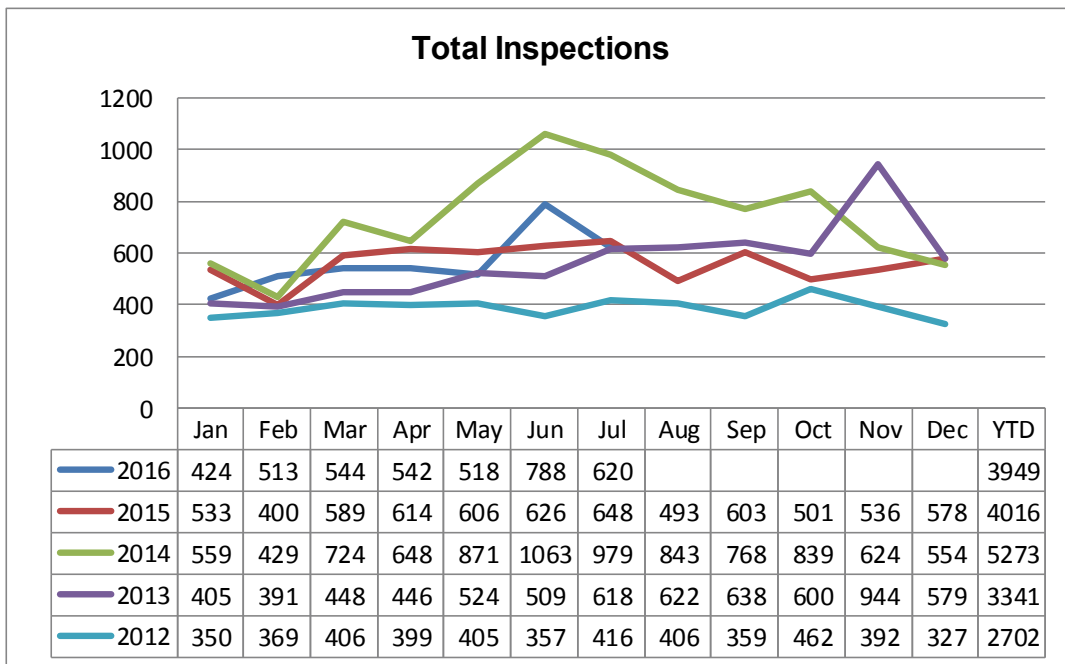
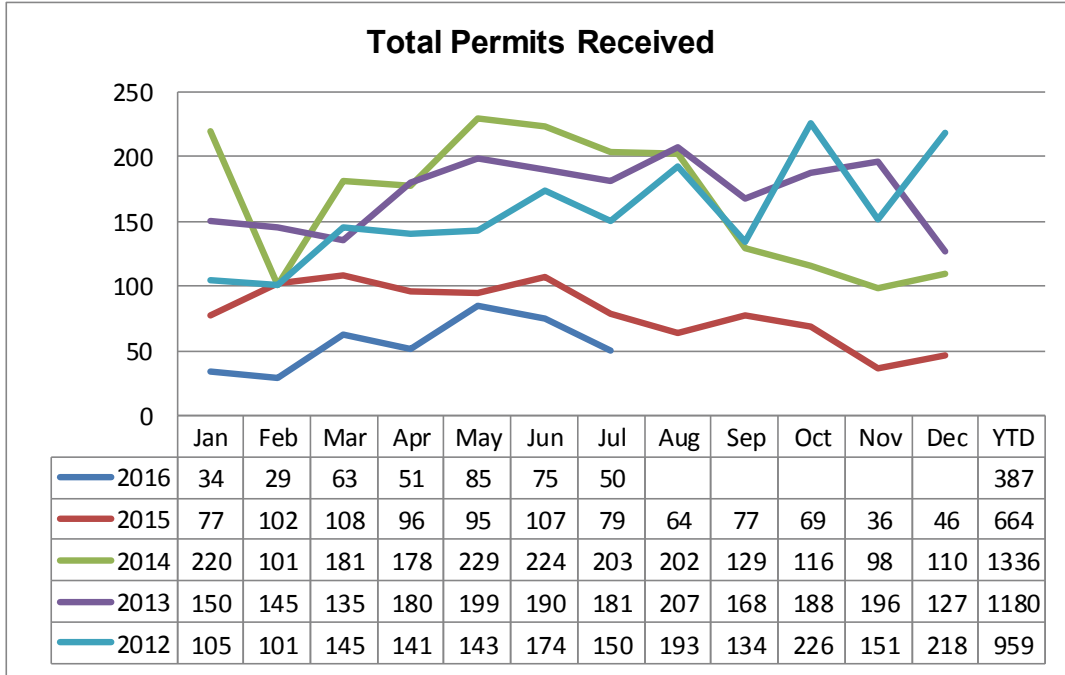


Marburn Academy

## BOARD AND COMMISSION STATISTICS JULY 2016

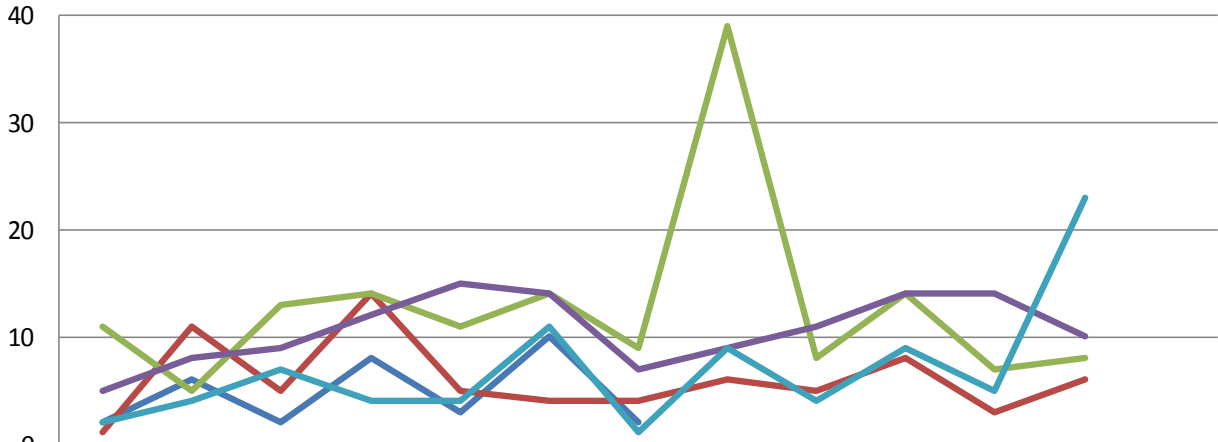


## BUILDING AND ZONING STATISTICS JULY 2016



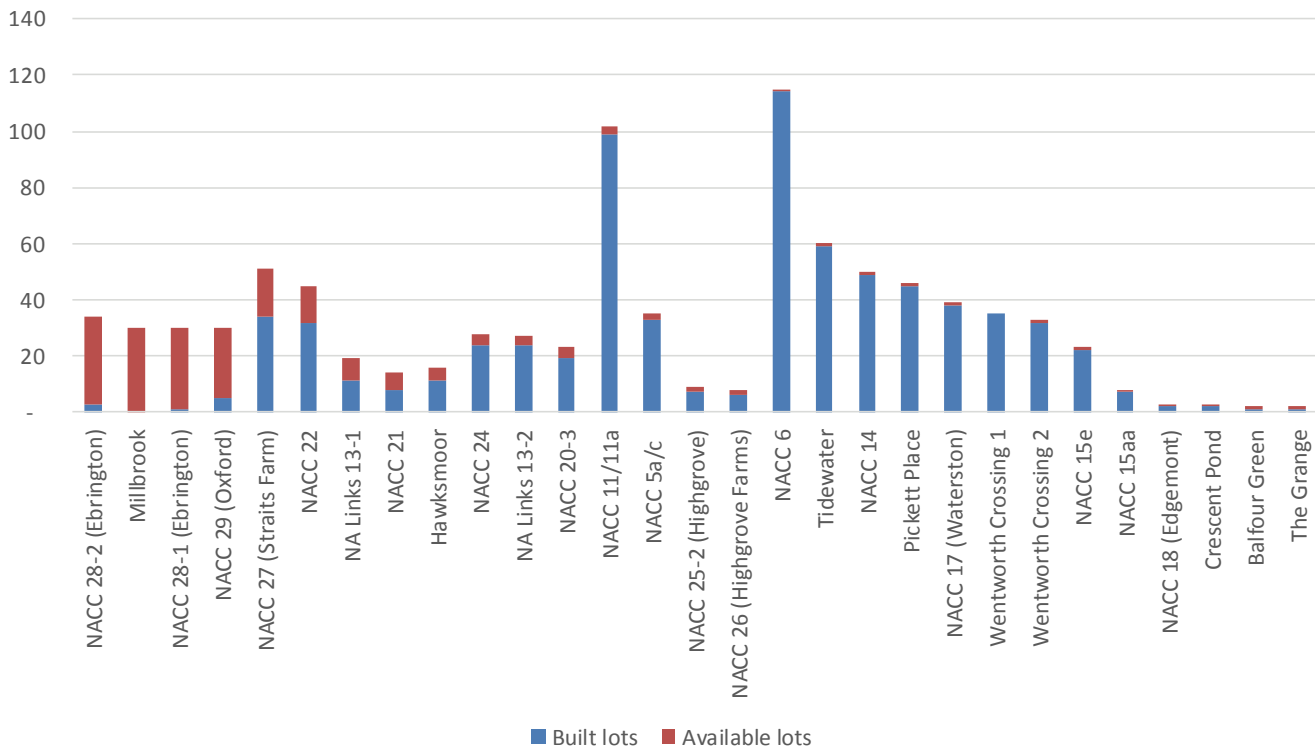


### New Residential Building Permits

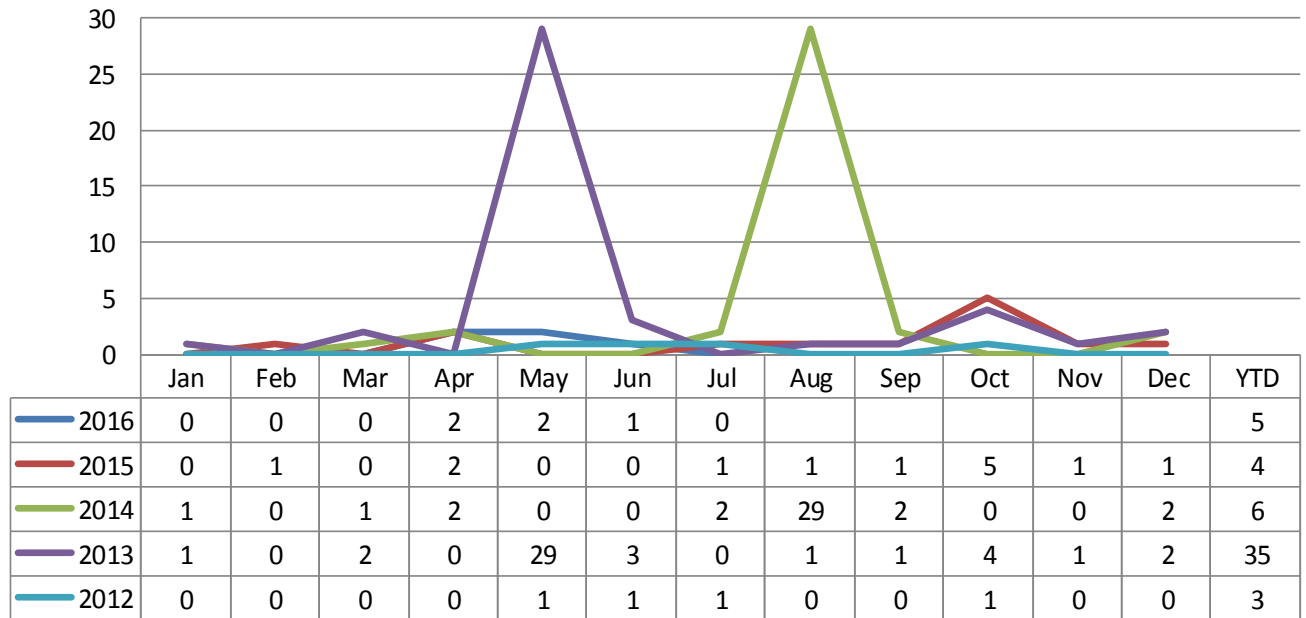


Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	2	6	2	8	3	10	2						33
2015	1	11	5	14	5	4	4	6	5	8	3	6	44
2014	11	5	13	14	11	14	9	39	8	14	7	8	77
2013	5	8	9	12	15	14	7	9	11	14	14	10	70
2012	2	4	7	4	4	11	1	9	4	9	5	23	33

### Subdivision Summary



### New Commercial Building permits



### Total Commercial Square Footage Under Construction

