



Community Development Department

MONTHLY REPORT

November 2016

Professionalism

Reliability

Be inspired.

Creativity

Service

Inside This Issue:

News and Information	2
Boards and Commissions	3
Project Updates	4
Plan Review	10
Field Work and Inspections	13
Commercial Construction	17
Statistics	18

NEWS AND INFORMATION

NOVEMBER 2016

Blacklick Creek Watershed Meeting

On November 29th, the development services manager attended a meeting facilitated by MORPC, and hosted by the City of Reynoldsburg, to discuss concerns related to development patterns within the Blacklick Creek watershed. Two areas of concern were identified within the creek that are located in New Albany. Additional information was requested to be aware of the specific issues and any improvements that might become necessary.

Webinar

On December 2 the planner watched a webinar entitled “How Autonomous Cars will Reshape our Cities” by Heritage Ohio. The webinar highlighted the fact that there are more 16 year olds without a driver’s license than with a license. The speakers also talked about the importance of thinking about autonomous cars as a different mode of transportation rather than a normal car that you don’t steer. Potential uses of autonomous cars include transportation as a service rather than an ownership model. The uses will likely be (1) traditional automobiles for personal use, (2) driverless vehicles owned and shared by a family, (3) on-demand chauffeur minus the driver, and (4) pooled shared autonomous vehicles that service multiple riders simultaneously.

Snow Rodeo

On December 4 the various members of the department served as judges for the service department’s annual snow rodeo. The event provided an opportunity to network and build relationships with people from various departments.

2017 Code Changes

On November 30 the deputy director, zoning officer, planner, and clerk met to come up with an action plan for the code changes the department should target for 2017. The top chapters needing to be revised include 1165 (general development standards), 1117 (non-confirming uses), and 1159 (planned unit developments). The group will develop an action plan on how to pursue the updates and will coordinate with city administration and the Planning Commission for input.

BOARDS AND COMMISSIONS

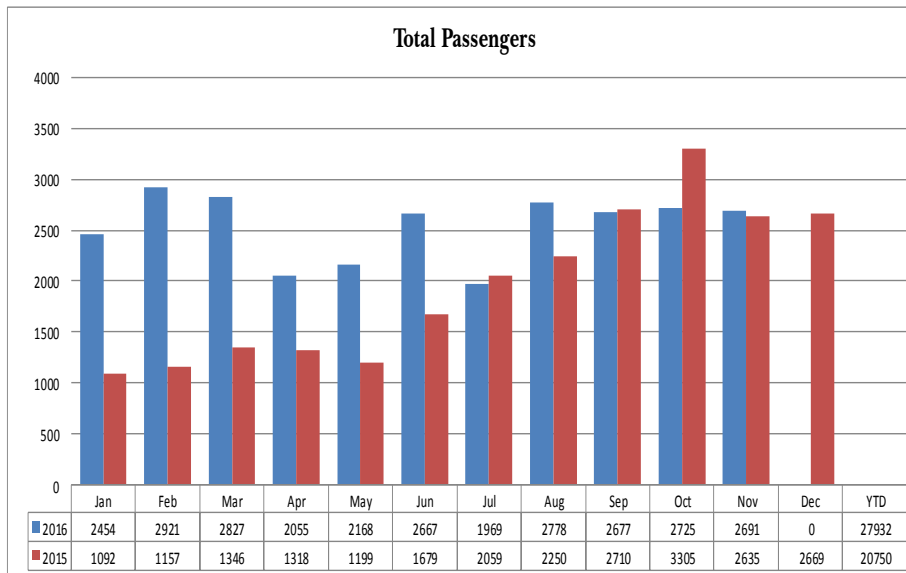
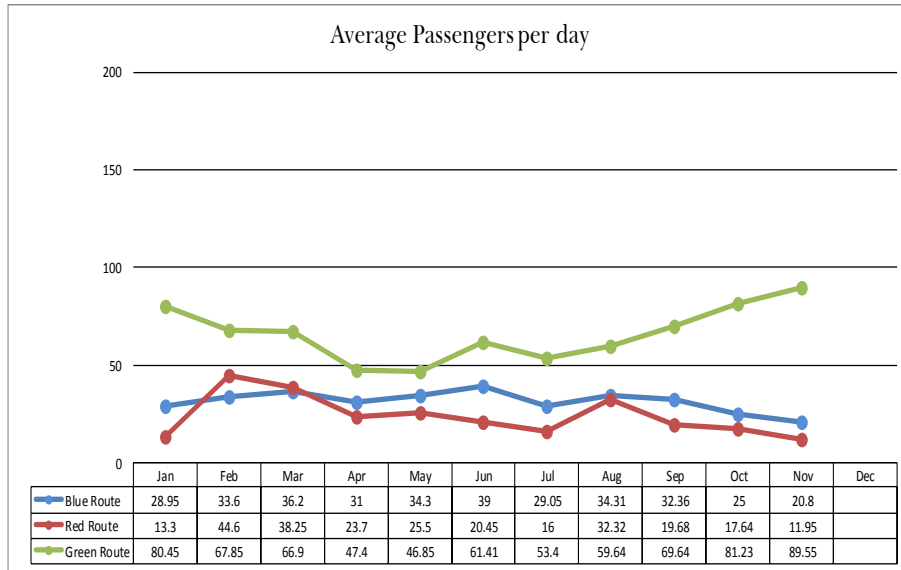
NOVEMBER 2016

Planning Commission

The Planning Commission met on November 21, 2016 and heard four items. The commission denied a variance to the fencing requirements for a private swimming pool located at 7010 Lambton Park. The commission approved a variance to the location requirements for a detached garage located at 7290 Waterston. The commission approved a variance to the size requirements and zoning text's roof and wall material requirements for a detached garage located at 15 Highgrove. The commission approved with conditions a zoning change for 546.3 +/- acres of land generally located on the east and west sides of Beech Road, south of State Route 161 and north of Morse Road for an area to be known as "Beech Road South Zoning District" from its current zoning of "AG" Agricultural to "L-GE" Limited General Employment.

PROJECT UPDATES NOVEMBER 2016

New Albany SmartRide



PROJECT UPDATES CONTINUED

NOVEMBER 2016

Innovate New Albany

Spotlight

Neil Collins hosted New Albany based entrepreneur Mark Stetson, Founder of Full Cycle RX, a healthcare technology company. Neil explained Innovate's mission, the types of companies operating at the incubator, and TIGER events. Introductions were made to the New Albany based founder of a fund that invests in early stage companies including healthcare technology.

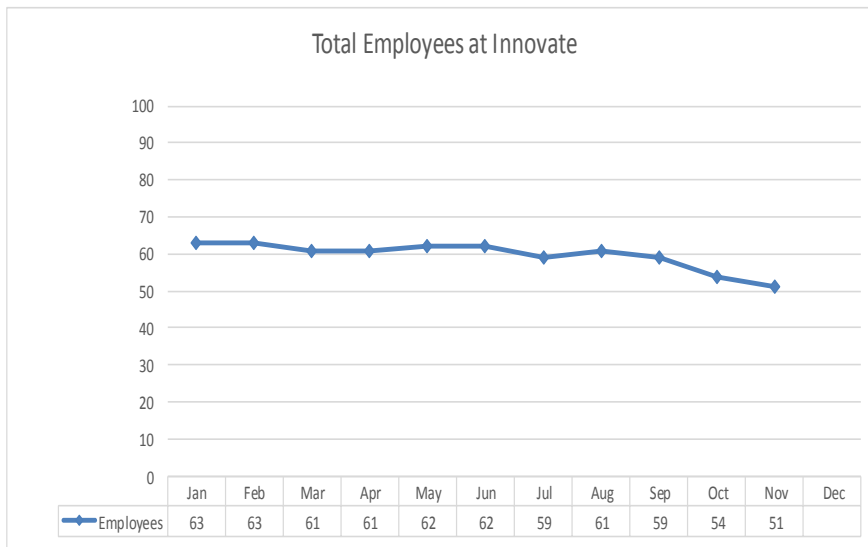
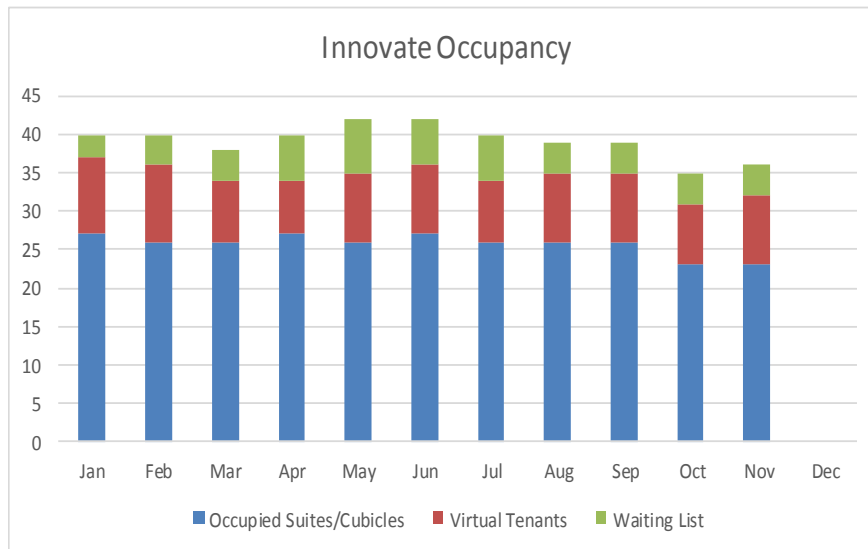
Arch Dhirit of Columbus 2020 referred Manuel Rizzato of Plastic Systems, S.P.A. and Scott Newton of the consulting firm Thinking Dimensions Italy to Innovate. Plastic Systems is considering Innovate New Albany as a place to locate their first Ohio-based employee from Italy.

Event Activity

- Achieving Partnership Success While Avoiding Interpersonal and Legal Nightmares, led by Kwame Christian (6 attendees)
- Concept to Growth, led by Mike McCann (25 attendees)
- Why You Shouldn't Take the Money: The Other Side of Business Valuations & Investments, led by Randall Gerber (30 attendees)
- The First Mile: TIGER Book Club, led by Neil Collins (6 attendees)
- Imports 101: Learn How to Plan & Expand Your Global Footprint, led by Roberta Winch (SBDC) (22 attendees)

PROJECT UPDATES CONTINUED NOVEMBER 2016

Innovate New Albany



PROJECT UPDATES CONTINUED NOVEMBER 2016

Innovate New Albany Electronic Media and Internet Campaign:

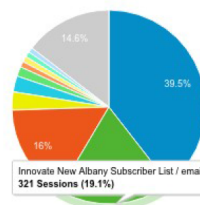
Audience Overview

	October	November
Visits	1,293	1,685
Users	1,036	1,268
Pageviews	3,025	3,569
Pages / Session	2.34	2.12
Avg. Bounce Rate	64.42%	52.40%
Avg. Duration	1:47	1:44

INNOVATENEWALBANY

Traffic Sources

Google / organic
INA Email List / email
Direct / none
Bing / organic
Site-auditor.online / referral
Yahoo / organic
Reddit / referral
Thenextweb.com / referral
Abc.xyz / referral
Twitter / referral



INNOVATENEWALBANY

PROJECT UPDATES CONTINUED NOVEMBER 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	1,426	1.2%	47	15,000	10.52	200	0.14	31	63



15,000
ORGANIC IMPRESSIONS



200
TOTAL ENGAGEMENTS



63
LINK CLICKS

The number of engagements increased by
▲ 75.4%
since previous month

FOLLOWER METRICS		TOTALS	ENGAGEMENT METRICS		TOTALS
Total Followers		1,426	Replies		1
New Follower alerts		69	Retweets		31
Actual Followers gained		17	Retweets with Comments		4
People that you followed		14	Likes		78

INNOVATENEWALBANY

Facebook Overview

Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
 Innovate New Albany	397	0.76%	6	2,873	479	85	14.2	15



2,873
IMPRESSIONS



85
POST ENGAGEMENTS



15
LINK CLICKS

The number of posts you sent increased by
▲ 20.0%
since previous month

ACTION METRICS		TOTALS	AUDIENCE GROWTH METRICS		TOTALS
Reactions		49	Total Fans		397
Comments		3	Organic Likes		6
Shares		33	Unlikes		2
Total Engagements		85	Net Likes		4

INNOVATENEWALBANY

PROJECT UPDATES CONTINUED

NOVEMBER 2016

Innovate New Albany Electronic Media and Internet Campaign:

November Content

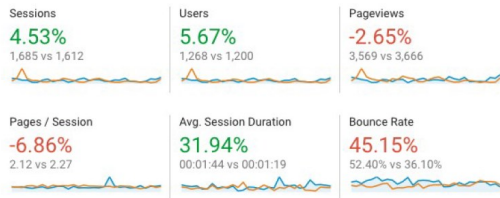
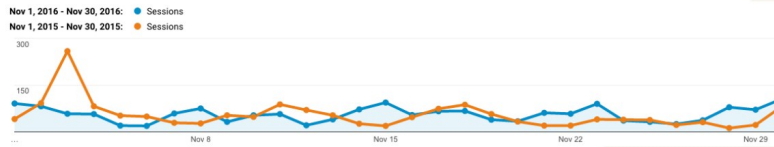
November 3rd, 2016
Tenant Spotlight: Meet Greg Walter of 2Tall Animation
By Innovate New Albany

November 10th, 2016
TIGER Talk Recap: Concept to Growth
Tenant Spotlight: Meet Greg Walter of 2Tall Animation
by Innovate New Albany

November 15th, 2016
TIGER Talk Recap: Why You Shouldn't Take the Money. The Other Side of Business Valuation and Investments
by Innovate New Albany

INNOVATENEWALBANY

Historical Overview



INNOVATENEWALBANY

PLAN REVIEW

NOVEMBER 2016

Engineering Plan Reviews

Community development did not receive a new plan submittal during the month of November.

Engineering Pre-Construction Meetings

Two preconstruction meetings were held during the month of November.

- 11/02/16 – Oxford Park Trail
- 11/09/16 - Pharmaforce (Private Parking Lot Expansion)

Building Reviews and Meetings

Residential Meetings

Six residential small project plan review meetings were completed. Four alterations and two patios were discussed.

Commercial Meetings

Heit Center- Roof leaks are a continuing issue for the maintenance of the building. Leaks have been causing additional replacement of ceiling tiles and staining the walls.

Brookshire Banquet facility - The building official and fire marshal discussed the fire department access and fire protection layout for the site. The architect has agreed to include the FDC connection and final location of hydrants on the construction documents.

Four plan review meetings were conducted for the following projects:

Walton Offices-Reviewed the code for compliance of exit stairs

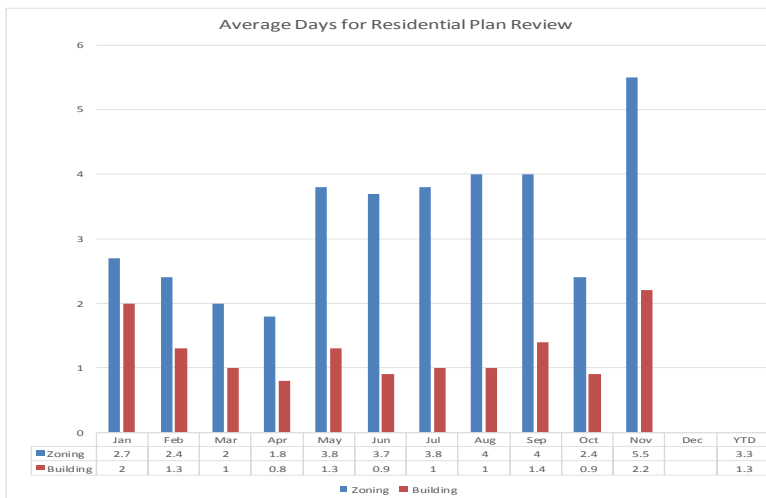
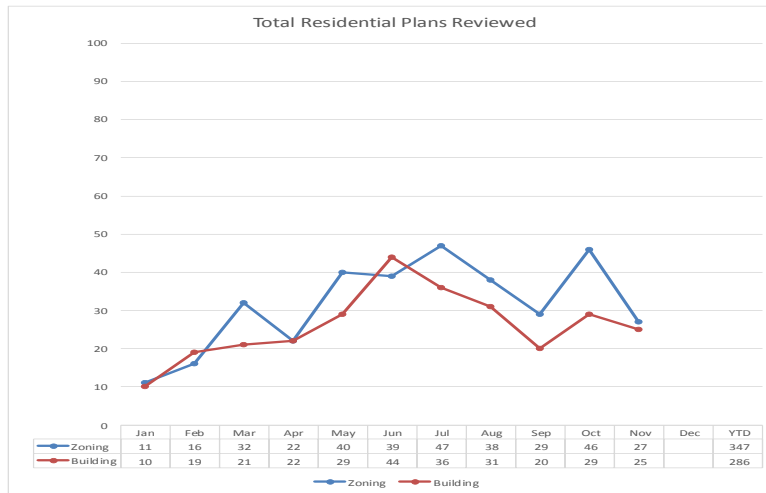
Main & Market II - Electrical conduits and underground services were approved

Key Bank Salon - Completion of the final floor plan

KDC - Reviewed the catwalk platform and equipment

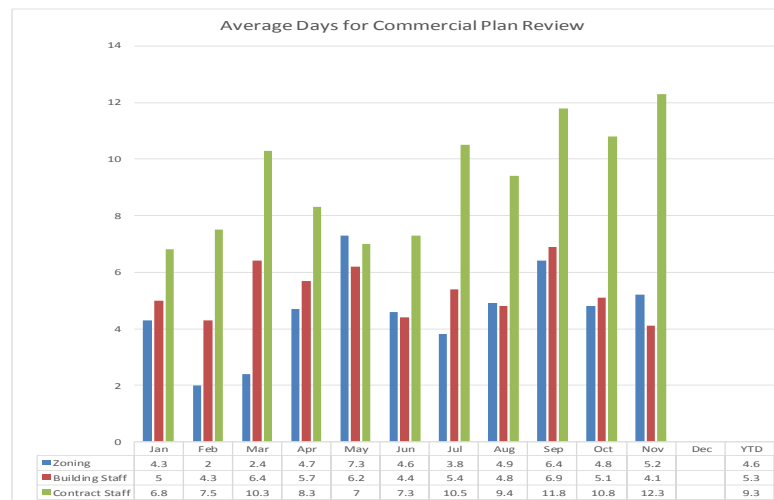
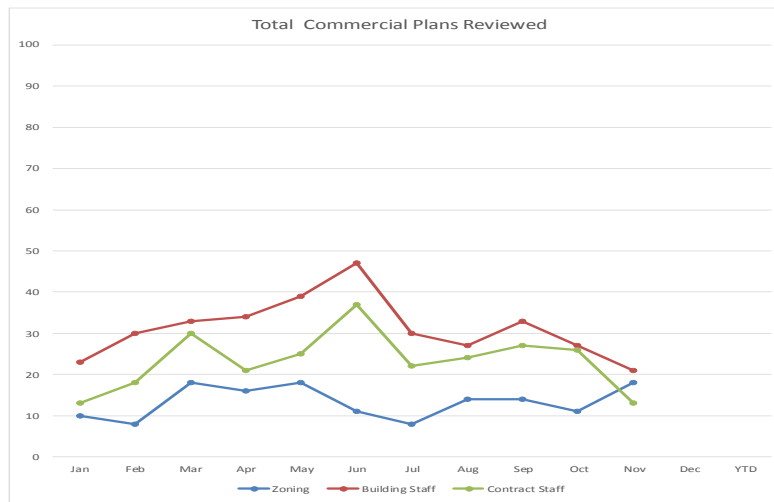
PLAN REVIEW CONTINUED NOVEMBER 2016

Residential Plan Review



PLAN REVIEW CONTINUED NOVEMBER 2016

Commercial Plan Review



FIELD WORK AND INSPECTIONS

NOVEMBER 2016

Zoning Related Field Concerns and Inspections

Residential Inspections

7589 Alpath Road

An electric permit was submitted that brought to our attention a patio installation without proper permits. The zoning officer and building inspector completed an inspection and advised them to stop work until a permit was issued. The contractor submitted for permit the next day and the permit has been issued.

5549 Morgan Road

A complaint was received regarding debris from a shed. The zoning officer completed an inspection and contacted the property owner. The property owner removed the debris within seven days.

10550 Johnstown Road

History: 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 in November to submit application to demolish the structure on the property.

Update: The property owner is working with a contractor to obtain the correct Franklin County well and septic sealing permits prior to submitting for a demolition permit.

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

Update: Contractor will be submitting for a variance for the January 2017 meeting.

FIELD WORK AND INSPECTIONS CONTINUED

NOVEMBER 2016

Residential Inspections Continued...

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

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

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. Revised fence application has been submitted.

Update: Fence permit was issued on November 28, 2016.

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. 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.

Update: The zoning officer spoke with the property owner listed on the Franklin County Auditors website. There is a dispute in ownership and the zoning officer has asked legal to review.

FIELD WORK AND INSPECTIONS CONTINUED

NOVEMBER 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. 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 was scheduled for September 2nd. Re-inspection was completed and the house had been secured and made weather tight. Interior violations will not be enforced as long as house is vacant. The property is for sale. New Albany zoning officer and chief building official will continue to monitor this property

Update: No update.

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 has been discussed at the July 18th and August 15th meetings.

Update: The variance was denied at the November 21, 2016 Planning Commission meeting.

FIELD WORK AND INSPECTIONS CONTINUED

NOVEMBER 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 has been discussed at the July 18th and August 15th meetings. The variance was approved with conditions at the October 17th Planning Commission meeting.

Update: The winter pool cover was installed per the Planning Commission condition. Installation of landscaping will not be complete until spring.

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 has been discussed at the July 18th and August 15th meetings. The variance was approved with conditions at the October 17th Planning Commission meeting.

Update: The winter pool cover was installed per the Planning Commission condition. Installation of landscaping will not be complete until spring.

Commercial Inspections

5161 Forest Drive

The city planner inspected the New Albany Ballet site on November 16th. All of the remaining zoning items have been addressed and the site received full zoning approval.

Commercial Project Construction Status

Main & Market

Exterior framing, sheathing and waterproofing materials are complete. Roof trusses and brick veneer has started. Slabs have been poured in the electrical and sprinkler riser rooms.

CCL Label

Walls and roof structure are being installed. Plans have been approved for the buildings shell.

Marburn Academy

The life safety and final inspections have been completed and a conditional occupancy has been issued for this project until the exterior items are completed.

First & Main

Framing inspections have been approved for walls only on all floors. The sprinkler hydro has been approved for all floors. The remaining heads not installed will be inspected on working pressure. A consultation inspection is set up for the mechanical, electrical, and plumbing contractors to address the corridor penetrations. Exterior brick is nearly complete.

Multi-tenant II

Walls are set and roof framing is being completed. Interior slabs have been poured. Fire alarm and fire protection submittals were received for the minimal protection of building only. Additional submittal items will accompany tenant finish plans.

Walton Offices

Exterior walls and roof structure is being installed. Plan approval has been completed through shell.

The following projects have received conditional occupancies:

Wolcott Manor - All buildings in Phase II

New Albany Ballet

Axium Phase IV

Noah's Event Center



Market & Main II



Multi-Tenant 8100 Walton Parkway



Marburn

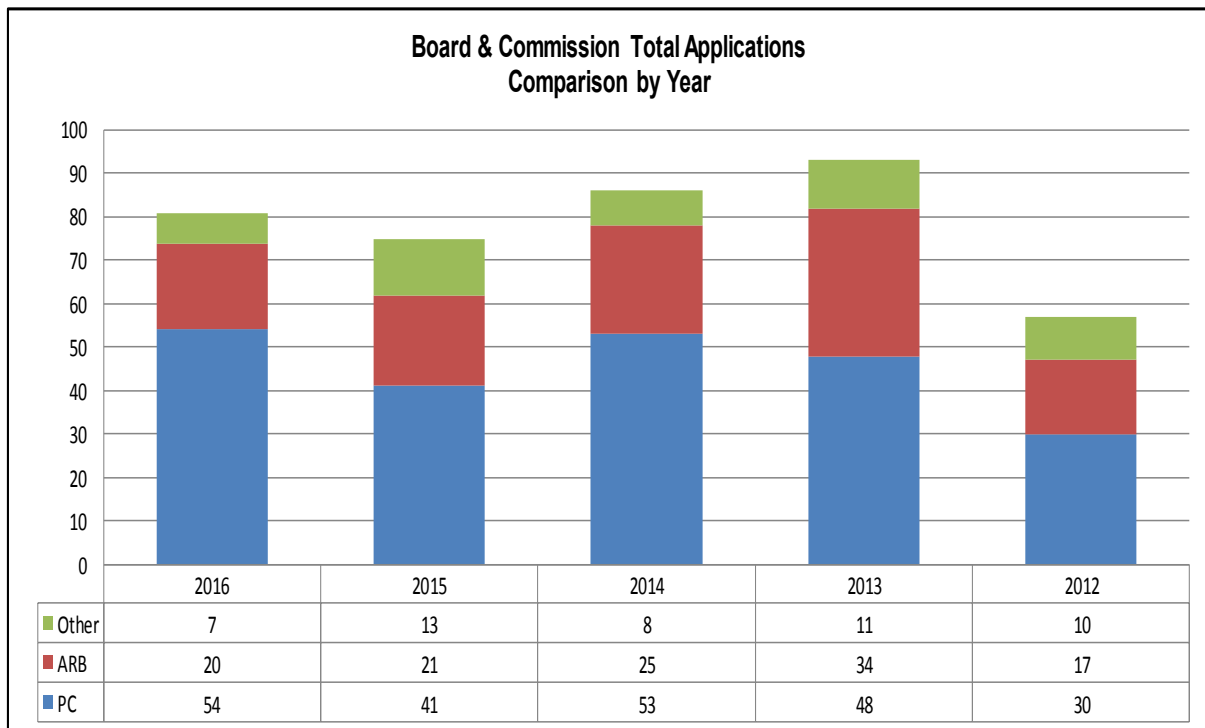
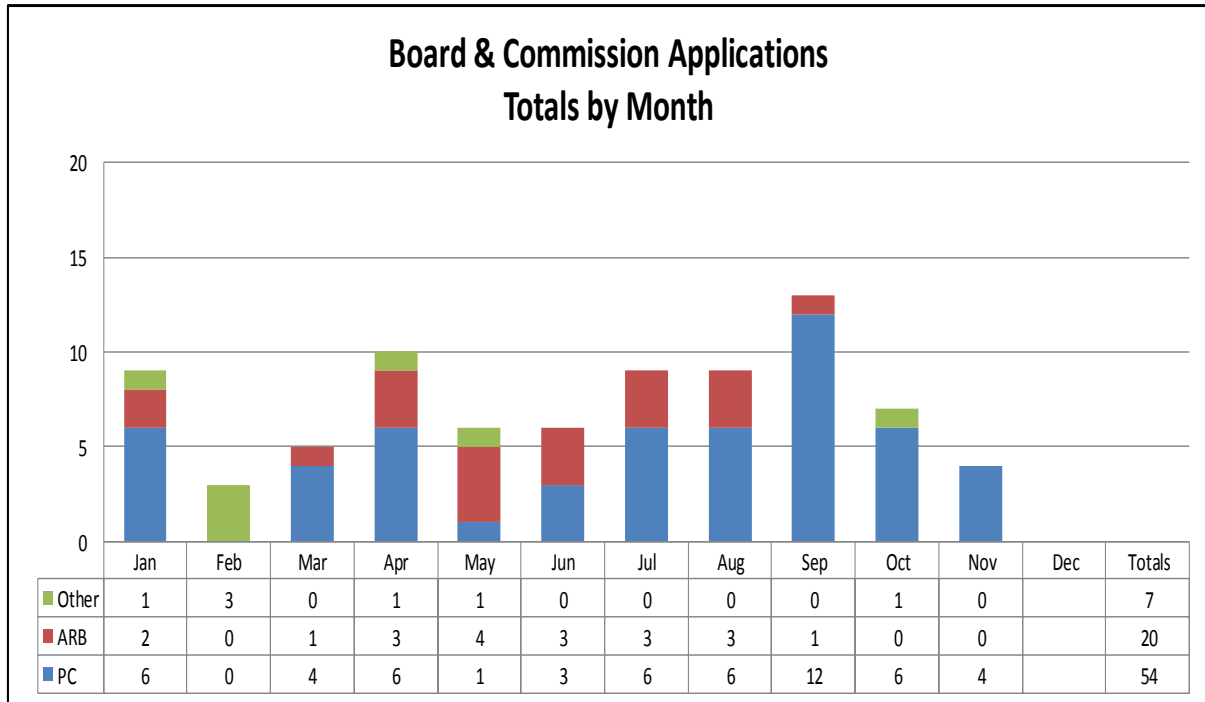


1st & Main

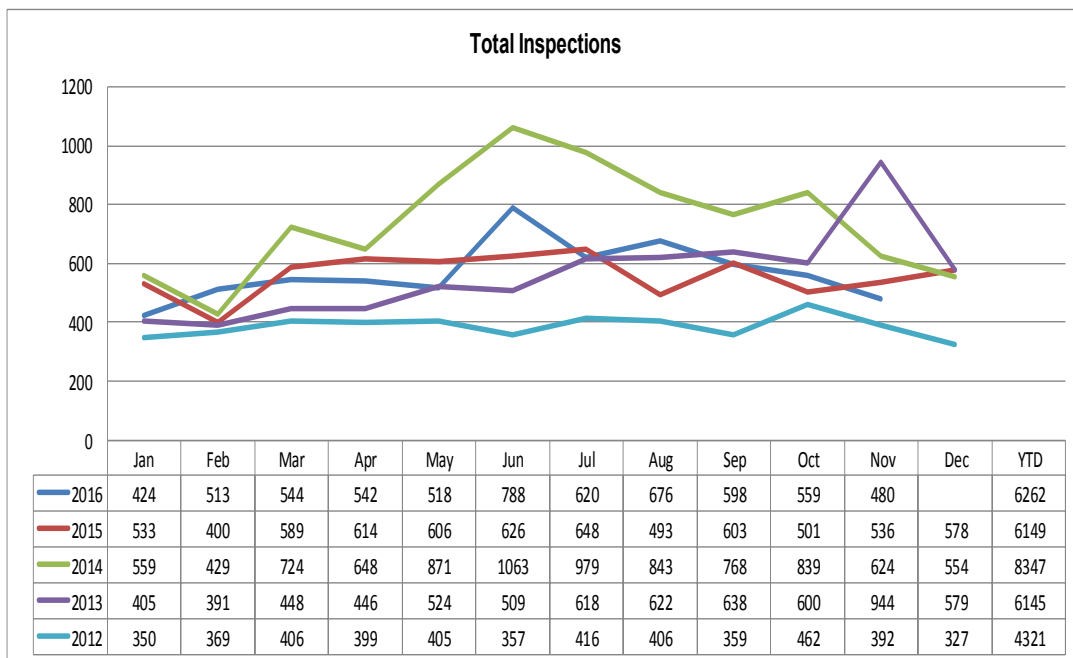
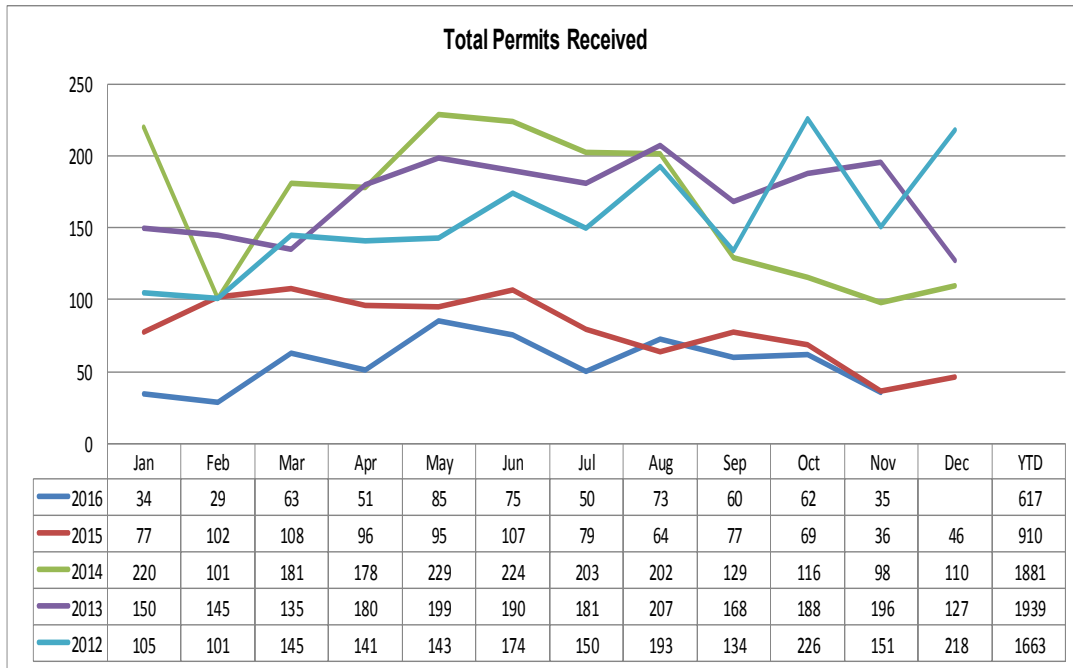


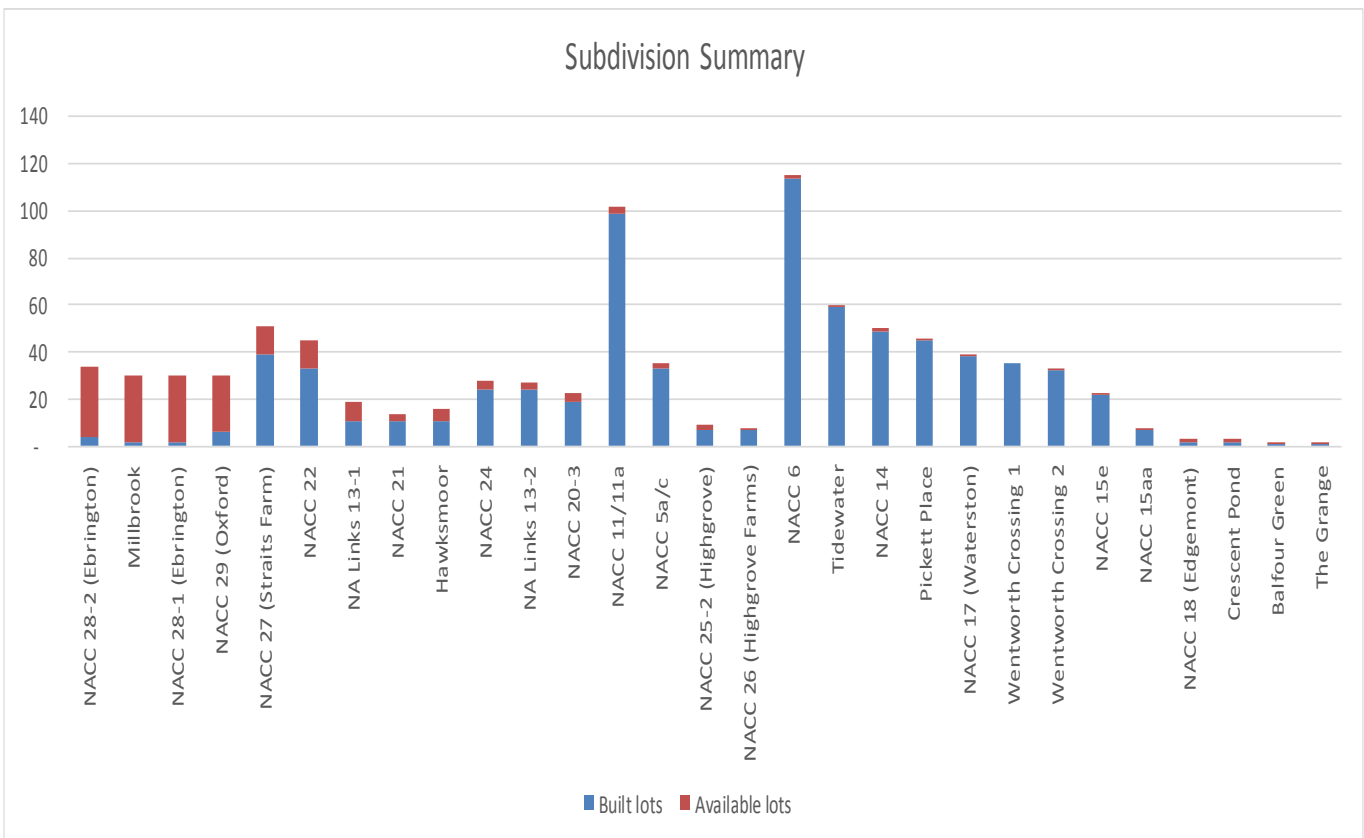
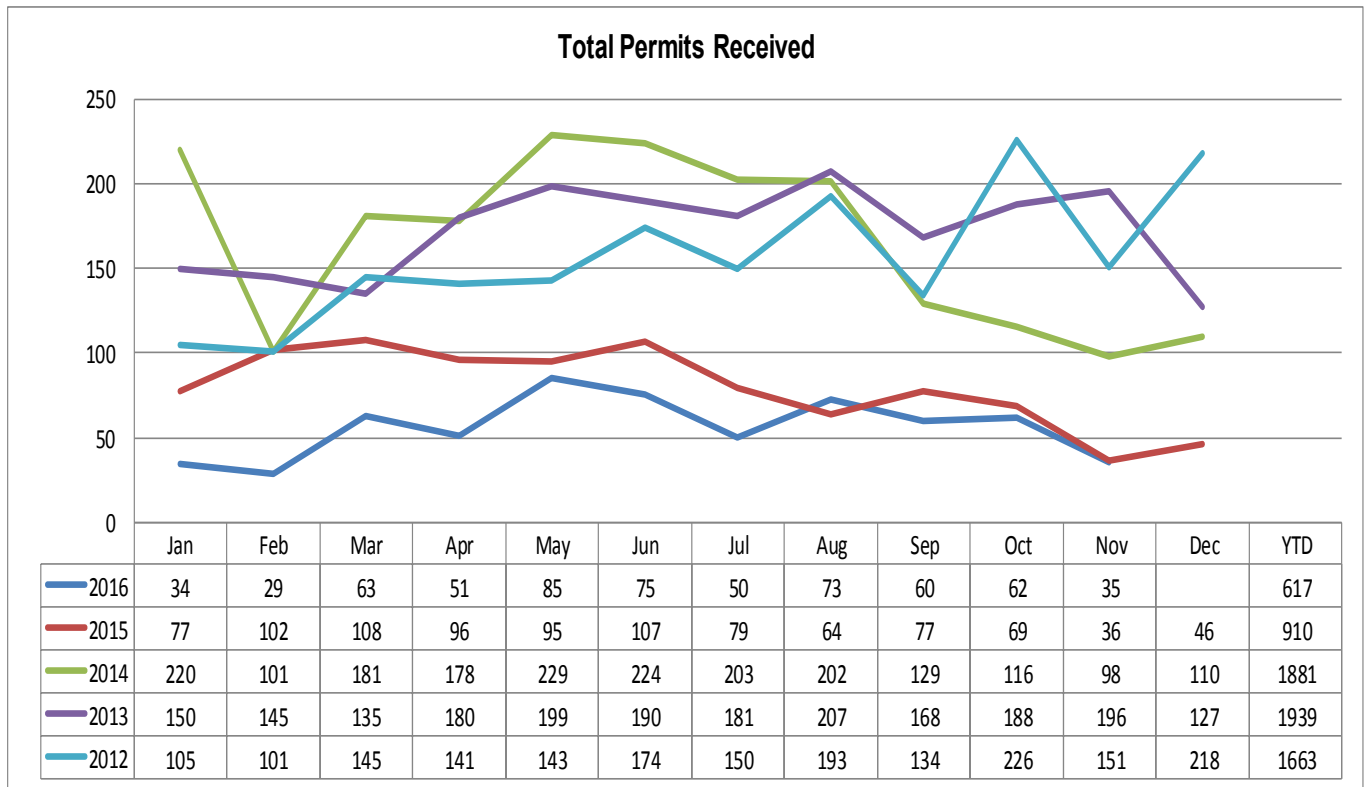
Multi-Tenant II

BOARD AND COMMISSION STATISTICS NOVEMBER 2016

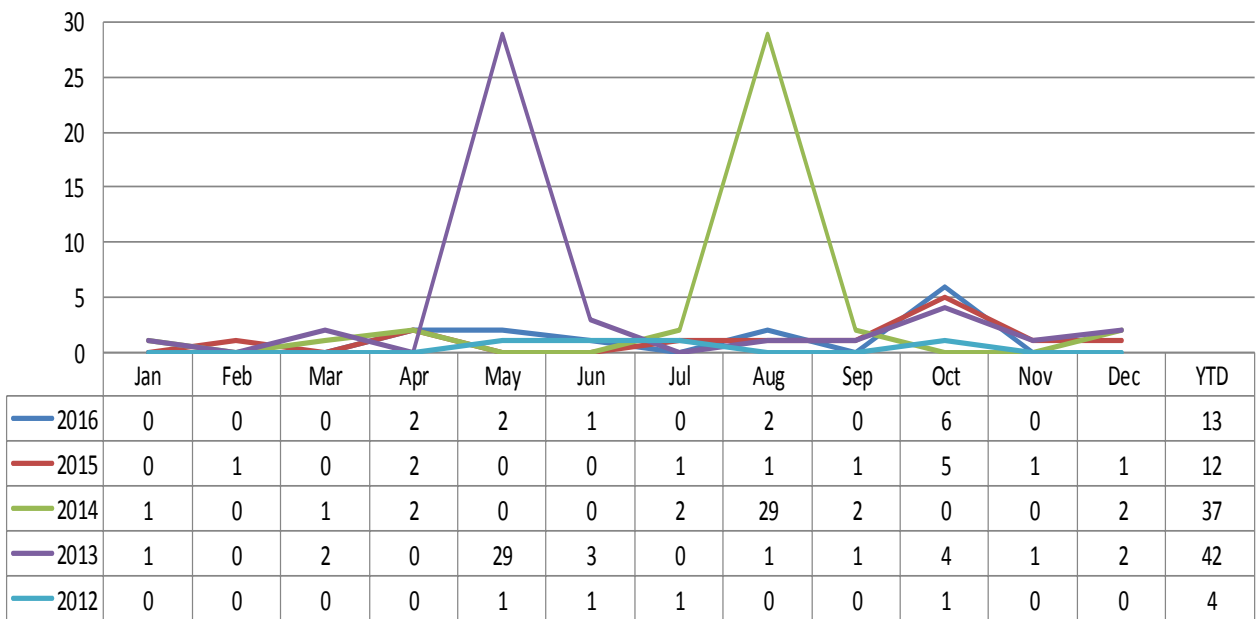


BUILDING AND ZONING STATISTICS NOVEMBER 2016





New Commercial Building permits



Total Commercial Square Footage Under Construction

