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## Community Development Department

### MONTHLY REPORT

December 2016

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*Professionalism*

*Reliability*

Be inspired.

*Creativity*

*Service*

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## NEWS AND INFORMATION

### DECEMBER 2016

#### **New Albany Business Park (Licking County Only)**

The city annexed 209.838 acres and rezoned 903.781 acres in 2016. In 2016, the following companies built or expanded:

- AEP – New Building - 195,000 Sq. Ft - \$40 Mil Investment – 550 jobs
  - Anomatic Corp.- Expansion – 70,000 Sq. Ft – 12.5 Mil Investment – 100 jobs
  - Axium – Expansion - 98,000 Sq. Ft - \$4.2 Mil Investment – 20 jobs
  - Bocchi Labs – New Building - 75,000 Sq. Ft - \$18 Mil Investment – 300 jobs
  - CCL Label, Inc. – New Building – 70,000 Sq. Ft - \$25 Mil Investment – 80 jobs
  - VeePak – Expansion – Expansion - 70,000 Sq. Ft - \$8 Mil Investment – 90 jobs
  - Pizzuti Multi-Tenant II Bldg. – New Building – 266,000 Sq. Ft - \$11.8 Mil Investment – 175 jobs
- Tenants:
- Amazon Delivery Center – 84,000 Sq. Ft - \$1.5 Mil Investment – 100 jobs
  - Vadata, Inc.- New Building – 150,000 Sq. Ft - \$40 Mil Investment – 25 jobs (phase I)

#### **Public Infrastructure improvements in 2016 include the following:**

- Blacklick Sanitary Sewer Engineering Design – Plans are 95% complete. Easement acquisitions will take place during 2017, with construction in 2018/2019.
- Blacklick Waterline Booster Station and Distribution Mains - Engineering design has started. Plans will be completed by the fall of 2017, with construction beginning in late 2017 or early 2018.
- Innovation Campus Way West – This roadway is the extension of Innovation Campus Way, 1,200 feet to the west of Beech Road.
- Innovation Campus Way Phase 1 – The extension of Innovation Campus Way from Smith’s Mill Road to Harrison Road will be completed in the spring of 2017.
- Innovation Campus Way Phase 2 – Engineering design, project bidding and award took place during 2016 to extend Innovation Campus Way from Harrison Rd. to Mink St. Construction will begin over the winter months. The project will be completed in the fall of 2017.
- Jug Street Improvements - The Licking County Transportation Improvement District (TID), has begun engineering design for roadway and drainage improvements to Jug Street between Beech Road and Mink Street. Design will be completed in early 2017, with a subsequent phased construction taking place in both 2017 and 2018.
- Mink Pressure District- Preliminary engineering has been authorized to evaluate the opportunity of creating a higher water pressure and service district. The creation of this district would facilitate further economic development in the northeast quadrant of the business campus by providing for sufficient water service pressure and capacity.

## **NEWS AND INFORMATION**

### **DECEMBER 2016**

#### **New Albany Chamber Annual Meeting**

Various members of the department attended the New Albany Chamber's Annual Meeting and Delta Awards Presentation at Noah's Event Venue on December 1, 2016. The event provided staff with the opportunity to network with members of the business community and learn, through the awards presentation, the initiatives and donations provided throughout the community.

#### **Columbus 2020 ED411**

Various elected officials and member of the development staff attended Economic Development 411 (ED411) to learn about challenges and opportunities that affect economic development. Breakout sessions included economic development strategic planning, infrastructure fueling growth, collaboration and why it is important to economic development, and encouraging development with tools such as taxes and incentives.

#### **Western Licking County Accord**

On December 13<sup>th</sup> city of New Albany, village of Johnstown, Jersey Township, and consultants MKSK hosted a public meeting for the Western Licking County Accord at the Jersey Baptist Church. Despite inclement weather, 20 members of the public attended the meeting. MKSK gave an introduction to the planning effort. A brief overview of each jurisdiction's master plan was presented and then the planning team helped facilitate dialogue with small group exercises. Each group was asked three discussion questions: (1) What is your vision for the study area, (2) Are there missing community uses you'd like to see in the study area, and (3) what are the short-term and long-term opportunities and threats for the study area? Thoughts and ideas were written down and are currently being tallied by MKSK.

#### **Jefferson Township Meeting**

The planner and deputy director met with the Jefferson Township planner to discuss the New Albany Strategic Plan and current development projects. Jefferson Township is working on an update to their comprehensive land use plan.

## **NEWS AND INFORMATION**

### **DECEMBER 2016**

#### **2017 Code Changes**

The deputy director, planner, zoning officer, and clerk met on December 21 to discuss and prioritize needed updates to the city's codified ordinances. Staff decided updates to chapter 1165 (general development standards) and 1159 (planned unit developments) will be prioritized for revisions during 2017. Chapter 1165 as it relates to garages, accessory buildings, and porches comprised the largest amount of the variances that have been requested recently. Staff aims to update Chapter 1159 to allow for minor modifications to final development plans to be approved by staff and to update the required procedures to help streamline the process. Staff will discuss these proposed changes with the planning commission at a workshop on February 6th.

#### **JobsOhio Webinar**

Various members of the department attended a webinar on December 20<sup>th</sup> to learn about JobsOhio's new site database and project management system provided by GIS Planning. The application will be used to maintain relevant and up to date industrial and commercial property information as well as inform and assist site selectors, brokers, and company decision makers working on attraction and expansion projects in Ohio.

#### **Business Tour**

The New Albany Chamber organized a tour of Cristo Rey Columbus High School. The economic development specialist attended to learn about the school's work study program, which places students in professional offices one day each week. The program is a collaboration between local businesses and the school to help defray the costs of the student's private education.

## **BOARDS AND COMMISSIONS**

### **DECEMBER 2016**

#### **Architectural Review Board**

The Architectural Review Board met on December 12, 2016 and heard two items. The board approved a certificate of appropriateness and waivers for a new wall sign and two blade signs for First & Main located at 245 Main Street. The board approved with conditions a certificate of appropriateness and waivers for a new wall sign and dual post sign for Marburn Academy located at 9555 Johnstown Road.

#### **Planning Commission**

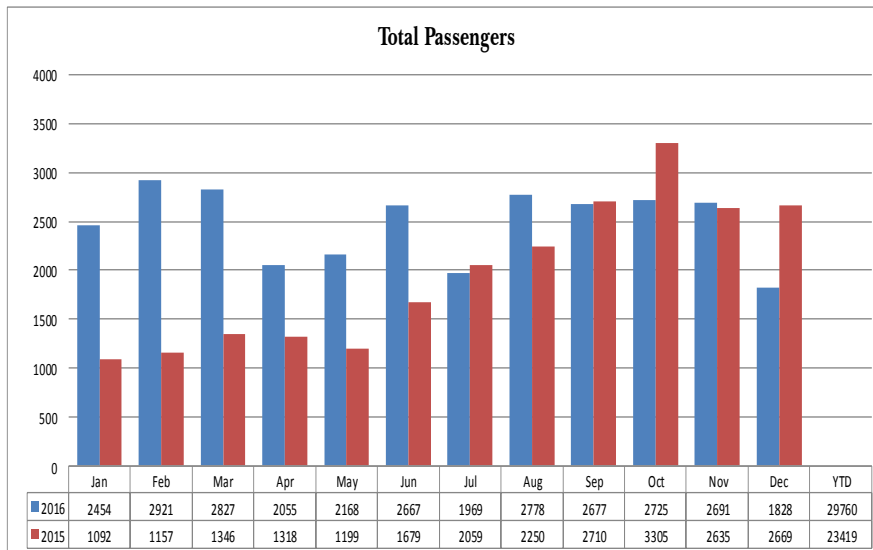
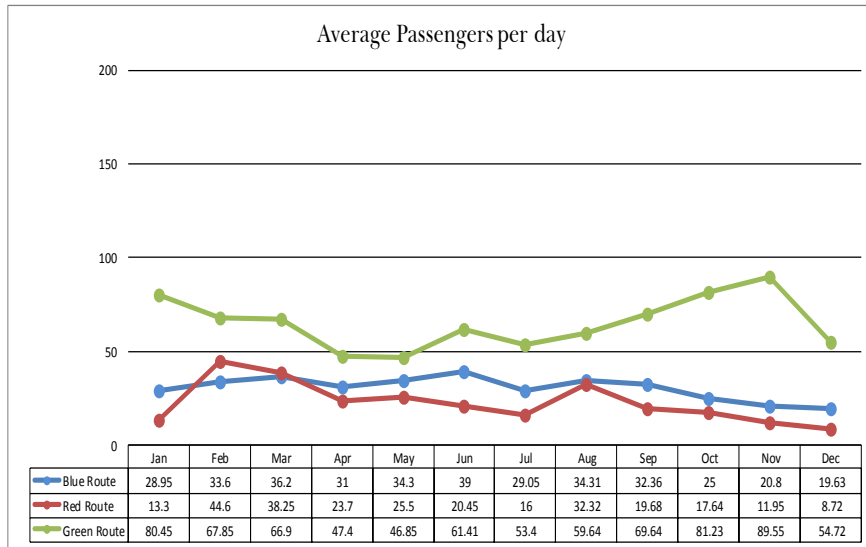
The Planning Commission met on December 19, 2016 and heard three items. The commission approved with conditions a conditional use extension for the residential model home located at 7933 Straits Farm North. The commission approved with conditions a final development plan for a 14,000 square foot Brookshire event center located on 5.3 +/- acres within the Canini Trust Corp subarea 8a. The commission approved with conditions a variance to the landscaping requirements for the Brookshire event center located on 5.3 +/- acres within the Canini Trust Corp subarea 8a. The commission heard an update from Canine Companions and discussion regarding an upcoming Planning Commission workshop during other business.

#### **Board of Zoning Appeals**

The Board of Zoning Appeals met on December 28, 2016 and heard one item. The board approved a variance to allow a detached garage to exceed size requirements located at 5055 Johnstown Road.

## PROJECT UPDATES DECEMBER 2016

### New Albany SmartRide



## **PROJECT UPDATES CONTINUED**

### **DECEMBER 2016**

#### **Innovate New Albany**

##### **Spotlight**

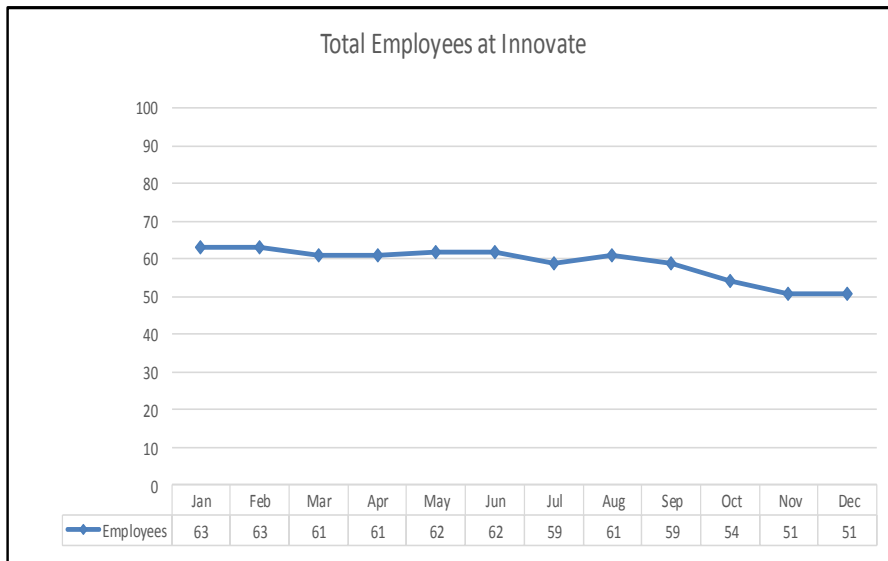
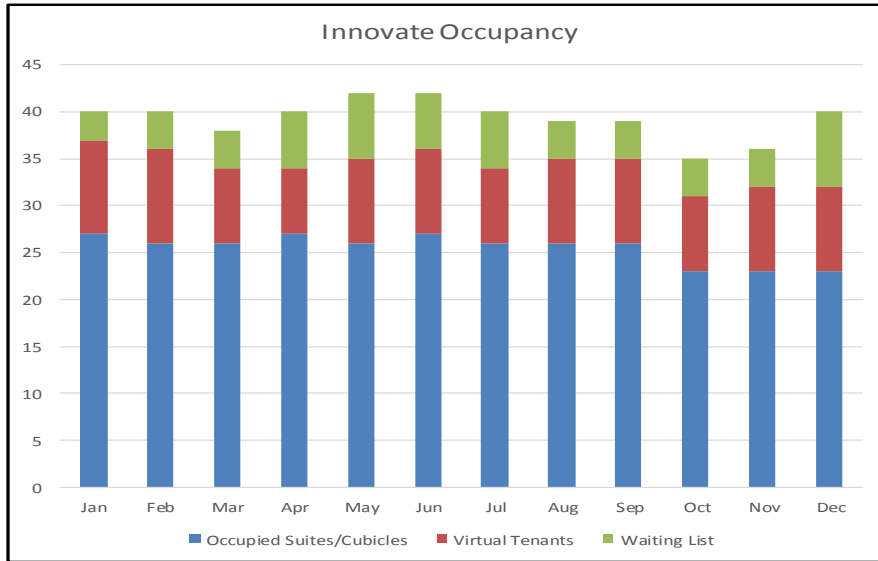
Neil Collins met with New Albany High School students that operate SIO Technologies, a technology business in New Albany. Discussions centered around the opportunities available for Innovate New Albany and NA High School to work together in the new year. A collaboration meeting has been scheduled with Dwight Carter, the New Albany High School Principal.

##### **Event Activity**

- Drones – Using Unmanned Aerial Vehicles to Help Your Business Soar, led by Dave Agler (30 attendees)
- Overcoming Adversity for Entrepreneurs, led by David Amaya (22 attendees)
- The Lean StartUp: TIGER Book Club, led by Neil Collins (6 attendees)
- Innovate New Albany Holiday Open House (90 attendees)

## PROJECT UPDATES CONTINUED DECEMBER 2016

### Innovate New Albany





## PROJECT UPDATES CONTINUED

### DECEMBER 2016

#### Innovate New Albany Electronic Media and Internet Campaign Year in Review:

### Audience Overview

	2013	2014	2015	2016
Visits	10,925	9,772	14,425	<b>20,438</b>
Users	8,682	7,569	10,898	<b>14,166</b>
Pageviews	25,084	26,035	35,626	<b>40,627</b>
Pages / Session	2.30	2.66	2.47	<b>1.99</b>
Avg. Bounce Rate	44.99%	21.79%	35.66%	<b>62.54%</b>
Avg. Duration	1:24	1:41	1:23	<b>1:36</b>

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### Most Visited Content in 2016

1. Events
2. Companies
3. About
4. Who Runs the Place?
5. Contact Us
6. Suite Available
7. Blog
8. Columbus Women in Business: Falon Donohue, Executive Director at VentureOhio
9. Holiday Open House event registration
10. Columbus Women in Business: Tonia Irion, Co-Founder & President at e-Cycle

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## PROJECT UPDATES CONTINUED DECEMBER 2016

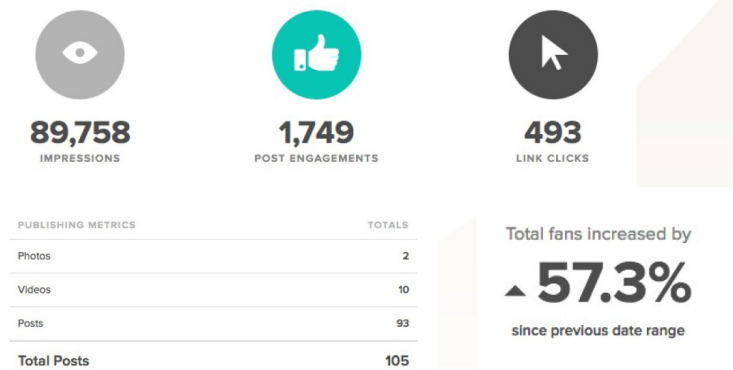
### Innovate New Albany Electronic Media and Internet Campaign Year in Review:

#### Social Growth: Twitter



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#### Social Growth: Facebook



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## PROJECT UPDATES CONTINUED DECEMBER 2016

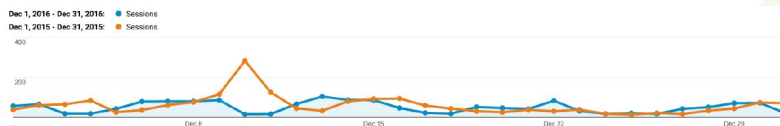
### Innovate New Albany Electronic Media and Internet Campaign:

#### Audience Overview

	November	December
Visits	1,685	1,566
Users	1,268	1,173
Pageviews	3,569	3,883
Pages / Session	2.12	2.48
Avg. Bounce Rate	52.40%	34.99%
Avg. Duration	1:44	1:34

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#### Historical Overview



Sessions  
**-16.57%**  
1,566 vs 1,877



Users  
**-21.85%**  
1,173 vs 1,501



Pageviews  
**-16.67%**  
3,883 vs 4,660



Pages / Session  
**-0.13%**  
2.48 vs 2.48



Avg. Session Duration  
**17.58%**  
00:01:34 vs 00:01:20



Bounce Rate  
**-20.19%**  
34.99% vs 43.85%



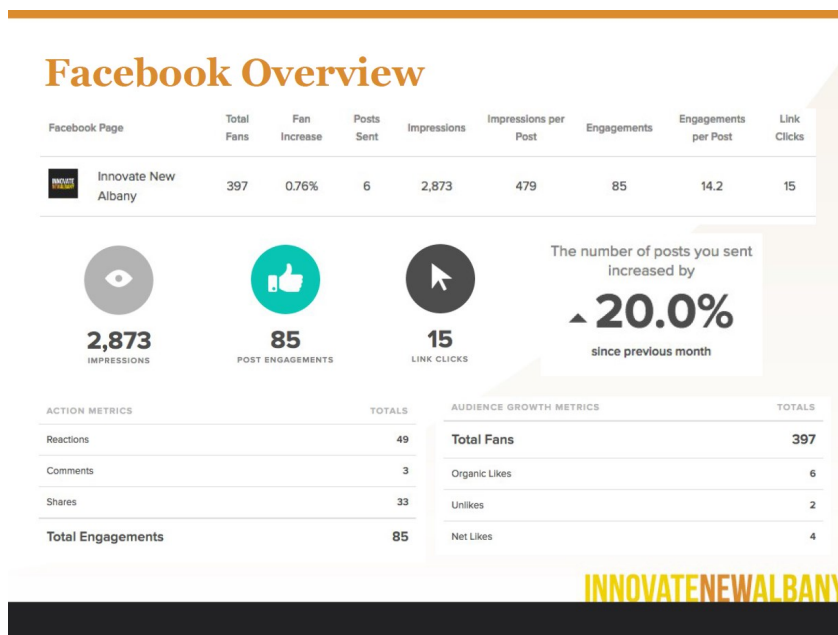
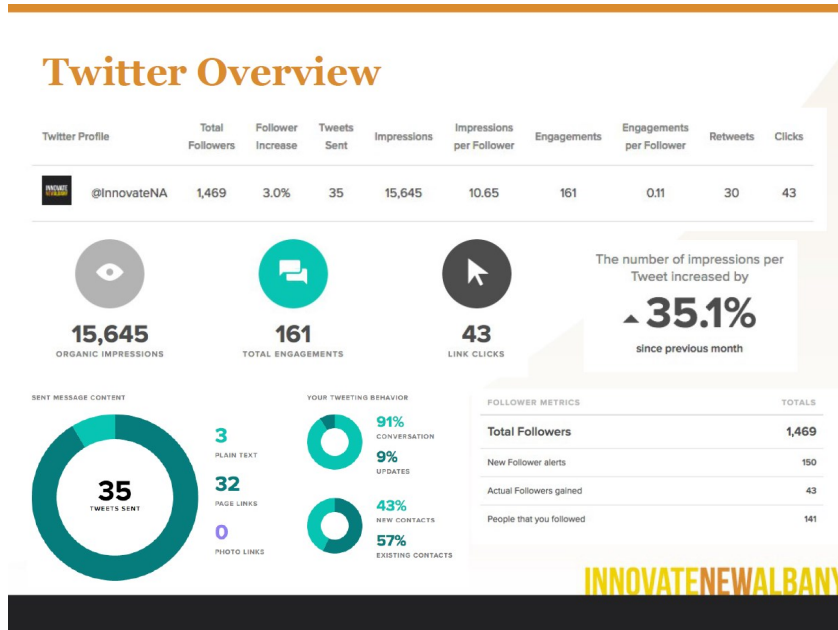
% New Sessions  
**-10.61%**  
64.81% vs 72.51%



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## PROJECT UPDATES CONTINUED DECEMBER 2016

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



## PLAN REVIEW DECEMBER 2016

### Engineering Plan Reviews

Community development received one new plan submittal during December.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Days	Review Time Standard
Hilton Home 2 – Private Site Improvement Plan	December 7, 2016	December 21, 2016	15	18

### Engineering Pre-Construction Meetings

No preconstruction meetings were held during December.

### Building Reviews and Meetings

#### Residential Meetings

Three residential small project plan review meetings were completed in December.

#### Commercial Meetings

Brookshire Event Center - The architect and design team presented the preliminary site design, underground fire protection, fire hydrants and fire department connections, and meter pit placement.

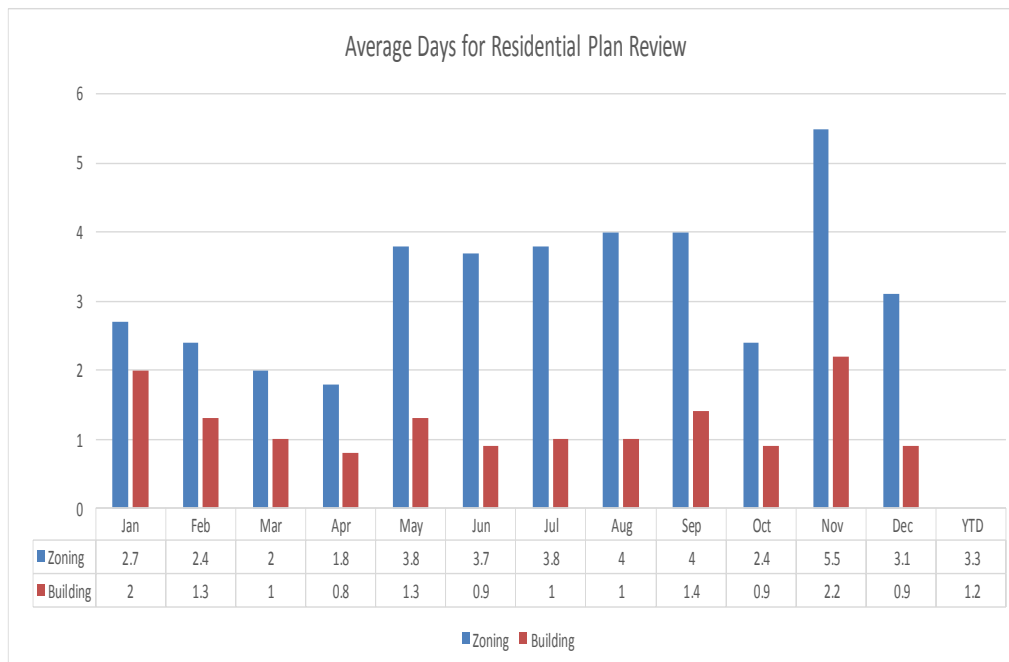
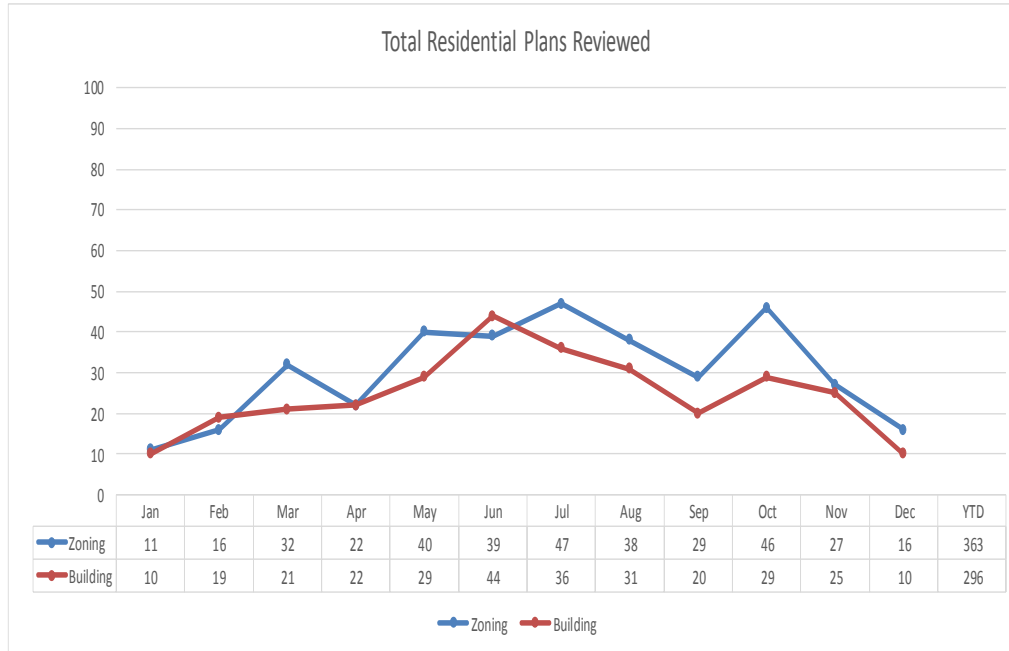
First & Main– The project received the final UL (Underwriter’s Lab) designs for the fire stopping of mechanical and plumbing penetrations through rated wall assemblies. The team discussed submittal requirements to allow for the drywall installation to begin.

Amazon– The tenant finish for Amazon’s delivery space in the Multi Tenant Building was submitted. Plans were placed on hold by the contractor before being sent to the plan reviewer.

KDC - The installation of an additional exterior tank was approved by zoning and building. This new tank will not be used for hazardous material storage.

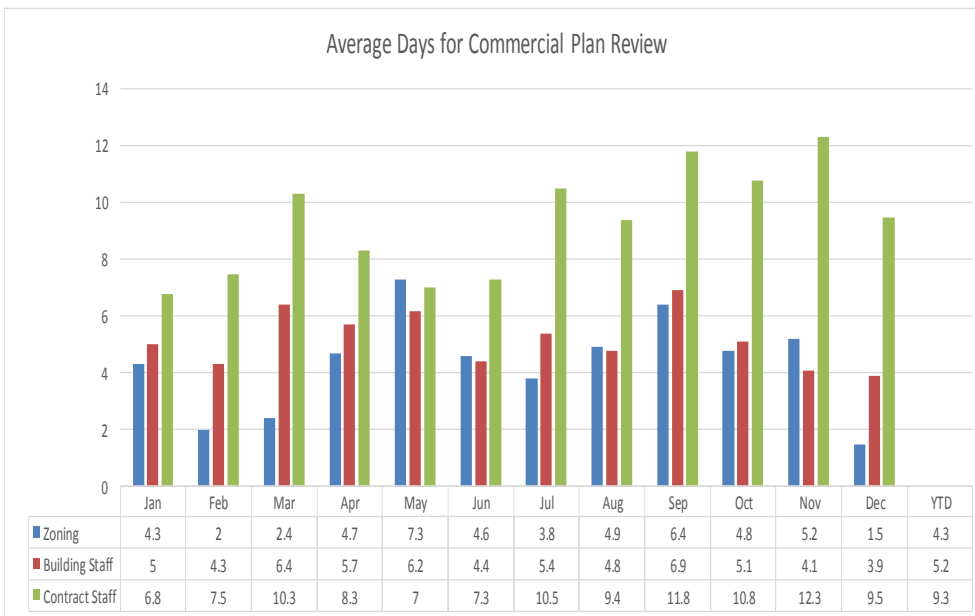
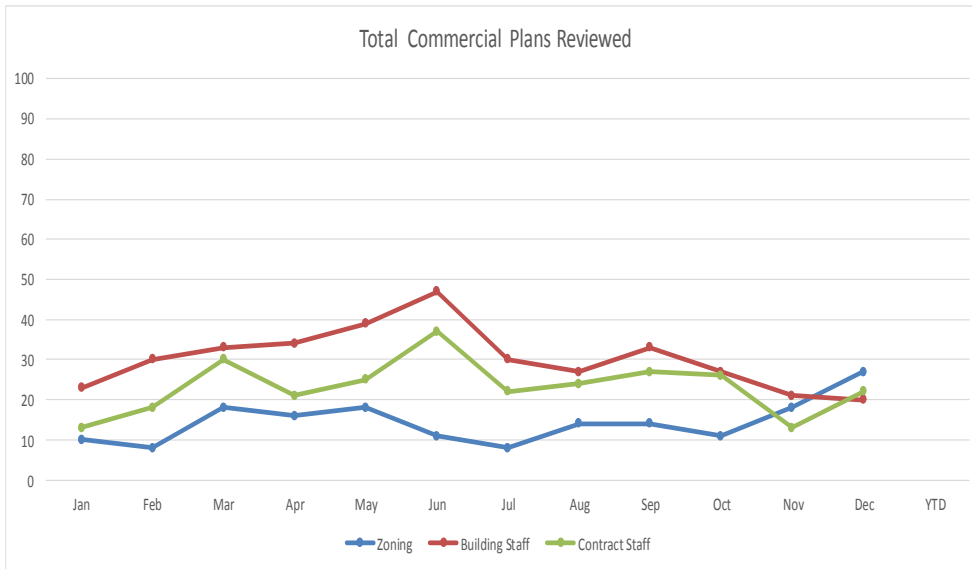
## PLAN REVIEW CONTINUED DECEMBER 2016

### Residential Plan Review



## PLAN REVIEW CONTINUED DECEMBER 2016

### Commercial Plan Review



## FIELD WORK AND INSPECTIONS

### DECEMBER 2016

#### Zoning Related Field Concerns and Inspections

##### Residential Inspections

###### 6893 Cedar Brook Glen

A complaint was received regarding a home-based business being operated from this address. The zoning officer completed an inspection and no obvious signs of a business were observed. A letter was sent to the property owner to notify them of the complaint and included the city code for home occupations.

###### 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. 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.

**Update:** The permit was issued and the house was demolished. This complaint has been closed.

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

**Update:** A variance application has been submitted for the January Board of Zoning Appeal meeting.

###### 3915 Reynoldsburg New Albany Road

**History:** The city planner and zoning officer met with the 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. Fence permit was issued on November 28, 2016.

**Update:** The fence was installed, inspected and the complaint was closed on 12/30/2016.



## FIELD WORK AND INSPECTIONS CONTINUED

### DECEMBER 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. 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. The zoning officer spoke with the property owner listed on the Franklin County Auditors website. There is a dispute in ownership and is being reviewed by the law director.

**Update:** There has been no change since last month.

##### 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 2<sup>nd</sup>. 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 18<sup>th</sup> and August 15<sup>th</sup> meetings. The variance was denied at the November 21, 2016 Planning Commission meeting.

**Update:** The pool has been closed and covered for the winter. Contact will be made with the applicant in January.

## FIELD WORK AND INSPECTIONS CONTINUED

### DECEMBER 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 18<sup>th</sup> and August 15<sup>th</sup> meetings. The variance was approved with conditions at the October 17<sup>th</sup> 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 18<sup>th</sup> and August 15<sup>th</sup> meetings. The variance was approved with conditions at the October 17<sup>th</sup> 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 Project Construction Status

### Market & Main II -

Exterior wall connection welds have been inspected and approved. Exterior wall sheathing and weatherproofing is nearly complete. Brick exteriors have stopped due to cold temperatures and weather conditions. Window installations have started in finished wall areas.



Market & Main II

### 8100 Walton Parkway -

The project has a phased plan approval for footings and foundation and shell. Exterior walls and brick are being installed.



Multi-Tenant 8100 Walton Parkway

### Marburn Academy -

Conditional occupancy has been issued. The exterior items will be completed in the spring.

### First & Main -

The occupant rooms have been approved to cover walls and ceilings on the 1st and 2nd floors. HVAC rough inspections and insulation installations are approved on second and third floors.

### Multi-Tenant Building 8820 Smith's Mill -

The project has been granted shell approval. The slabs are poured, windows, roof and HVAC have been installed. Fire alarm and fire suppression submittals have been received.



Multi-Tenant II 8820 Smith's Mill

### CCL Label -

Footings, foundations, and underground MEP's have been installed.

### Project 68 - Building I

Currently working on phases 5, 6, and 7 which will complete this building.



CCL Label

### Project 68 - Building II

Approved for footing, foundation, and underground MEP's.

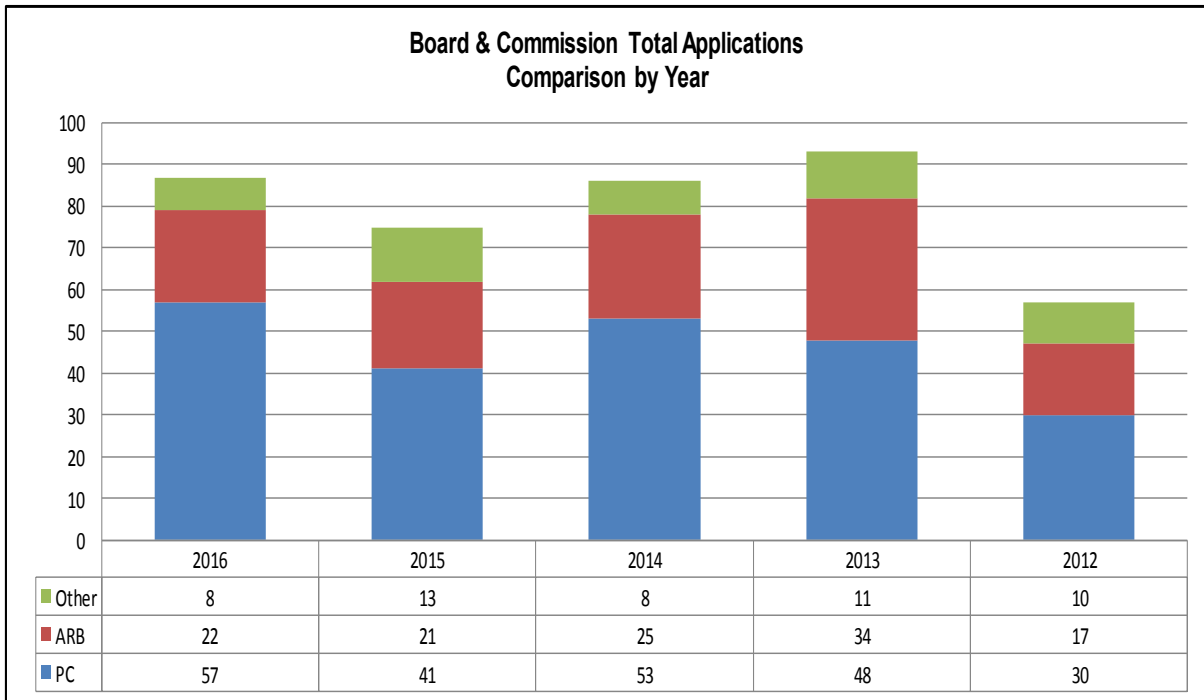
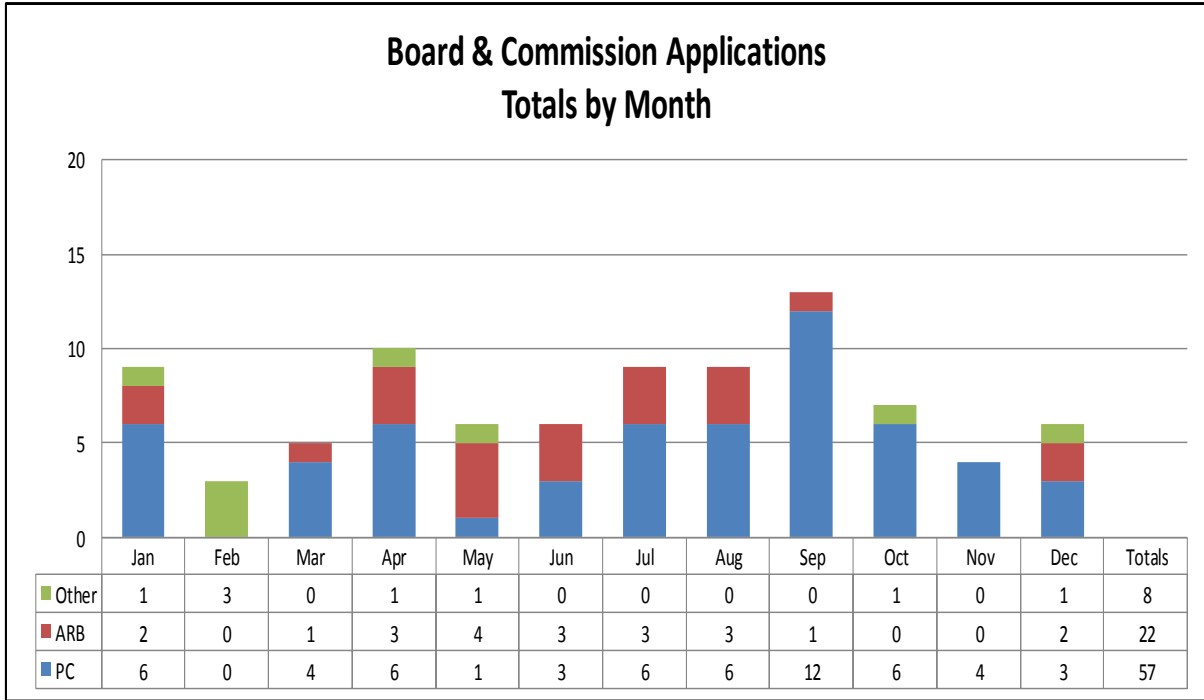
### Water Tower -

Conditional occupancy has been issued. All interior items are complete.

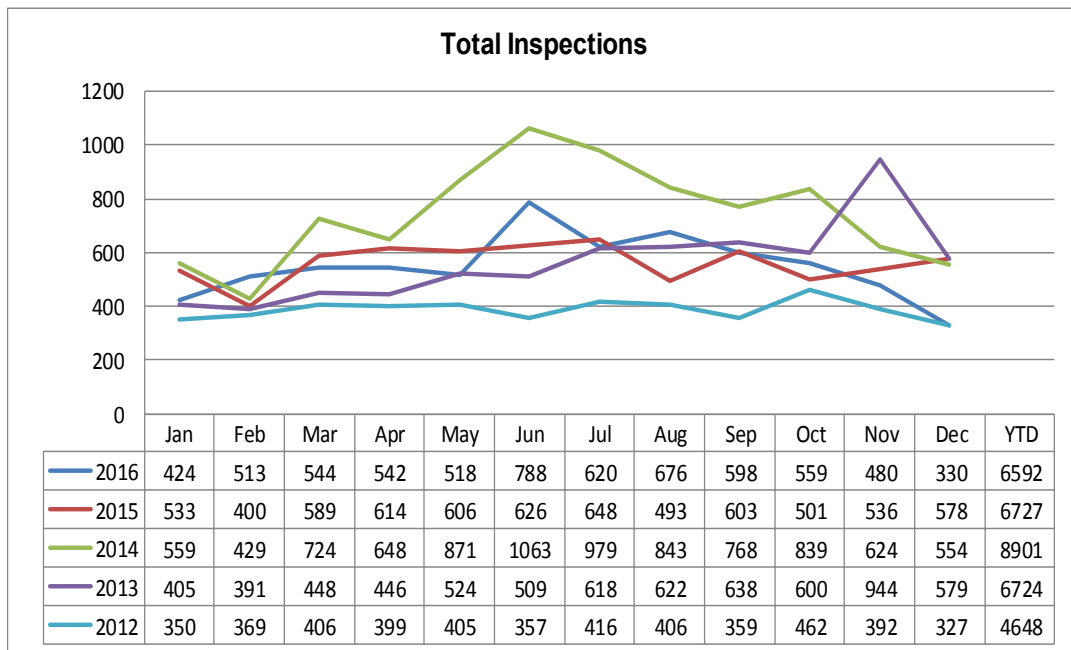
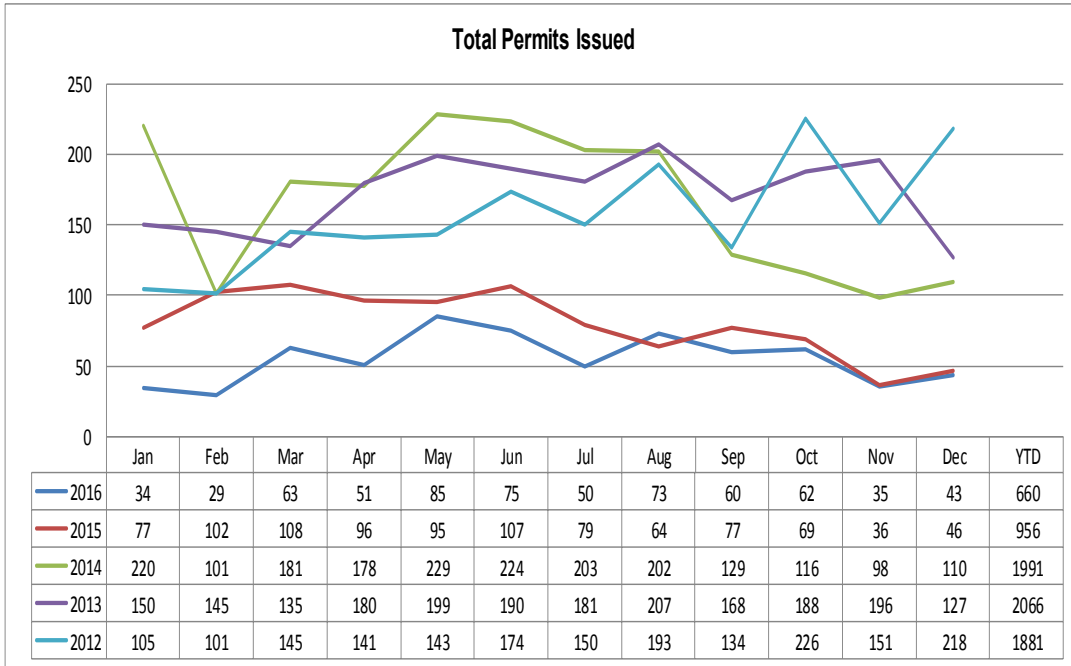


Project 68

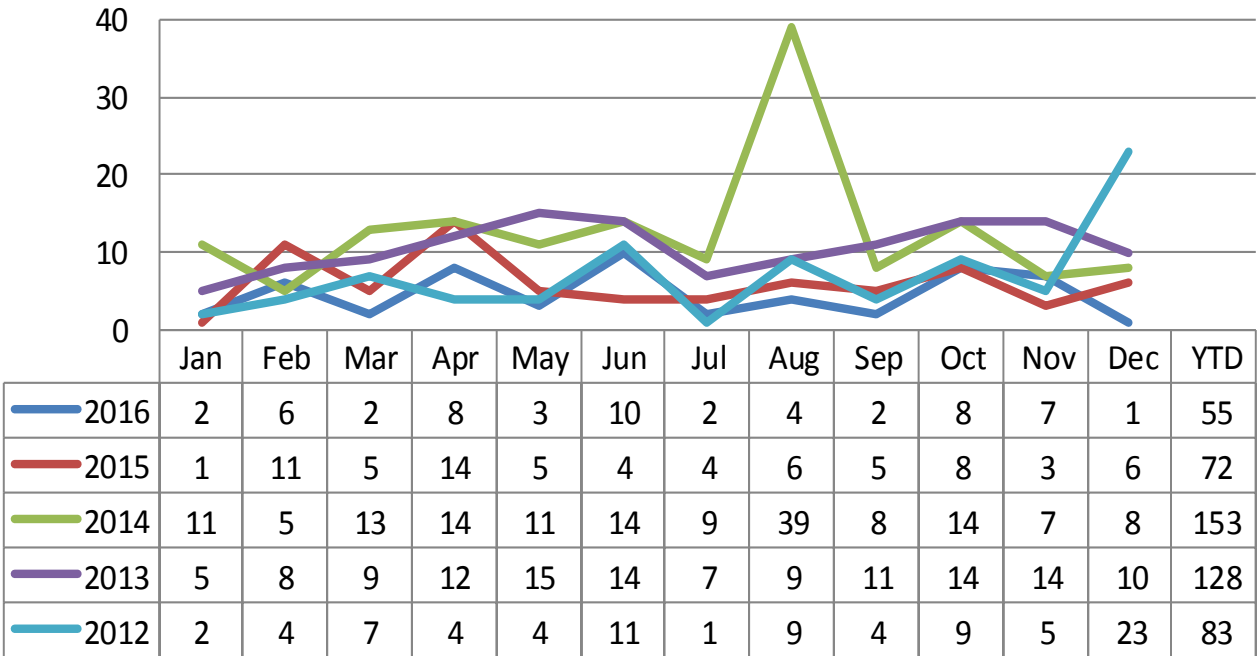
## BOARD AND COMMISSION STATISTICS DECEMBER 2016



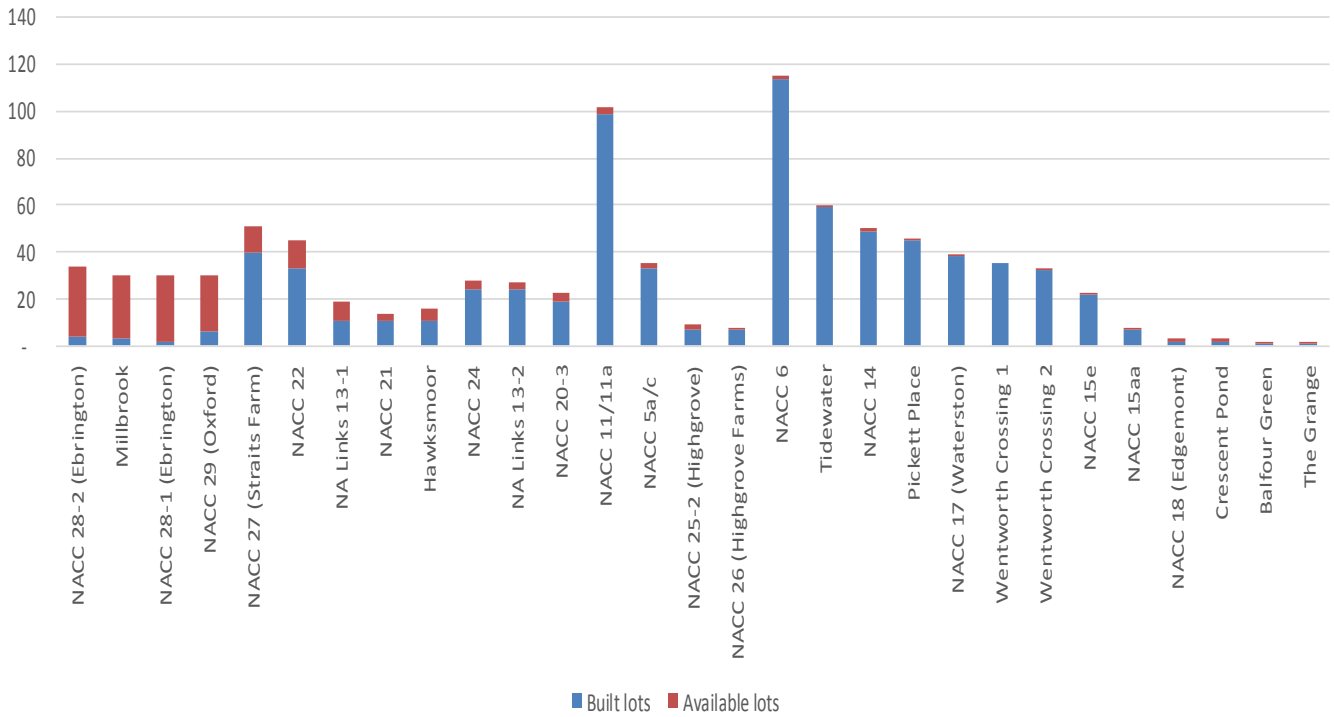
## BUILDING AND ZONING STATISTICS DECEMBER 2016



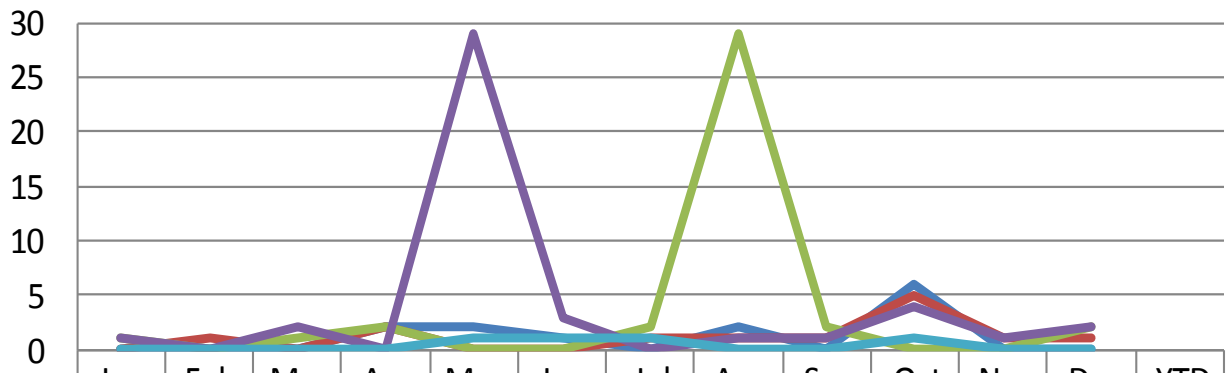
### New Residential Building Permits



### Subdivision Summary

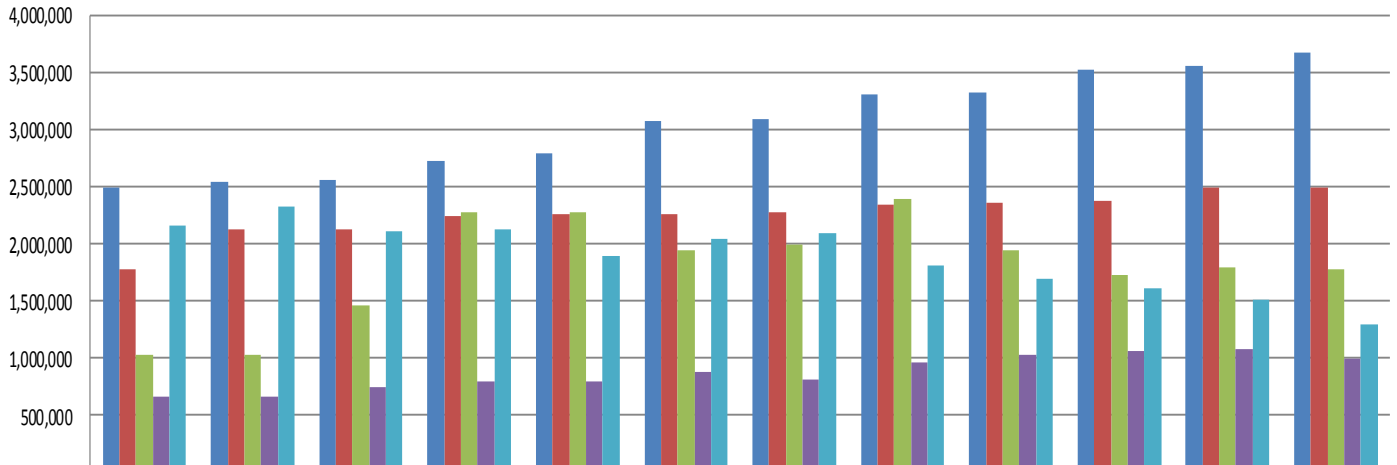


### New Commercial Building permits



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	0	0	0	2	2	1	0	2	0	6	0	0	13
2015	0	1	0	2	0	0	1	1	1	5	1	1	13
2014	1	0	1	2	0	0	2	29	2	0	0	2	39
2013	1	0	2	0	29	3	0	1	1	4	1	2	44
2012	0	0	0	0	1	1	1	0	0	1	0	0	4

### Total Commercial Square Footage Under Construction



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	2,499,023	2,549,889	2,557,367	2,729,504	2,796,152	3,067,082	3,086,737	3,313,982	3,326,367	3,521,895	3,552,732	3,682,446
2015	1,772,668	2,128,598	2,128,998	2,242,532	2,253,854	2,256,430	2,271,328	2,334,926	2,364,748	2,382,100	2,486,632	2,495,821
2014	1,023,169	1,034,254	1,456,501	2,277,464	2,284,429	1,944,073	1,985,405	2,384,728	1,942,771	1,720,476	1,787,433	1,772,668
2013	668,589	670,062	752,238	802,909	793,318	876,938	810,957	964,978	1,032,210	1,059,436	1,085,433	1,002,345
2012	2,161,875	2,328,968	2,112,913	2,132,879	1,887,089	2,038,831	2,089,511	1,818,045	1,687,951	1,605,455	1,512,204	1,286,426