



Community Development Department
MONTHLY REPORT
October 2023

Professionalism

Reliability

Creativity

Service

Inside This Issue:

Community Engagement and Outreach	2
Boards and Commissions	4
Economic Development Update	6
Innovate New Albany	9
Plan Review	17
Engineering	20
Field Work and Inspections	22
Commercial Construction	26
Statistics	30

COMMUNITY ENGAGEMENT AND OUTREACH

OCTOBER 2023

Business Meetings & Events

Danis Construction Touchbase (October 5)
CRB Introduction (October 5)
Breezeline Touchbase (October 9)
DSV Groundbreaking (October 10)
Vision Development Introduction (October 11)
DBT Touchbase (October 11)
Implan Introduction (October 12)
Central Ohio Workforce Transit Plan (October 12)
Thirty-One Gifts Real Estate Building Tour (October 17)
OneColumbus Salesforce Training (October 17)
GROW/Licking County Works (October 18)
AEP Transmission Building Tour (October 19)
Tiger Talk—The State of Venture in 2023 (October 20)
Pharmavite SmartRide Touchbase (October 27)
TSI NE Quadrant Technical Working Group (October 31)

Professional Development Organizations

Mid-Ohio Development Exchange Professional Advocacy Subcommittee (October 2)
Mid-Ohio Development Exchange Board Meeting (October 6)
Economic Development Advisory Council (October 6)
New Albany Chamber of Commerce Board Meeting (October 27)

Presentations & Tours

Allen County/City of Lima Discussion and Tour (October 16, 4 participants)
CHIPS Program Office Tour (October 26, 12 participants)

COMMUNITY ENGAGEMENT AND OUTREACH

OCTOBER 2023

Training Highlights

MORPC (Mid Ohio Regional Planning Commission) Summit on Sustainability - October 26th

The conference focused on MORPC's sustainability programs and presentation of their Regional Sustainability Awards. Breakout sessions were held throughout the day covering various topics including LinkUS, environmental justice and clean energy. Todd Brady, Vice President of Global Public Affairs & Chief Sustainability Officer at Intel, provided the morning keynote address about Intel's sustainability efforts. Mitchell Silver provided the lunch keynote address about the goals, challenges and accomplishments during their tenure as the commissioner of the New York City Parks Department. The following staff members attended:

- Steve Mayer, planning manager
- Josh Albright, development engineer
- Anna van der Zwaag, planner II
- Chris Christian, planner II

OHPELRA Fall Workshop, "Connect the Dots: Intentional Communication Skills for Supervisors, Managers, and Administrators" - October 27th

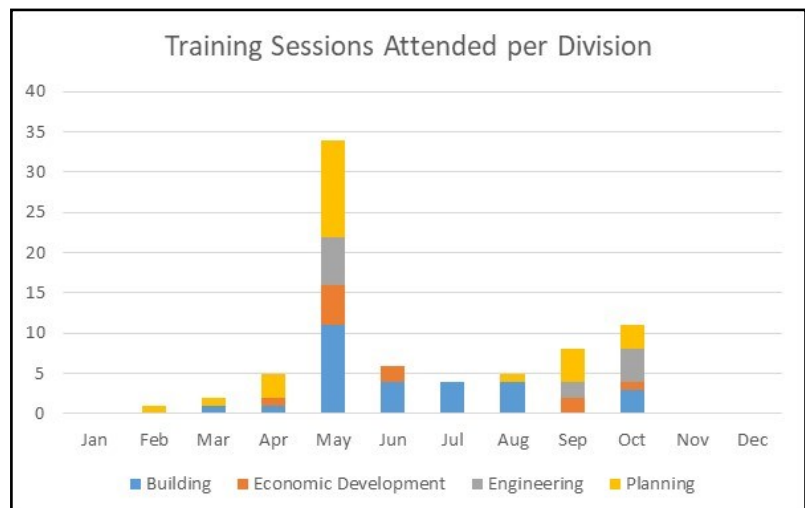
The conference consisted of three sessions; recognizing the signs and signals for FMLA/ADA, accountability and tough conversations, and intentional leadership through effective communication. Attendees learned that having an optimistic outlook and positive perspective enhances one's ability to excel in leadership.

The following staff members attended:

- Ryan Hanigan, assistant chief building official
- Beth Richardson, development services coordinator
- Stephen Mayer, planning manager



The engineering team attended OTEC on Oct. 17th and Oct 18th.



BOARD AND COMMISSIONS

OCTOBER 2023

Parks and Trails Advisory Board: October 2, 2023

Applications

Title: Parkland and Open Space Review
Location: The Courtyards at Haines Creek
Applicant: EC New Vision Ohio LLC
Request: Review and recommendation regarding the suitability of parkland and open space proposed to be provided as part of a 151 lot, age-restricted residential housing development on 63.5+/- acres.
Zoning: Courtyards at Haines Creek I-PUD Zoning District
Commission Action: Approval recommended with conditions

Planning Commission: October 16, 2023

Applications

Title: Final Development Plan Amendment
Location: South intersection of Bevelhymer Road and Walton Parkway
Applicant: Prime AE Group. c/o Steve Fox
Request: Final development plan amendment to allow for site circulation modifications to a previously approved Chipotle on approximately 2+/- acres.
Zoning: Infill Planned Unit Development (IPUD), Subarea 7D-Section 2: Business Park (South Oak Grove – Retail)
Board Action: Approved with conditions

Title: Final Development Plan
Location: 8390 and 8306 Central College Road
Applicant: EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.
Request: Final development plan review and approval of a 151 lot, age-restricted residential housing development on 63.5+/- acres for the subdivision known as the Courtyards at Haines Creek.
Zoning: Courtyards at Haines Creek I-PUD Zoning District
Board Action: Tabled

Title: Preliminary and Final Plat
Location: 8390 and 8306 Central College Road
Applicant: EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.
Request: Preliminary and final plat for phase one of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.
Zoning: Courtyards at Haines Creek I-PUD Zoning District
Board Action: Tabled

BOARD AND COMMISSIONS

OCTOBER 2023

Planning Commission Continued: October 16, 2023

Applications

Title: Preliminary and Final Plat
Location: 8390 and 8306 Central College Road
Applicant: EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.
Request: Preliminary and final plat for phase two of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.
Zoning: Courtyards at Haines Creek I-PUD Zoning District
Board Action: Tabled

Title: Preliminary and Final Plat
Location: 8390 and 8306 Central College Road
Applicant: EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.
Request: Preliminary and final plat for phase three of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.
Zoning: Courtyards at Haines Creek I-PUD Zoning District
Board Action: Tabled

Title: Rezoning
Location: 2650 Harrison Road
Applicant: Jackson B. Reynolds, III
Request: Request to rezone 84.736 acres located at 2650 Harrison Road in Licking County from Agricultural (AG) to Limited General Employment (L-GE) for an area to be known as the Jug Street South Expansion Zoning District.
Zoning: Existing: AG, Proposed: L-GE
Board Action: Approved with conditions

Title: Final Plat
Location: Between Horizon Court and Harrison Road
Applicant: The city of New Albany
Request: Final plat for Briscoe Parkway public street dedication and easements phase 1 located between Horizon Court and Harrison Road in Licking County.
Zoning: Limited General Employment (L-GE) and Technology Manufacturing District (TMD)
Board Action: Approved

Title: Final Plat
Location: Between Horizon Court and Harrison Road
Applicant: The city of New Albany
Request: Final plat for Briscoe Parkway public street dedication and easements phase 2 located between Horizon Court and Harrison Road in Licking County.
Zoning: Limited General Employment (L-GE) and Technology Manufacturing District (TMD)
Board Action: Approved

ECONOMIC DEVELOPMENT UPDATES

OCTOBER 2023

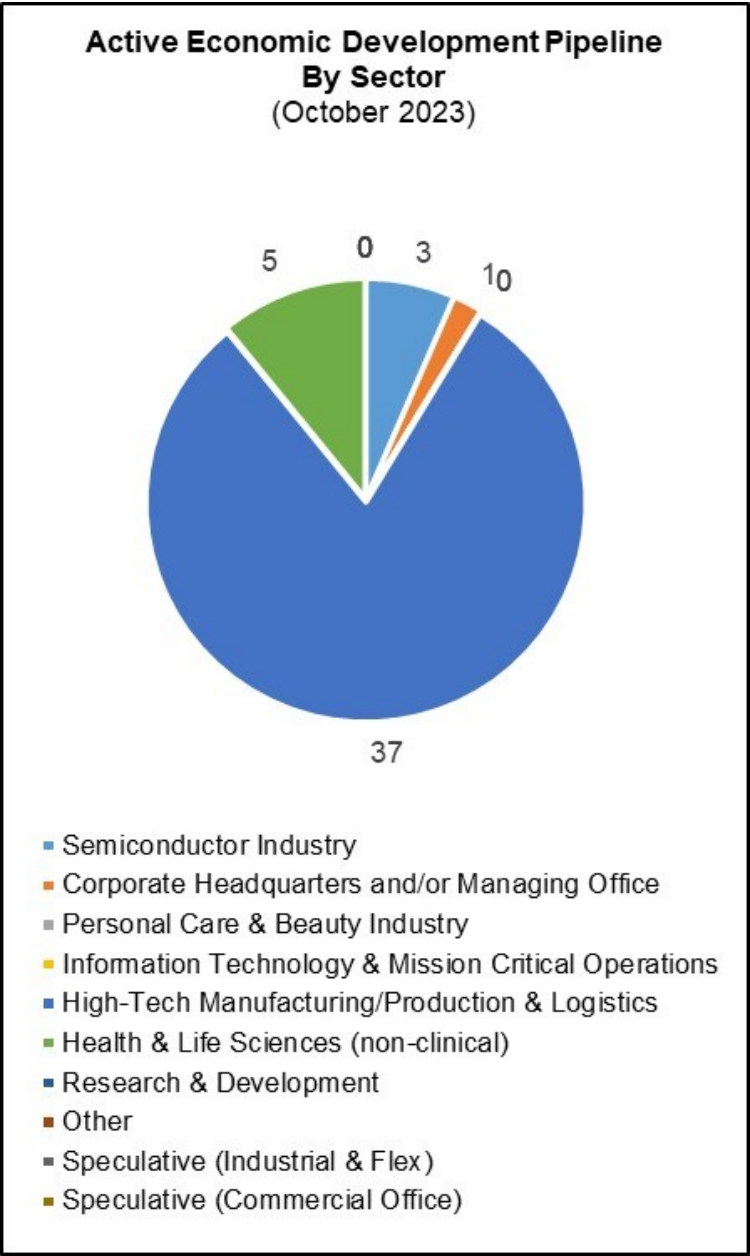
Active Economic Development Pipeline

(Including Site Selection Requests For Information)

In October, the department responded to two site selection requests for information. The department submitted a total of five sites on behalf of the two requests.

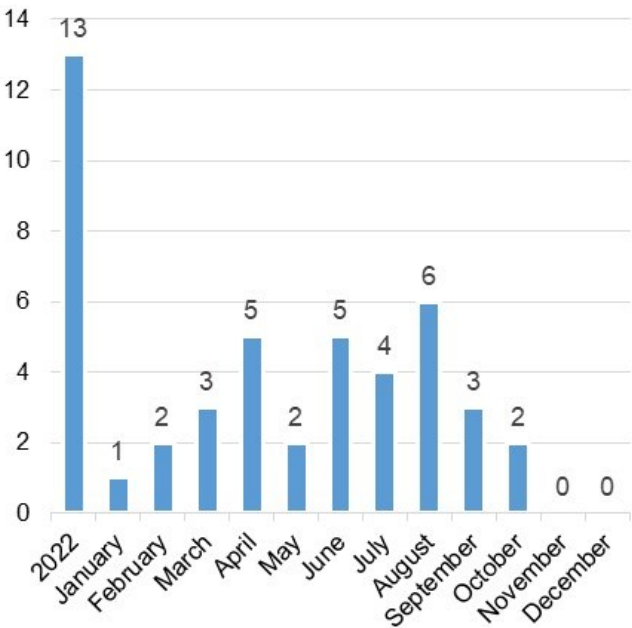
In 2023, the department has responded to 33 site selection requests for information. Six site selection projects were not pursued this month because of development requirements or characteristics and site availability.

Currently, the department has an active portfolio of approximately 46 projects with the top site uses representing the High-Tech Manufacturing/Production & Logistics.

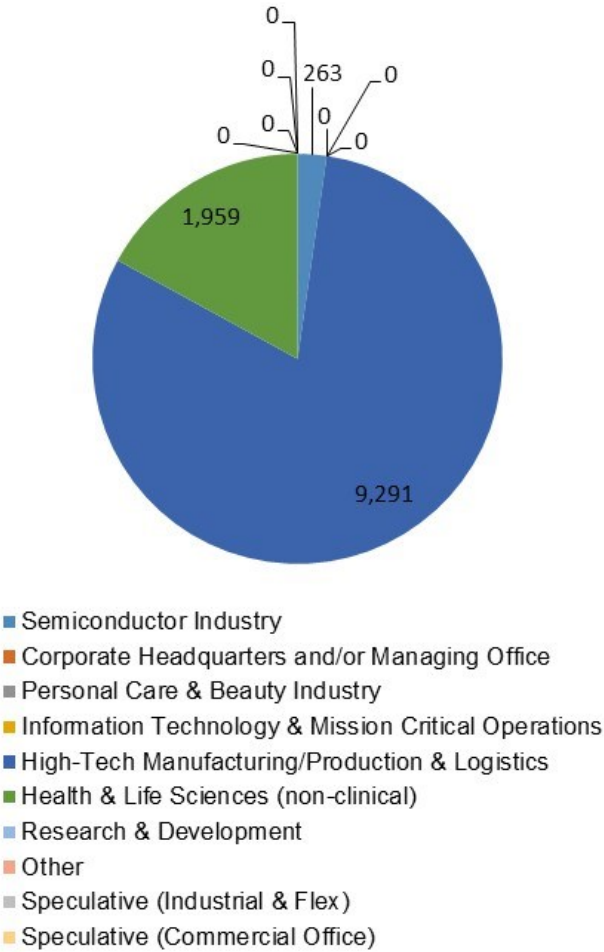


ECONOMIC DEVELOPMENT UPDATES
OCTOBER 2023

**Active Economic Development Pipeline
By Month
(October 2023)**



**Active Economic Development Pipeline
No. of Proposed Jobs By Sector
(October 2023)**



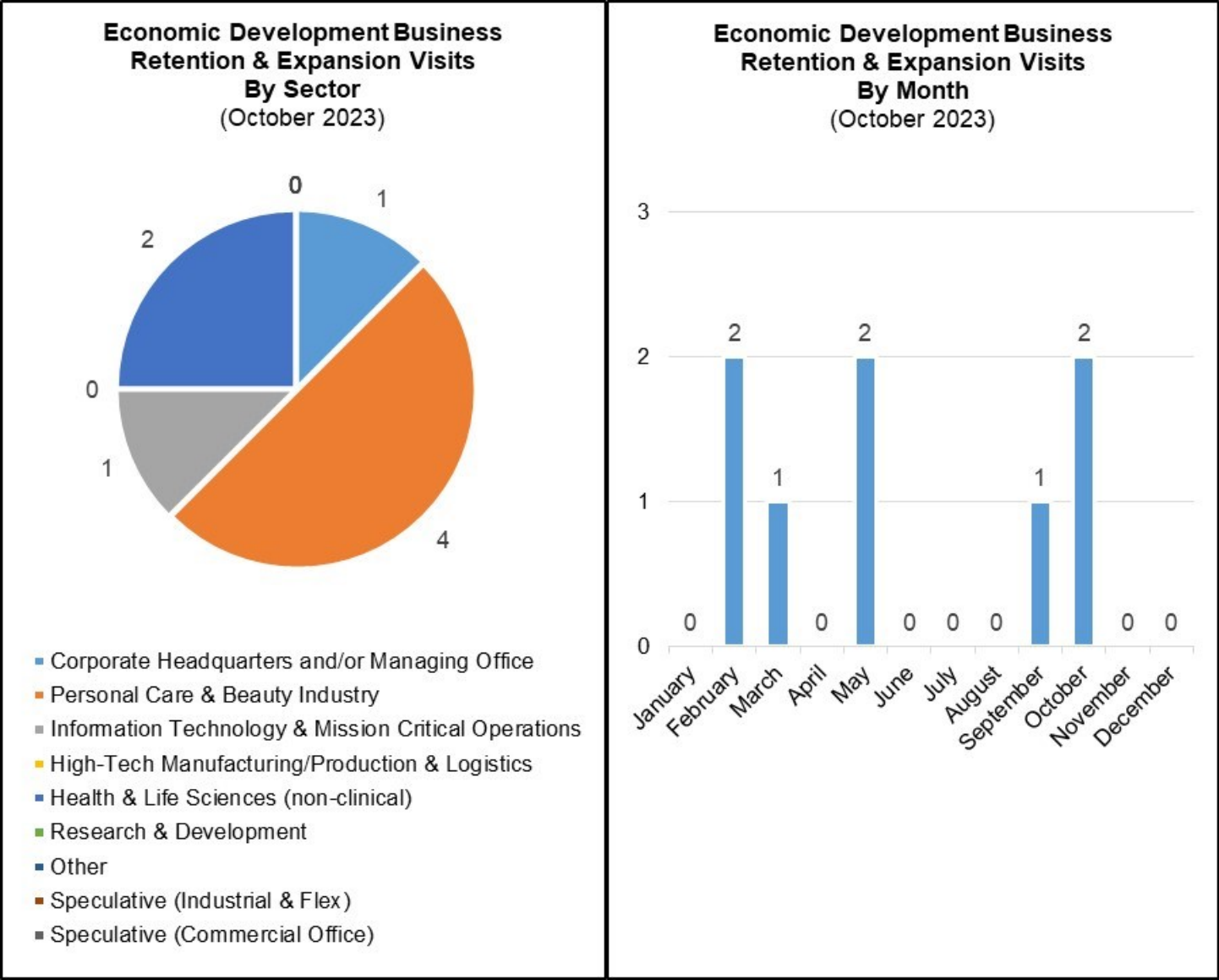
ECONOMIC DEVELOPMENT UPDATES

OCTOBER 2023

Business Retention & Expansion Meetings

There were two Business Retention & Expansion meetings during the month of October.

- Mount Carmel Health Systems
- Amcor



INNOVATE NEW ALBANY

OCTOBER 2023

Google Analytics Section

Site Performance Traffic

Metrics by Page Title - This is where you can see which pages on the site are receiving the most page views, how long users spend on each page, and the bounce

Traffic Metrics by Page Title

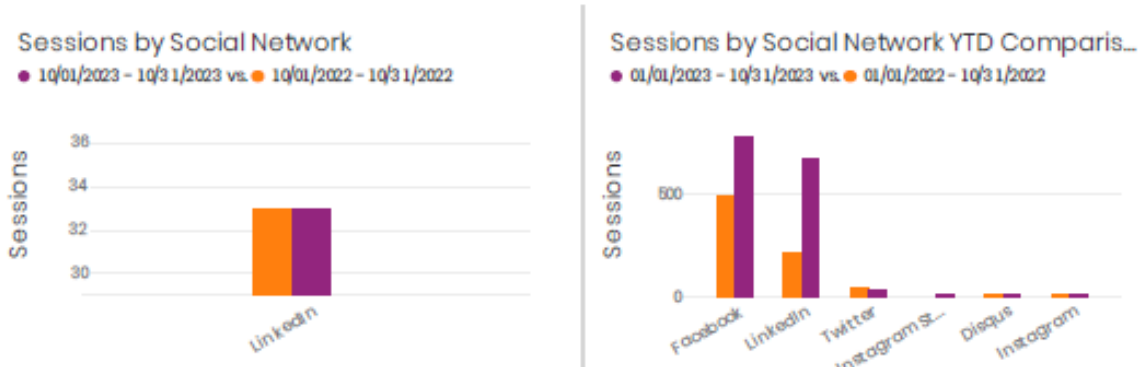
From 10/01/2023 until 10/31/2023

Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Display - Events - Innovate New Albany New Albany, Ohio	2,005	0:00:04	9	9	55.56%
Home - Innovate New Albany New Albany, Ohio	114	0:03:49	90	55	54.44%
Events from October 11 - August 30 - Innovate New Albany	62	0:01:29	36	46	88.89%
25 Amazing Innovators & a Liberal Arts Major Walk Into a Bar: Lessons on Leadership & Growth from "Innovation on Tap" - Innovate New Albany	47	0:01:31	26	30	65.38%
Expert Office Hours Registration - Innovate New Albany New Albany, Ohio	41	0:02:26	16	19	68.75%
Entire Site	2,516	0:00:18	334	334	71.26%

INNOVATE NEW ALBANY

OCTOBER 2023

Social Media Platforms - This shows the importance of active and engaging social media posts. This stat will always be compared to the previous year.



Engagement Percentage Breakdown - Where are users coming from?

Note: Organic Search means users used a search engine and ended up on our site. Direct means they directly came to our site through typing in our URL in their browser or through browser bookmarks. Referral refers to visits that came to the site from sources outside of its search engine--so through referral links.

Engaged Sessions by Channel

From 10/01/2023 until 10/31/2023

● Direct	47.37%
● Organic Search	26.32%
● Email	15.79%
● Social	10.53%



INNOVATE NEW ALBANY

OCTOBER 2023

MailChimp Section

Subscribers: 3,825

Avg. Open Rate: 29.6%

Avg. Click-Thru Rate: 0.85%

Metrics by Campaign

From 10/01/2023 until 10/31/2023





Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
10/30/23 – TIGER ☐ Email: 2 TIGER Talks – Next Week – Wed 11/8 and Fri 11/10	10/30/2023	1,157	30.30%	134	0.84%
10/30/23 – TIGER ☐ Email: 2 TIGER Events – Wed 11/1 and Fri 11/3	10/30/2023	1,107	29.00%	131	0.86%
10/26/23 – TIGER ☐ Email: 2 NEW TIGER Events – Fri 11/3 & Wed 11/8	10/26/2023	1,111	29.14%	145	0.81%
10/26/23 – TIGER ☐ Email: 2 TIGER Events – Fri 10/27 & Wed 11/1	10/26/2023	1,103	28.91%	86	0.71%
10/24/23 – TIGER ☐ Email: 2 TIGER Events – Fri 10/27 & Wed 11/1	10/24/2023	1,128	29.60%	138	0.92%
10/20/23 – TIGER ☐ Email: 1 TIGER Event – New, Wed 11/1	10/20/2023	1,192	31.27%	86	0.94%

INNOVATE NEW ALBANY OCTOBER 2023

Metrics by Campaign

2 of 2

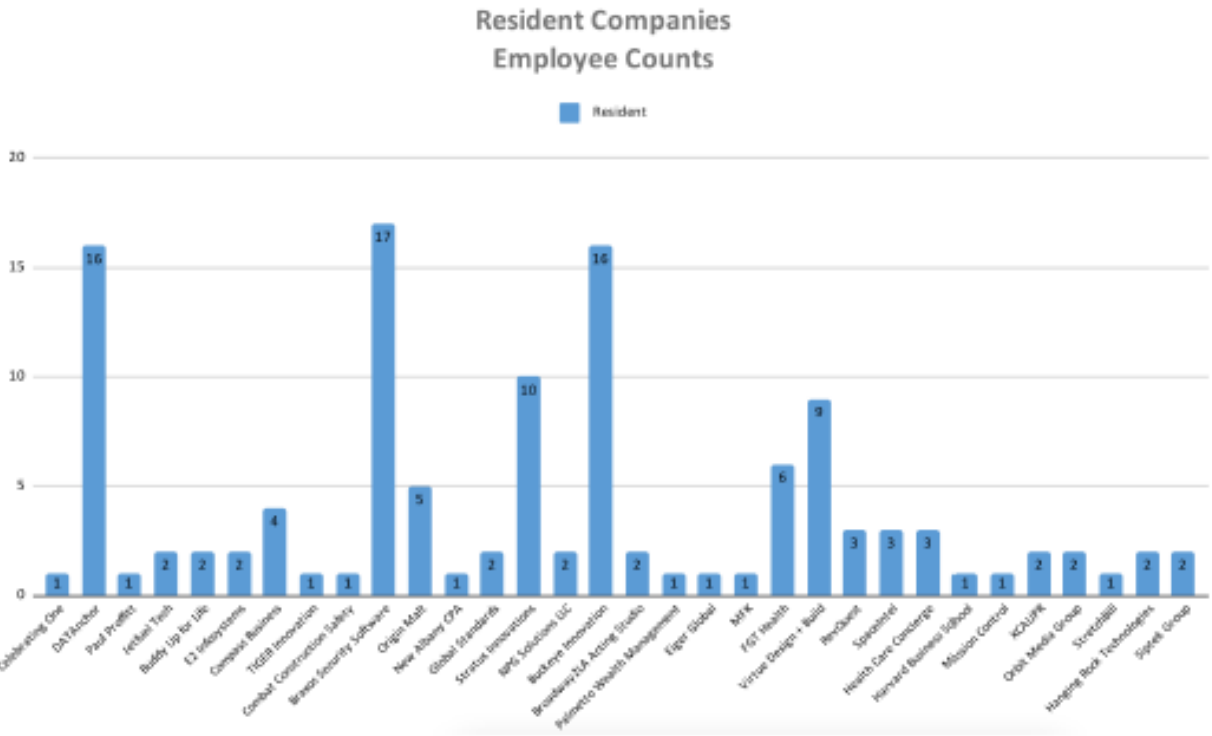
From 10/01/2023 until 10/31/2023

Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
10/18/23 - TIGER  Email: 2 TIGER Events - Fri 10/20 & Fri 10/27	10/18/2023	1,119	29.35%	86	0.73%
10/16/23 - TIGER  Email: 2 TIGER Events - Fri 10/20 & Fri 10/27	10/16/2023	1,089	28.62%	142	0.84%
10/12/23 - TIGER  Email: 1 TIGER Event - Friday 10/27	10/12/2023	1,110	29.19%	72	0.76%
10/12/23 - TIGER  Email: 1 TIGER Event - Friday 10/20	10/12/2023	1,162	30.56%	83	1.08%

INNOVATE NEW ALBANY
OCTOBER 2023

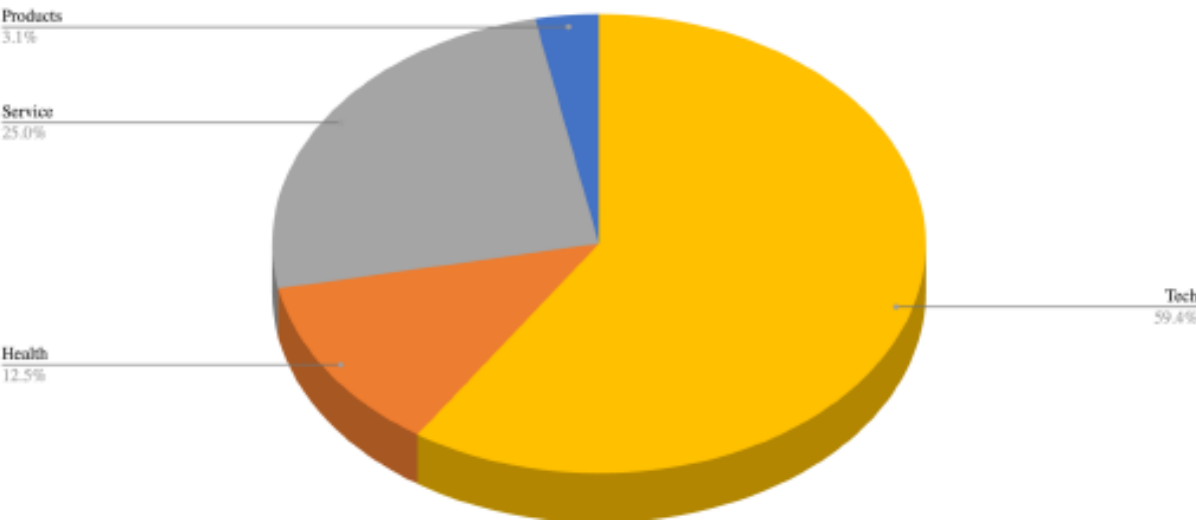
Tenant Dashboard

Tenant Dashboard



Tenant Dashboard

INA Industries



INNOVATE NEW ALBANY

OCTOBER 2023

Company Spotlight

October Spotlight



StretchBill was founded earlier this year by New Albany resident **Matt Golis**.

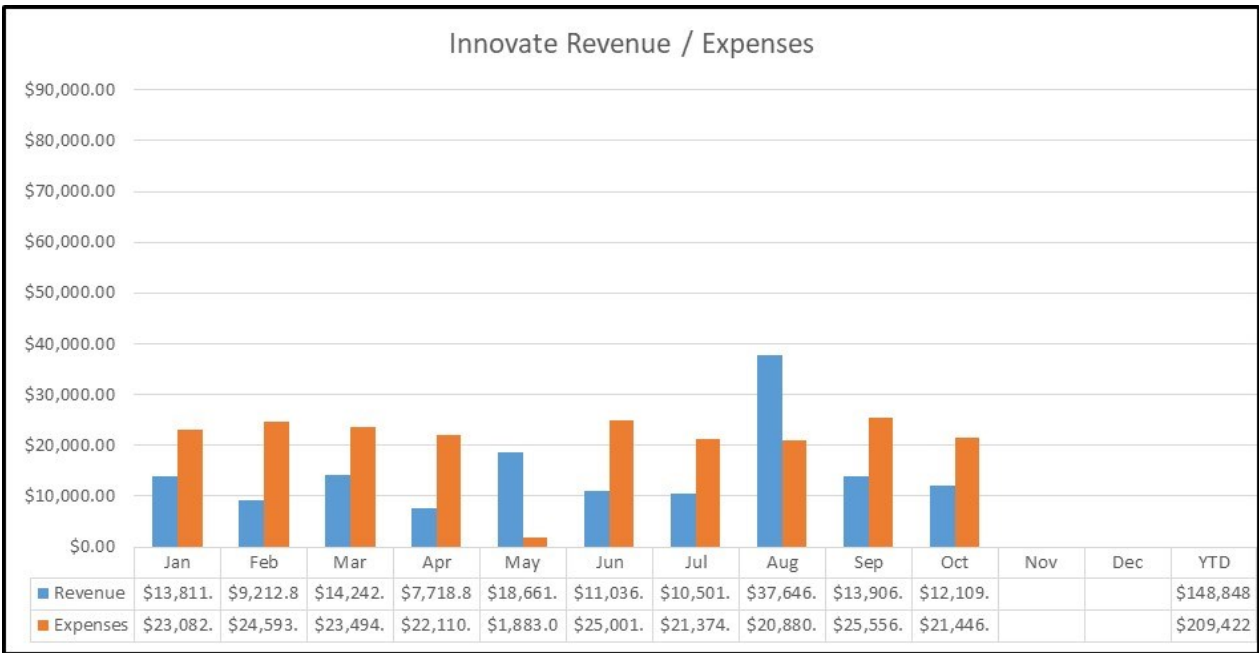
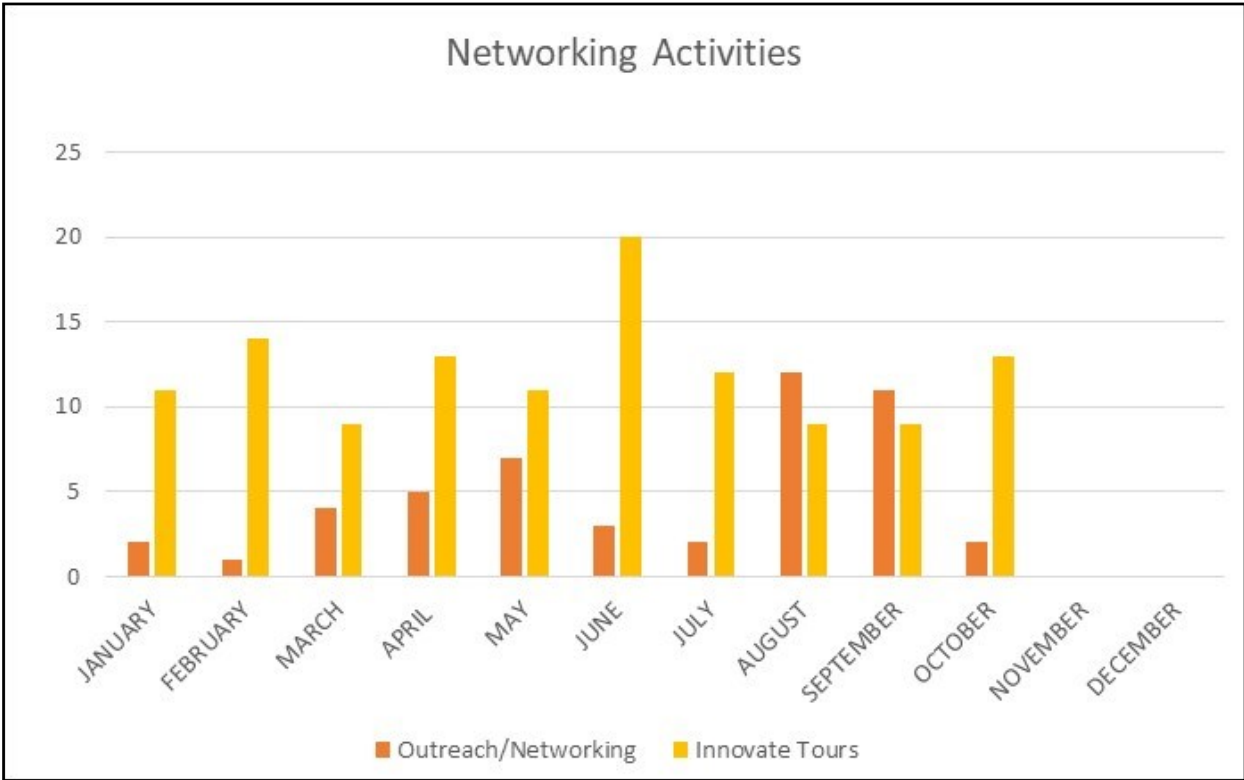
Matt previously was co-founder/CEO of a successful tech payments business, **Yapstone** (based in California). Yapstone was the largest online payment platform in property management. Yapstone deployed technology tailored to vacation rental (**VacationRentPayment.com**) and HOA dues (**DuesPayment.com**). Yapstone was a pioneer in enabling renters to pay online for what had previously been paper-check-intensive industries.

Matt has been operating StretchBill from an office at **Innovate New Albany** since August of this year. Like Yapstone, StretchBill is in the tech-enabled payments space. StretchBill makes it easy for property managers to offer renters the flexibility to pay in installments rather than one single payment. Offering this flexible payment option can help the property managers attract new renters. It can also enable them to save on credit card processing fees.

You can learn more about Stretchbill at www.StretchBill.com

INNOVATE NEW ALBANY
OCTOBER 2023



Networking & Financials



INNOVATE NEW ALBANY OCTOBER 2023

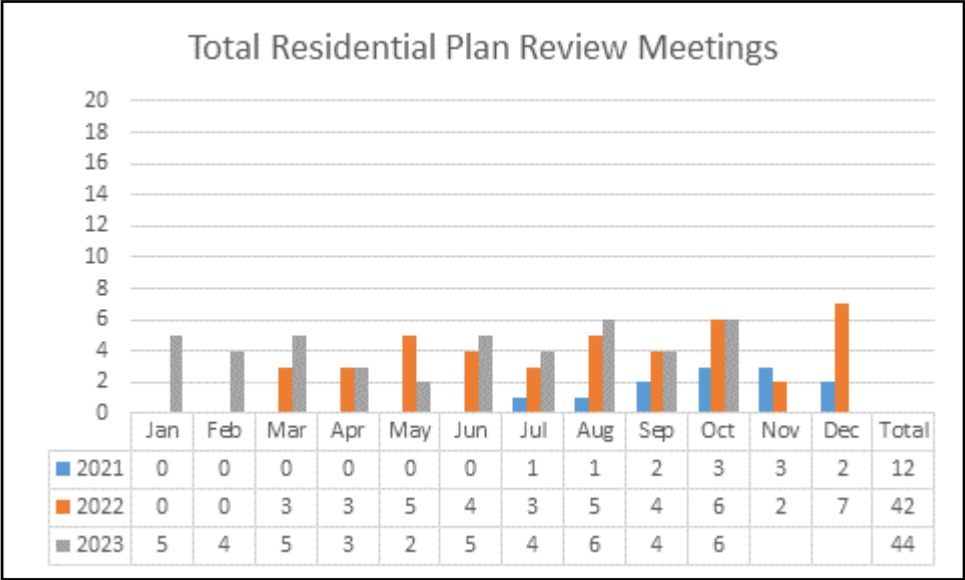
Upcoming Events

Future Look Ahead

Event Name	Photo	Date	Event Type
Financing Your Business with SBA Loans: Best Practices for Success		11/01/2023	TIGER Talk
Stoic Threads of Inclusivity: Weaving Diversity and Equity		11/03/2023	TIGER Talk
Market Validation: Applying Analytics to Do It Right		11/10/2023	TIGER Talk
Smash the Box		12/06/2023	TIGER Talk
Expert Office Hours		12/07/2023	EOH

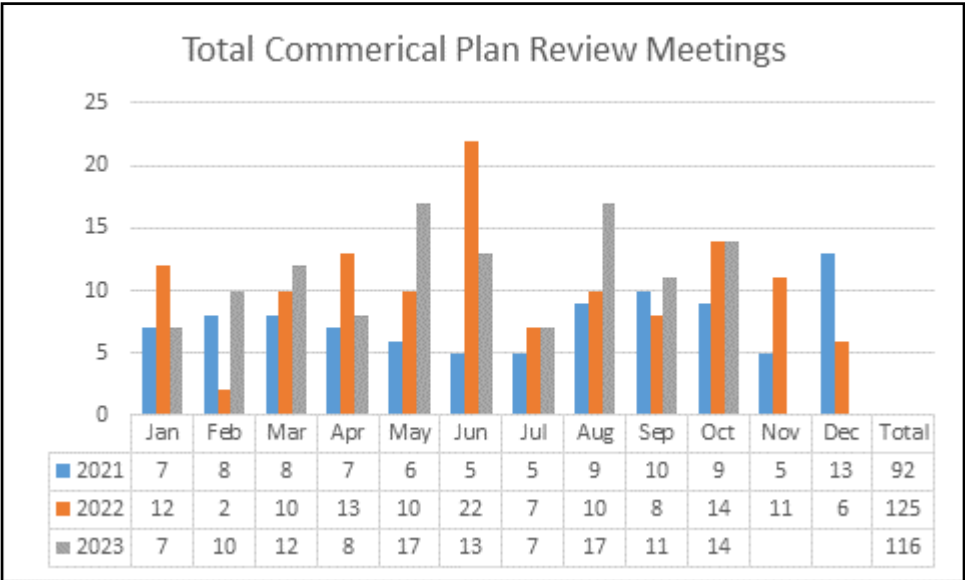
PLAN REVIEW
OCTOBER 2023

Residential Walk-Through Meetings



The development department offers in person meetings for small residential projects with the contractor/owners and the zoning and building plan reviewers.

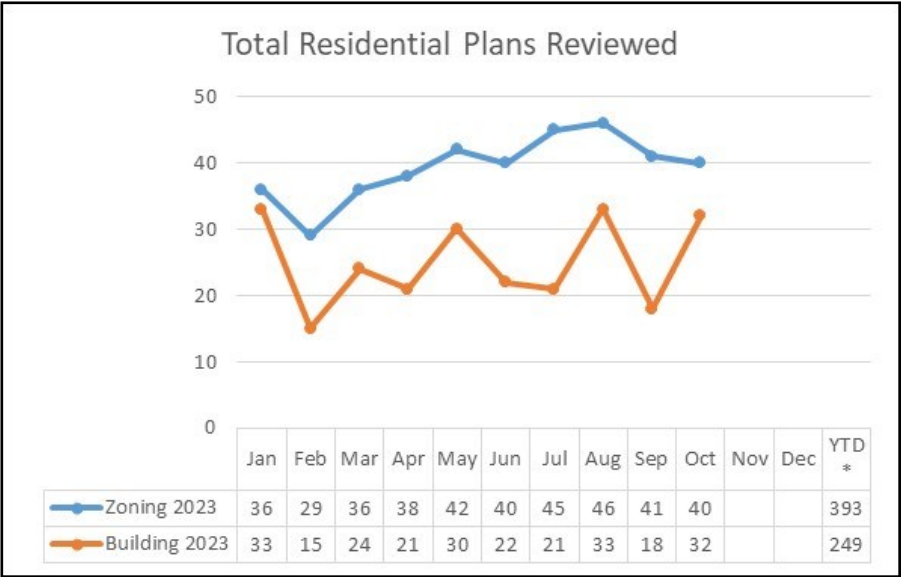
Commercial Walk-Through Meetings



The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination.

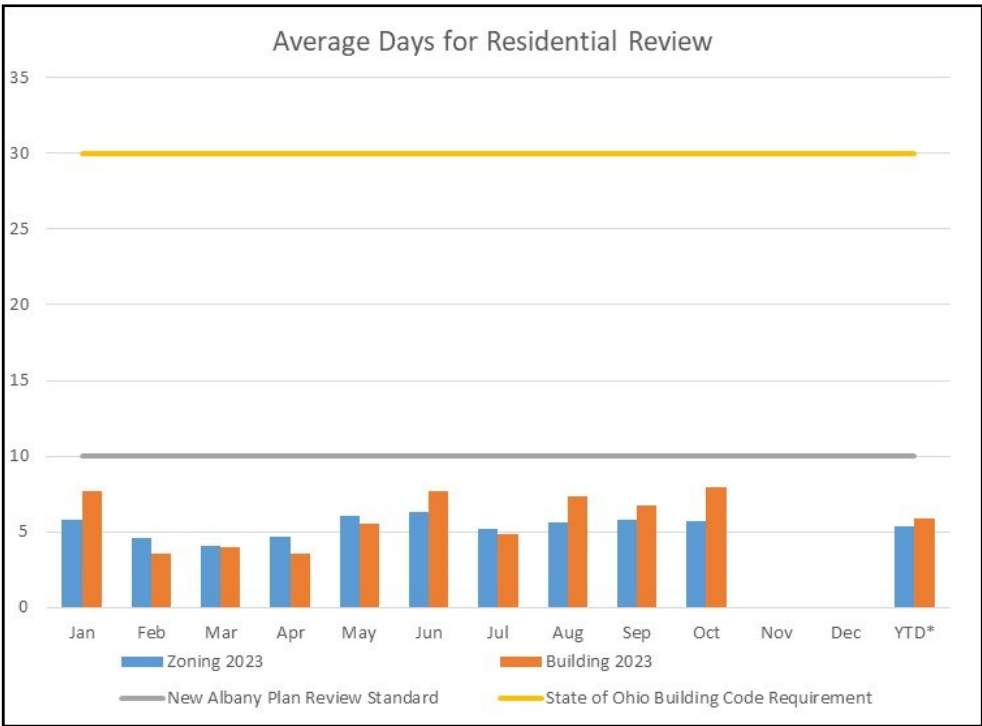
PLAN REVIEW
OCTOBER 2023

Residential Plan Review



This graph shows the total number of residential plan reviews completed during each month. This includes new projects, response to denials and revisions to approved plans.

*YTD is the total from January to the end of current month.



This graph shows the average number of days for residential plan review for building and zoning completed during each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

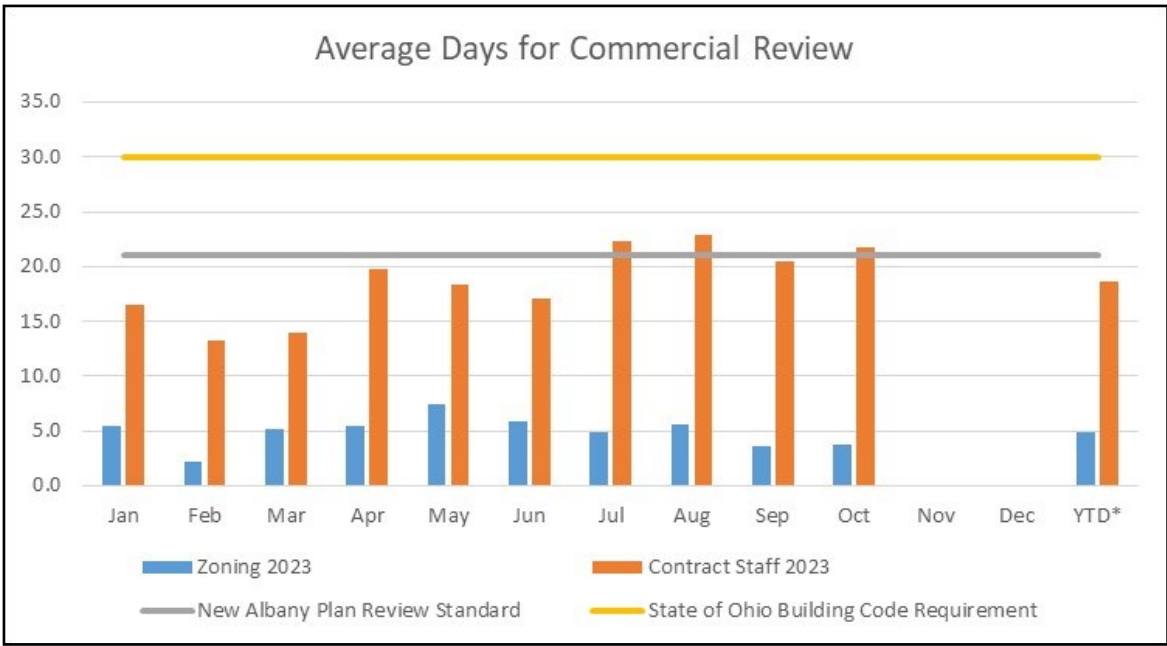
PLAN REVIEW
OCTOBER 2023

Commercial Plan Review



This graph shows the total number of commercial plans reviewed during each month. This includes new projects, response to denials and revisions to approved plans.

*YTD is the total from January to the end of current month.



This graph shows the average number of days for commercial plans reviewed by building and zoning during each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

*YTD is the total from January to the end of current month.

ENGINEERING OCTOBER 2023

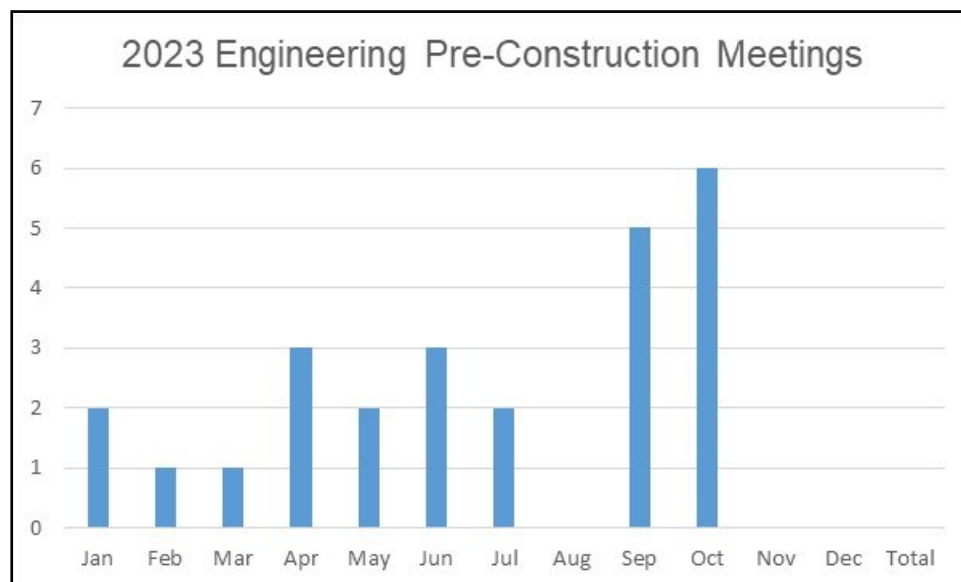
Engineering Plan Reviews

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
Alden Woods	9/18	10/04	16	18
Edged Data Center Sanitary	9/27	10/05	8	18
Nottingham Trace Phase 5&6	10/17	10/31	14	18
Rose Run Park Phase 2	10/23		-	18
Briscoe Parkway	10/24		-	18
Taylor Farm Park	10/24		-	18
Edged Data Center Sanitary (review cycle 2)	10/27		-	18
Edged Site Improvement	10/31		-	18

Engineering Pre-Construction Meetings

Six pre-construction meetings were held this month.

- Taco Bell
- Woodcrest Way Ext
- AWS Data Center Beech Rd
- LCO1-2
- Brie Station
- 1.2M SF BTS



ENGINEERING OCTOBER 2023

Projects in Design

Name of Project: Ganton Parkway Extension

Status: Initial survey is complete. Preliminary design has begun.

Notice to Proceed: March 23, 2023

Name of Project: New Albany Residential Traffic Calming

Status: Phase 1 concluded. Summary of recommendations received. Final submittal November 2023.

Notice to Proceed: April 7, 2023

Traffic Studies

Name of Project: Sugar Run Traffic Study

Consultant: E.P. Ferris

Status: Complete

Capital Improvement Projects

Name of Project: Mink Rd Improvements and Clover Valley Rd, Harrison Rd and Jug Street Improvements

Notice to Proceed: Issued

Progress: Intersection at Harrison and Clover Valley is in final form with temporary signalization. West lanes of Mink Street to be completed by Thanksgiving.

Name of Project: Green Chapel Road Improvements

Notice to Proceed: Issued

Progress: RCC will be complete by October.

Name of Project: Clover Valley 2.0 MG Water Tank

Notice to Proceed: Issued

Progress: Ring wall and foundation have been poured.

Name of Project: 2023 Water Distribution System Improvements

Notice to Proceed: Issued

Progress: Watermain on Beech Rd at Innovation is currently being installed.

FIELD WORK AND INSPECTIONS

OCTOBER 2023

Code Enforcement Activity

Address: 175 West Main Street

Date of Compliant: September 20, 2023

Violations: The violations include poor property maintenance, accumulation of rubbish, and overgrowth of turfgrass swards.

Complaint Description: Multiple residents reported landscape maintenance issues.

Activity: An inspection on September 20, 2023 confirmed the tall turfgrass swards and trash around the property. The zoning officer sent certified violation letters to the management of CVS and the property owner. A second inspection conducted on October 6, 2023 revealed the landscape maintenance was incomplete. A second certified violation letter was sent to the management of CVS and the property owner. An inspection conducted on October 18, 2023 confirmed all landscape maintenance violations have been resolved.

Status: Closed

Address: 7650 Walnut Street

Date of Compliant: August 23, 2023

Violations: The violations include construction done without a permit, tall turfgrass swards, the accumulation of rubbish.

Complaint Description: A neighbor complained of tall grass.

Activity: An inspection on August 25, 2023 confirmed the tall turfgrass swards and construction debris around the property. The zoning officer and assistant-chief building official conducted an inspection because the city had no records of construction permits being issued for the property. The city approved a request by the property owner to extend the deadline to resolve the violations and submit permits until October 6, 2023. An inspection was conducted on October 18, 2023 confirmed the tall grass and accumulation of rubbish were resolved. The homeowner submitted a permit and it was approved by city staff on October 20, 2023.

Status: Closed

Address: 7869 Peter Hoover Road

Date of Compliant: August 23, 2023

Violations: The violations include fences that are chipped and warping.

Complaint Description: A neighbor complained of fencing in disrepair.

Activity: An inspection on August 25, 2023 confirmed the fence is in disrepair and painted sections are flaking off. The zoning officer sent a certified violation letter. The property owner contacted the officer to confirm which fences are required to be repaired and requested an extension to allow them time to repair it. There were no changes observed during inspections conducted in October. A third certified violation letter was mailed to a new associated owner of the property. The next code enforcement inspection is scheduled for November 15, 2023.

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED

OCTOBER 2023

Code Enforcement Activity continued...

Address: 9270 Pamplin Way

Date of Compliant: August 14, 2023

Violations: A hot tub and pergola were built without a permit.

Complaint Description: The Tidewater homeowner's association reported a hot tub without a fence.

Activity: An inspection on August 14, 2023 confirmed a pergola and hot tub were built without a permit and proper screening. The city staff contacted the homeowners who responded promptly by submitting a permit. The city staff issued full approval. A final inspection of the landscape screening was conducted on October 6, 2023 and was approved.

Status: Closed

Address: 7365 Milton Court

Date of Compliant: August 2, 2023

Violations: Spring 2022 Landscape Restoration Plan

Complaint Description: The native grass has not grown and the shrubs are dead within a platted buffer zone.

Activity: A neighbor complained of dead shrubs and trees within the platted buffer zone area in the rear of the property on Milton Court. On August 2nd, the city planning manager and city forester met with the homeowners for an inspection and confirmed the shrubs were dead and the grass was not established. The planning manager sent a violation letter highlighting areas that required compliance with the approved restoration plan and contains recommended vegetation from the city forester. The deadline for compliance is November 30, 2023.

Status: Open

Address: 6830 Central College Road

Date of Compliant: August 4, 2023

Violations: No permanent fence or temporary barrier built around a pool.

Complaint Description: A neighbor reported a new completed pool without a fence.

Activity: On August 29th, a violation letter was issued, and the homeowners and zoning officer met to discuss the type of temporary fencing that must be installed and where it needs be located while the permanent fence is being installed. The zoning inspector confirmed a temporary fence is installed but not the permanent fence on September 18, 2023. The city staff has conducted multiple inspections during the month of October to ensure the temporary fence has remained in place while the permanent fence is under construction. The permanent fence is substantially completed and next inspection is scheduled for November 15, 2023.

Status: Open

Address: 7330 James River Road

Date of Compliant: June 1, 2023

Violations: A bridge was built in a 100 year flood plain and drainage easement without a permit.

Complaint Description: The city staff was informed by a resident that a bridge was built in the rear.

Activity: The zoning officer and city engineering manager contacted the homeowner to explain the floodplain permit and submittal requirements needed. The homeowner submitted the permit and it was approved by city staff.

Status: Closed

FIELD WORK AND INSPECTIONS CONTINUED

OCTOBER 2023

Code Enforcement Activity continued...

Address: 5155 Johnstown Road

Date of Complaint: May 30, 2023

Violations: A residentially zoned property with a home is being used for Oakland Nursery's seasonal employment parking and storage, employee parking obstructing the leisure trail, tall grass on lawn, and broken garage door.

Complaint Description: The city staff received complaints that the neighboring home next to Oakland Nursery had several cars parked in front of the house and on the leisure trail.

Activity: The only violation pending is the use. The owners have hired an attorney to assist in the annexation and rezoning process. The attorney filed an annexation petition that was heard by the County Commissioners on September 26th. A rezoning application submittal is anticipated by December after the referendum period ends for the county.

Status: Open

Address: 10153 Johnstown Road

Date of Complaint: December 8, 2022

Violations: Rubbish in the front yard, poor maintenance of lawn, unsafe structure, unsafe equipment, window and door frames, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, and mechanical appliances.

Complaint Description: The New Albany police and county humane society inspected the property due to complaints about animals from neighbors. The city staff received video and photos of the property from the police department.

Activity: The law director, planning manager, and zoning officer met on September 18, 2023, to discuss and prepare legal action. The law director reviewed all the documentation from the zoning officer and submitted the file to the Gahanna City Clerk of Courts office. The mayor's court prosecution deadline is scheduled for November 9, 2023.

Status: Open

Address: 6976 Hanby's Loop

Date of Complaint: August 22, 2022

Complaint Description: An aluminum fence constructed in the rear drainage easement.

Violation: Landscaping and aluminum fence constructed in the rear drainage easement.

Activity: During an inspection conducted on September 8, 2023, the zoning officer confirmed the fence was relocated to meet code requirements, but the landscaping was not removed. A second certified violation letter was mailed. The homeowner informed the zoning officer the landscape was removed on October 16, 2023, and an inspection was conducted which confirmed all the obstructions were removed from the drainage easement.

Status: Closed

FIELD WORK AND INSPECTIONS CONTINUED

OCTOBER 2023

Code Enforcement Activity continued...

Address: 9230 Pamplin Way

Date of Complaint: October 24, 2019

Complaint Description: Encroachment in a preservation zone.

Violations: Working without a permit, encroachment of a preservation zone.

Activity: The city planning manager and zoning officer conducted an inspection on September 8, 2023. The inspection was failed due to the conservation area being mowed and failing to install trees per the restoration plan. On September 18, 2023, the law director, planning manager, and zoning officer met to discuss the next legal steps for this violation. The law director reviewed all the documentation from the zoning officer and submitted the file to the Gahanna City Clerk of Courts office. The mayor's court prosecution deadline is scheduled for November 9, 2023.

Status: Open

Address: 6869 Central College Road

Date of Complaint: April 4, 2023

Complaint Description: Condition of a vacant house.

Violations: Vacant structure, sanitation, swimming pools, enclosures, exterior walls, disposal of rubbish, and turf grass. Another violation is grading operations within the wetland.

Activity: The only remaining item is to complete the gravel driveway with asphalt and landscape. An inspection was held on October 2, 2023 which was failed because the asphalt driveway is incomplete. During the inspection, the zoning officer found work being done near the creek which is part of the riparian corridor, so the officer informed the homeowner to submit for a floodplain permit. The homeowner submitted the floodplain permit to city staff which was approved. The next scheduled zoning inspection will be held on November 20, 2023.

Status: Open

Address: 10135 Johnstown Road

Date of Complaint: February 3, 2016

Complaint Description: Multiple vehicles on the property and the welfare of the resident.

Violations: Unsafe structure, unsafe equipment, parking limitations, sanitation, accessory structures, motor vehicles, glazing, window and door frames, protective treatment, structural members, exterior walls, roofs and drainage, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, mechanical appliances, residential occupancy.

Activity: There have been no changes to the sites current condition. The city staff will continue to monitor this property quarterly.

Status: On observation

Commercial Inspections

None

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2023

Village Center & Other Areas

Name of Project: 24 Main (Restaurant)

Location: 24 E. Main Street

Square Footage: 3,990

Start Date: December 2022

Estimated Completion: Fall 2023

Name of Project: Plymouth Brethren Church

Location: 6851 Bevelhymer Road

Square Footage: 9,443

Start Date: February 2022

Estimated Completion: Fall 2023

Name of Project: Taylor Farm Park storage/restroom buildings

Location: 5526 E Dublin Granville Road

Square Footage: 1,334

Start Date: October 2023

Estimated Completion: Unknown



Plymouth Brethren Church

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2023

Innovation Campus Way and Beech Road Corridor

Name of Project: Holiday Inn Express

Location: 1955 Beech Road

Square Footage: 60,164

Start Date: February 2021

Estimated Completion: Spring 2024



Holiday Inn Express

Name of Project: Montauk Innovations—NBY4A

Location: 1101 Beech Road

Square Footage: 178,350

Start Date: January 2023

Estimated Completion: Unknown



Pharmavite

Name of Project: Pharmavite

Location: 13700 Jug Street

Square Footage: 218,795

Start Date: April 2023

Estimated Completion: Unknown

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2023

U.S. State Route 62 / Walton and Smith's Mill Corridor

Name of Project: Valvoline Instant Oil

Location: 9960 Johnstown Road

Square Footage: 3,763

Start Date: May 2023

Estimated Completion: Unknown



Valvoline Instant Oil

Name of Project: Chipotle

Location: 9825 Johnstown Road

Square Footage: 2,394

Start Date: August 2023

Estimated Completion: Unknown



Chipotle

Name of Project: Wendy's

Location: 9920 Johnstown Road

Square Footage: 2,261

Start Date: October 2023

Estimated Completion: Unknown

COMMERCIAL PROJECT CONSTRUCTION STATUS

OCTOBER 2023

Partial Occupancy Status

Name of Project: Innovation Industrial
Location: 9360 Innovation Campus Way
Expiration Date: October 14, 2023

Name of Project: Montauk Innovations, LLC (NBY3A)
Location: 1101 Beech Road
Expiration Date: October 1, 2023

Name of Project: Duchess
Location: 2135 Beech Road
Expiration Date: September 3, 2023

Name of Project: Medical Center of New Albany
Location: 6455 W. Campus Oval
Expiration Date: September 29, 2023

Name of Project: Aldi
Location: 9895 Johnstown Road
Expiration Date: October 16, 2023

Name of Project: Sidecat, LLC—NAO 5&6—Building 3
Location: 1500 Beech Road
Expiration Date: January 3, 2024

Name of Project: Dunkin Donuts
Location: 9855 Johnstown Road
Expiration Date: September 5, 2023

Name of Project: Popeye's Louisiana
Location: 9980 Johnstown Road
Expiration Date: August 24, 2023

Name of Project: New Albany Presbyterian Church
Location: 5885 Dublin-Granville Road
Expiration: Pending

Name of Project: Amgen, Inc.
Location: 4150 Ganton Parkway
Expiration: April 19, 2024

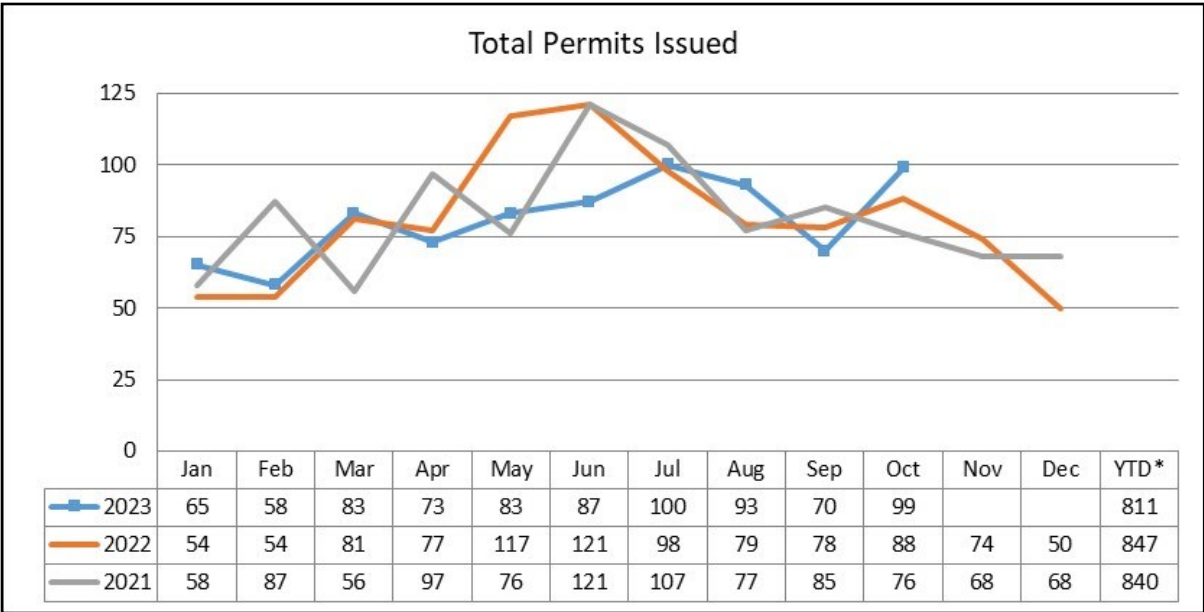


New Albany Presbyterian Church

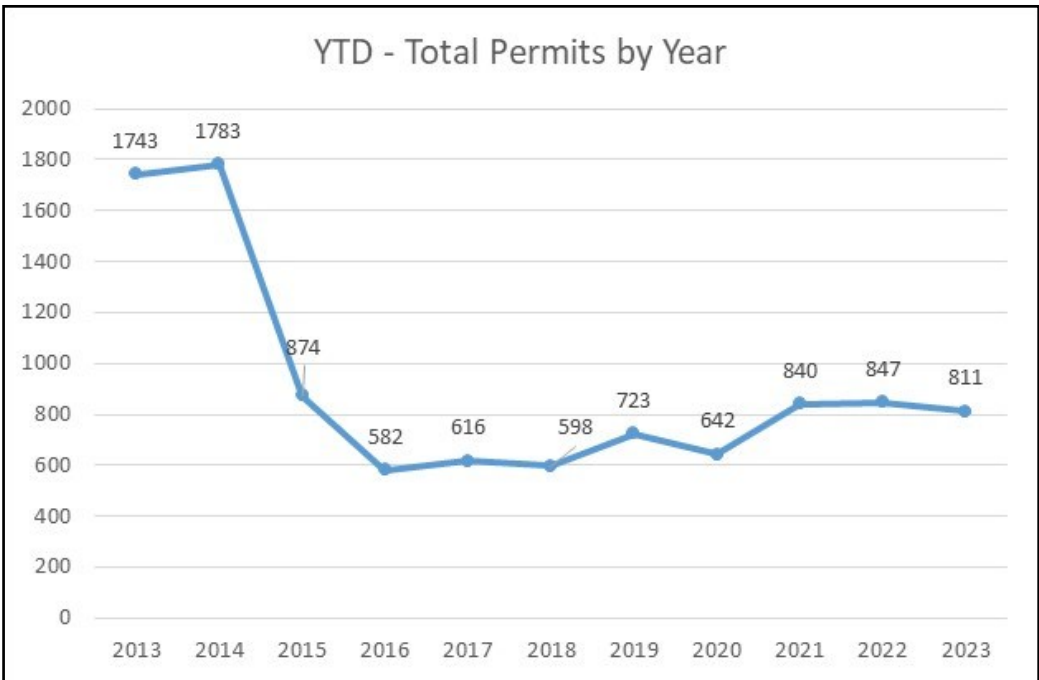


Amgen, Inc.

BUILDING AND ZONING STATISTICS
OCTOBER 2023

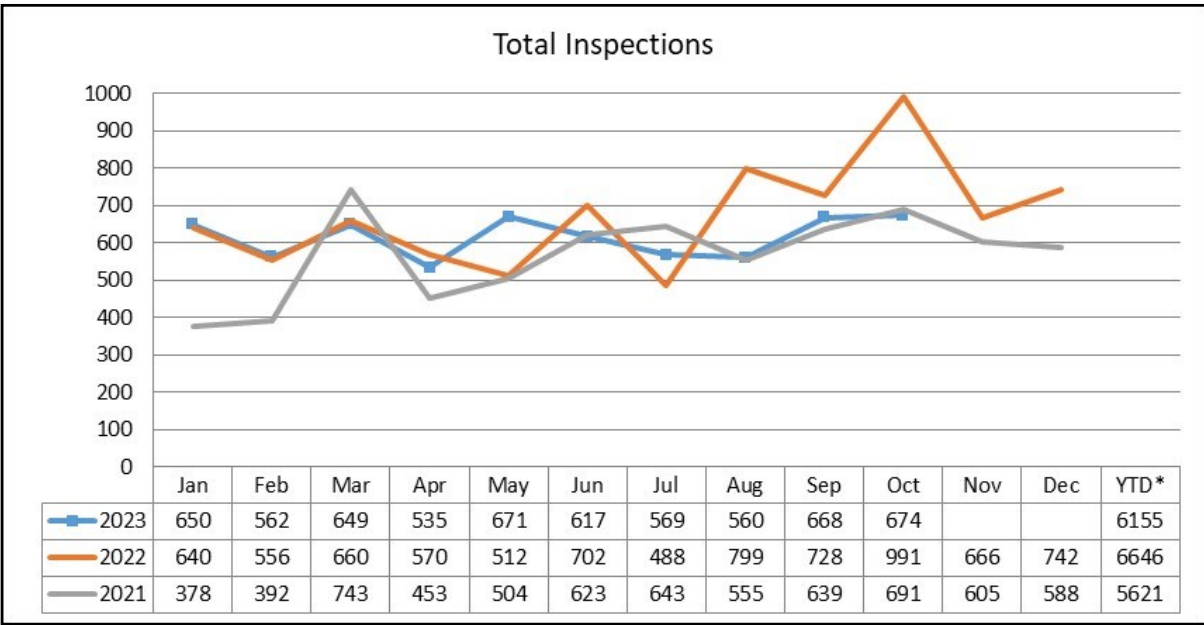


*YTD is the total from January to the end of current month.



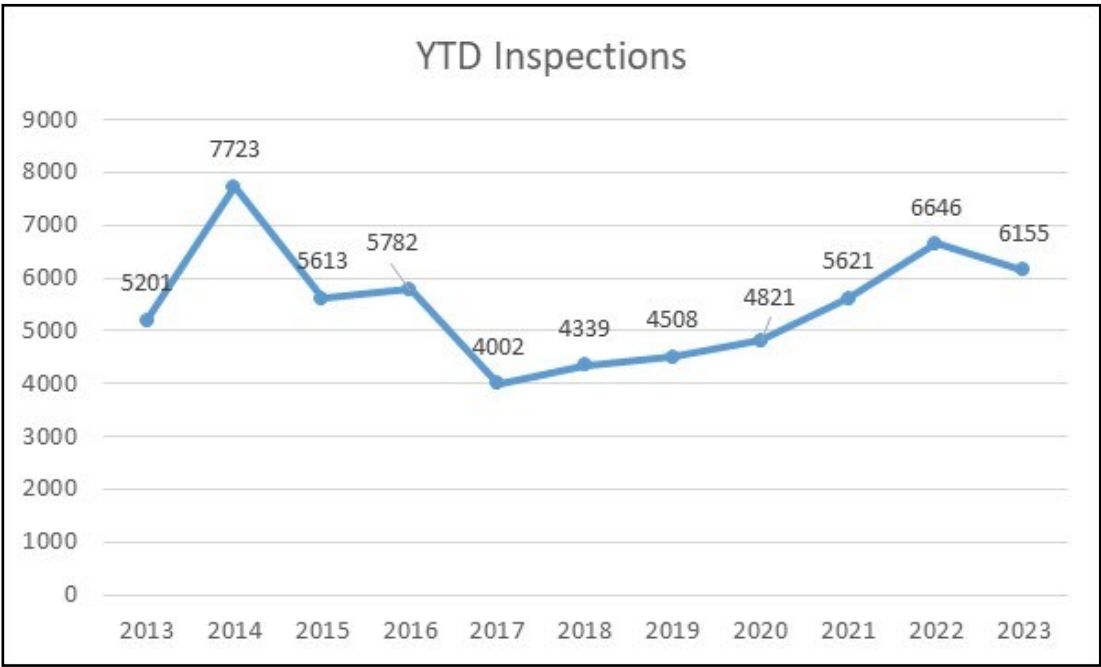
This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and overall project coordination. However, this change does not always reflect the number of plan/permit reviews in a single permit.

BUILDING AND ZONING STATISTICS
OCTOBER 2023



This graph represents the number of building and zoning inspections completed per month.

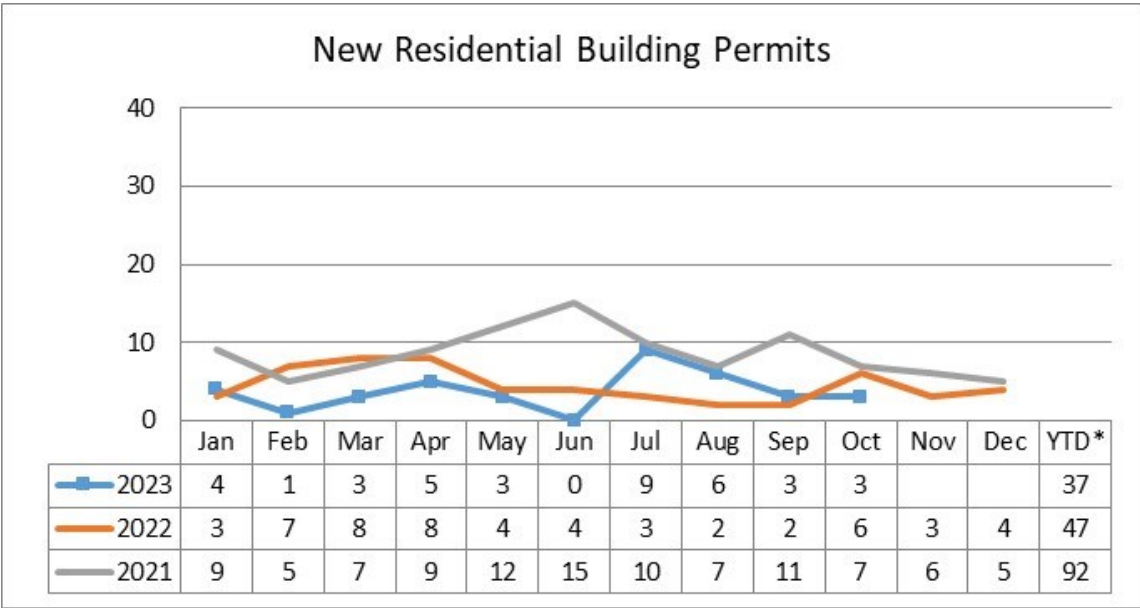
*YTD is the total from January to the end of current month.



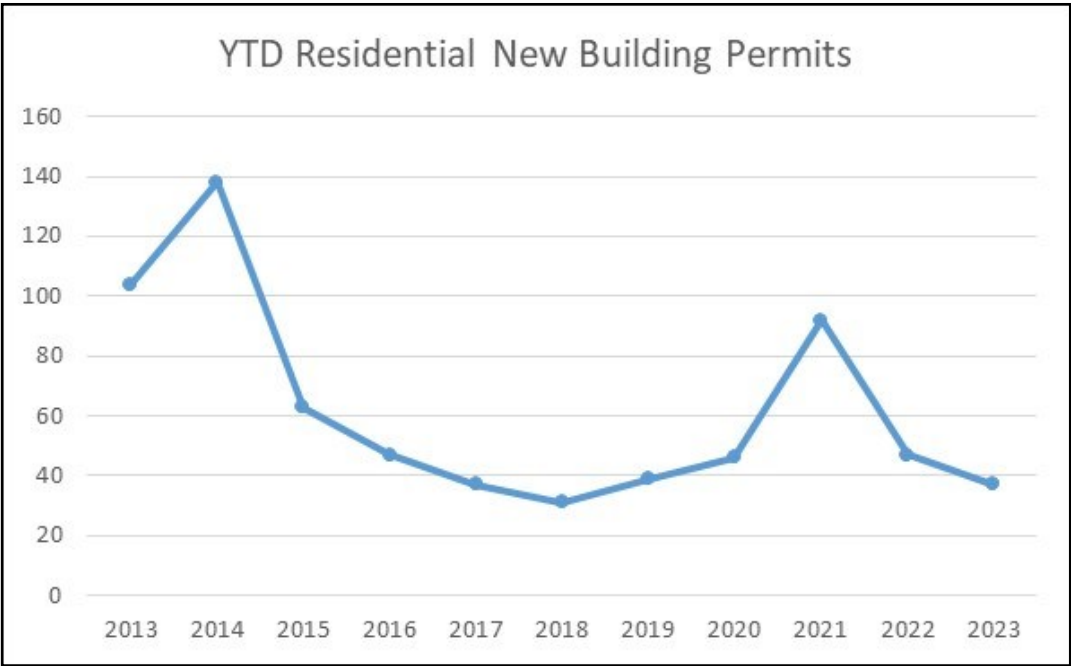
This graph represents the number of building and zoning inspections completed per year.

*YTD is the total from January to the end of current month.

BUILDING AND ZONING STATISTICS
OCTOBER 2023



This graph represents the number of new residential permits per month over a three year period of time.
*YTD is the total from January to the end of current month.



This graph represents the total number of new residential permits issued per year over a 10 year period.
*YTD is the total from January to the end of current month.

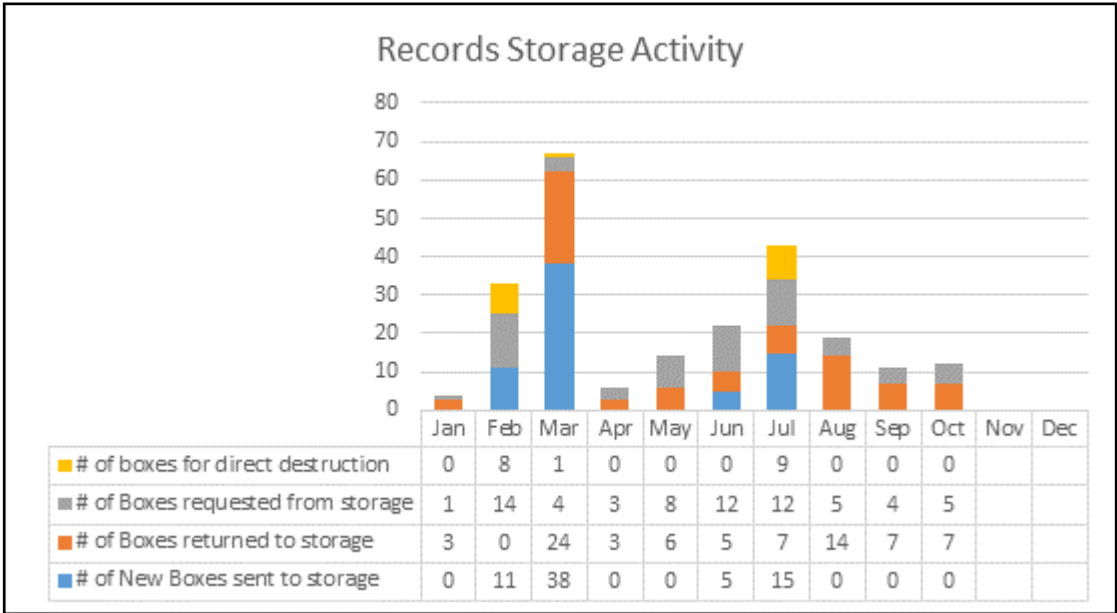
BUILDING AND ZONING STATISTICS

OCTOBER 2023

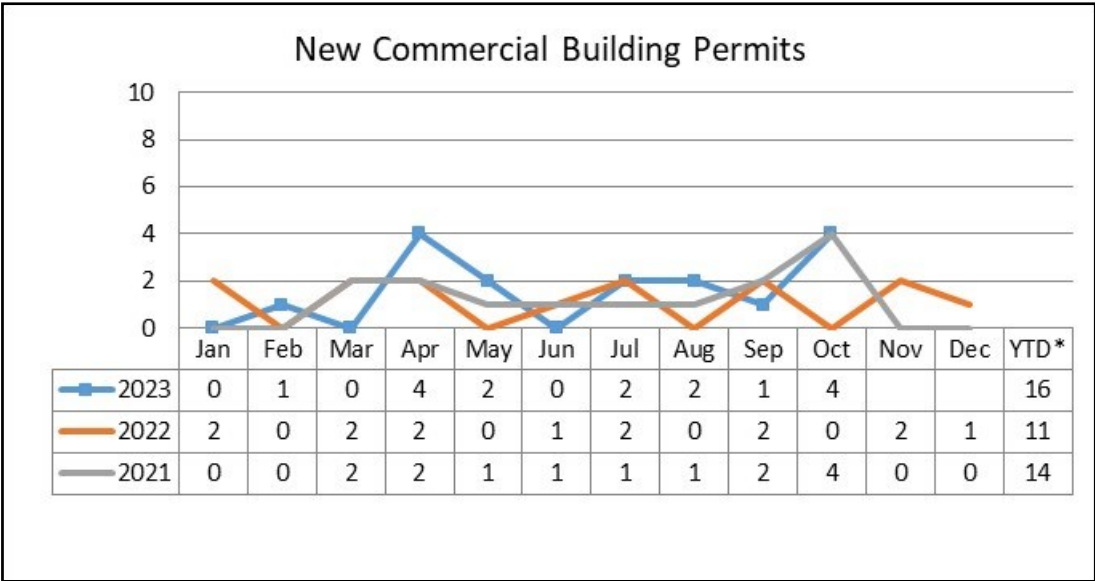
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	8	52
Courtyard at New Albany	105	93	12
Nottingham Trace	240	112	128
NACC 28 (Ebrington)	66	50	14
NACC 29 (Oxford)	30	25	5
Millbrook	30	30	0
NACC 22	43	42	1
Hawksmoor	16	11	5
NA Links 13-1	19	18	1
NACC 20-3	23	21	2
NACC 24	28	27	1
NACC 11/11a	102	99	3
NACC 26 (Highgrove Farms)	8	8	0
NACC 5a/c	35	34	1
Balfour Green	2	1	1
Crescent Pond	3	2	1
NACC 14	50	49	1
NACC 15aa	8	7	1
NACC 15e	23	22	1
NACC 18 (Edgemont)	3	3	0
NACC 25-2 (Highgrove)	9	9	0
NACC 27 (Straits Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

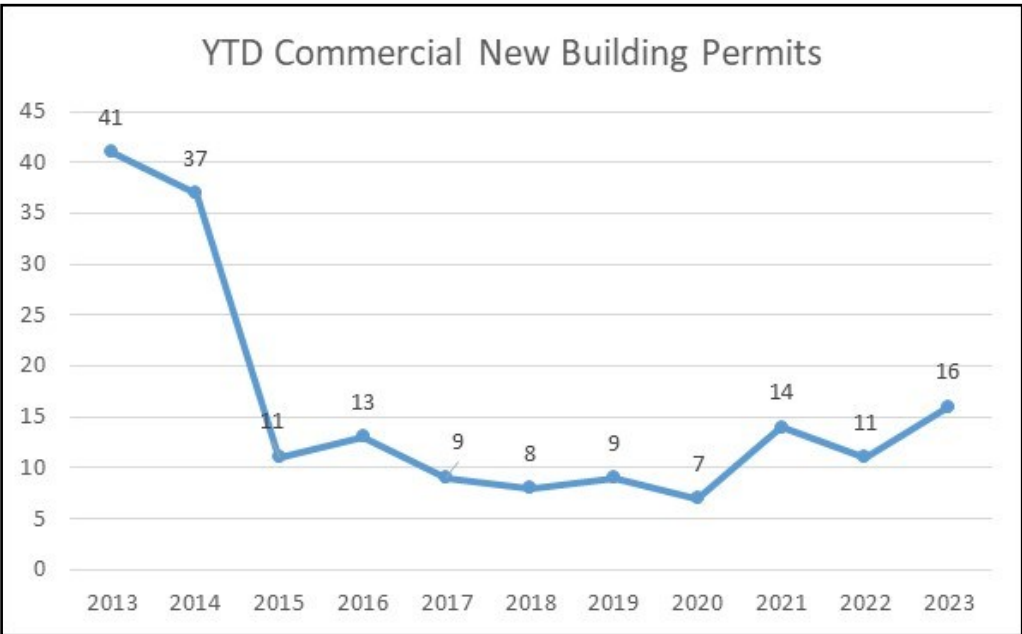
RESIDENTIAL BUILDING STATISTICS
OCTOBER 2023



COMMERCIAL BUILDING STATISTICS
OCTOBER 2023

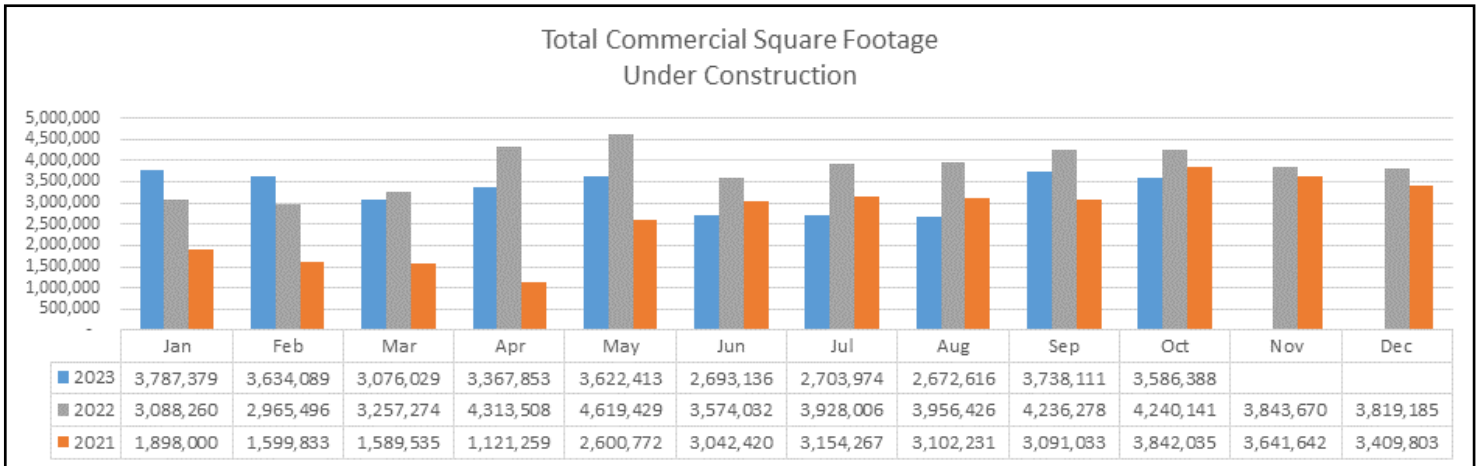


This graph represents the number of new commercial building permits per month over a three year period of time.
*YTD is the total from January to the end of current month.

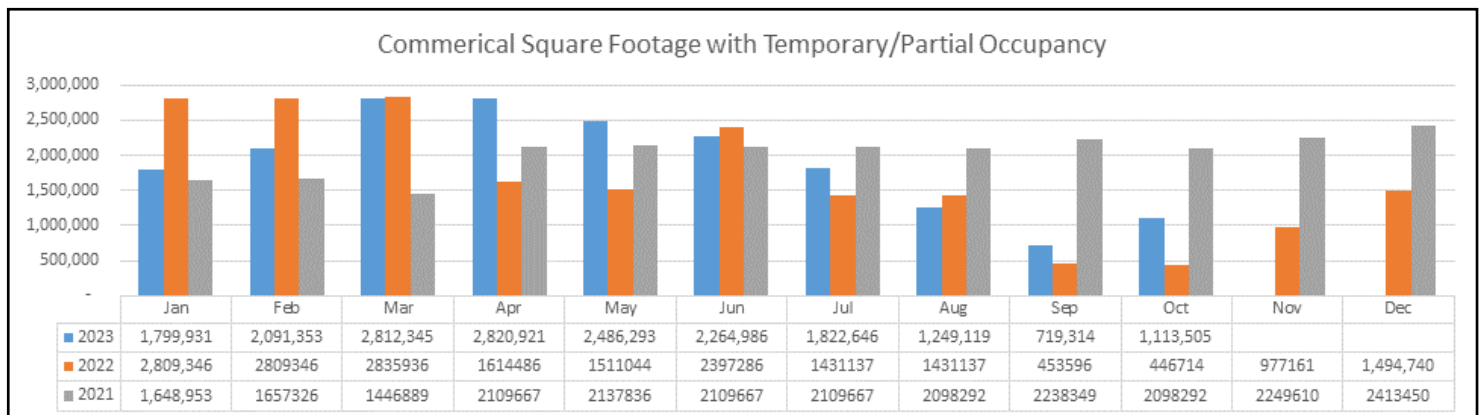


This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Walcott Manor, a multi family subdivision.
*YTD is the total from January to the end of current month.

COMMERCIAL BUILDING STATISTICS OCTOBER 2023



This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

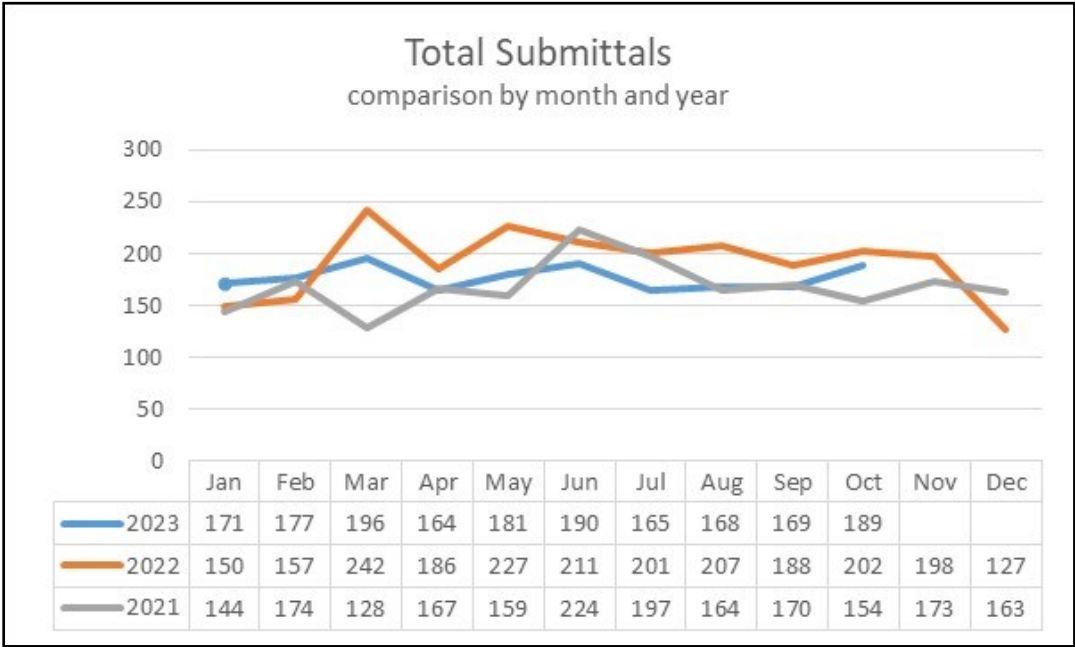


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS
OCTOBER 2023



This graph shows the total number of submittals processed by the development department during each month by each discipline.



This graph shows the total number of submittals processed by the development department per month compared over a three year period of time.