ORDINANCE NO. 21-2014
(As Amended)

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from C-3, Institutions and Offices to PUD, Planned Unit Development and Authorizing Variances (933 High Street).

WHEREAS, a request has been made by InSite Real Estate, LLC to amend the official zoning map of the City of Worthington, Ohio to change the zoning of certain land from C-3, Institutions and Offices to a PUD, Planned Unit Development and authorizing variances for the property located at 933 High Street; and,

WHEREAS, Chapter 1174 of the Codified Ordinances of the City of Worthington provides that Council, for the purpose of promoting variety, flexibility and quality development of properties in the City of Worthington, may allow for the use of a Planned Unit Development (PUD) after receipt of a recommendation thereon from the Municipal Planning Commission; and,

WHEREAS, the Municipal Planning Commission on May 22, 2014 reviewed this request and recommends approval; and,

WHEREAS, Section 901.12 of the Codified Ordinances provides Council the authority to grant variances from the standards established in the Streets, Utilities and Public Service Code; and,

WHEREAS, Section 1107.01 of the Codified Ordinances provides that on recommendation of the Municipal Planning Commission, or on its own initiative Council may permit variations from the standards established in the Planning and Zoning Code;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. The 2.6504 +/- acres of land located on the west side of High Street at 933 High Street (PID #100-002460, 100-000537 and 100-000993), the graphical exhibit and legal description of which are attached hereto as Exhibits “A” and Exhibit “B” respectively, and incorporated by reference herein, is hereby rezoned to “PUD” Planned Unit Development pursuant to Chapter 1174 of the Codified Ordinances of the City of Worthington.

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SECTION 3. That there be and hereby are granted variances from Section 903.10 to allow a driveway to exceed forty-five (45) feet in width at the curb line and from Section 1174.03(f) to allow for a retail use to exceed 20,000 sq. ft. in gross floor area.

SECTION 4. That the applicant shall be required to follow the provisions of Chapter 1174 of the Codified Ordinances of the City of Worthington Ohio for Final Plan approval and Architectural Review approval.

SECTION 5. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington Ohio.

Passed June 16, 2014

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

MPC May 22, 2014
Introduced June 2, 2014
P.H. June 16, 2014
Effective July 9, 2014
Situated in the City of Worthington, County of Franklin, State of Ohio, described as follows:

Situated in Lot Number 29, in Section 3, Township 2 North, Range 18 West, United States Military Lands, in the City of Worthington, County of Franklin, State of Ohio, and being a portion of a 0.437 acre tract of land conveyed to Leonidas C. Scatterday by deed of record in Deed book 2958, Page 67, and being a portion of a 0.510 acre tract of land conveyed to Leonidas C. Scatterday by deed of record in Deed Book 2507, Page 37, and being a portion of a 1.805 acre tract of land conveyed to Leonidas C. Scatterday by deed of record in Deed Book 1589, Page 570, all references to the Recorder’s Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a drill hole in a concrete sidewalk at the southeast corner of said 1.805 acre tract;

Thence North 77 degrees 49 minutes West, a distance of 513.75 ft. to an iron pin set marking the Southwest corner of said 1.805 acre tract;

Thence North 5 degrees 20 minutes East, a distance of 212.43 ft. to an iron in found at the northeast corner of Lot Number 1 of Worthington Heights Subdivision, of record in Plat Book 20, Page 39, Recorder’s Office, Franklin County, Ohio, said iron pin also marking the northwest corner of the said 1.805 acre tract;

Thence and along a portion of the North line of Lot No. 29 South 84 degrees 35 minutes East, a distance of 171.44 ft. to an iron pin found;

Thence South 5 degrees 23 minutes West, a distance of 13.29 ft. from the northwest corner of said 0.437 acre tract and the southwest corner said 0.423 acre tract of land now or formerly owned by B.W. Williams et al (4), by deed of record in Deed Book 2948, Page 397, Recorder’s Office, Franklin County, Ohio.

Thence and parallel with the North line of said 0.437 acre tract and the South line of said 0.423 acre tract South 84 degrees 10 minutes East, a distance of 331.90 ft. to an iron pin found in the West line of High Street (U.S. Route No. 23);

Thence and along portions of the East lines of said 0.437 acre tract and 0.310 acre tract South 5 degrees 23 minutes West, a distance of 141.49 ft. to an iron pin set marking an angle point in the West line of High Street;

Thence South 74 degrees 49 minutes East, a distance of 7.11 ft. to an iron pin set;

Thence and along the West line of High Street and along the East line of said 1.805 acre tract South 5 degrees 23 minutes West, a distance of 107.30 ft. to the point of beginning containing 2.6504 acres, more or less.

The bearing given in the above description correspond to the bearing shown in deeds to subject tract.

This legal description prepared by Harry L. Greene, Registered Surveyor No. 4058, Curry Hawk Willis and Grove, 2160 Tremont Center, Columbus, Ohio 43221.
RECORD PLAN
FRESH THYME RESUBDIVISION
BEING A PART OF LOT 29 OF THE PARTITION OF THE
SCIOTO LAND COMPANY, DB "A" PG 194
SECTION 3, TOWNSHIP 2 NORTH, RANGE 18 WEST, U.S.M.L.
CITY OF WORTHINGTON
COUNTY OF FRANKLIN
STATE OF OHIO

PROPERTY DESCRIPTION:

SITUATE IN SECTION 3, TOWNSHIP 2 NORTH, RANGE 18 WEST, U.S.M.L., CITY OF
WORTHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO AND CONTAINING 2,854 ACRES, MORE
OR LESS, INCLUDING 0.1500 ACRES IN THE EASTING RIGHT OF WAY OF NORTH
H High Street.

SAID 2,854 ACRES INCLUDES 0.1500 ACRES OUT OF TAX PARCEL NO. 120-000575,
0.1878 ACRES OUT OF TAX PARCEL NO. 120-000928 AND 0.0873 ACRES OUT OF TAX
PARCEL NO. 120-000663, AS CORRECTED TO INFORMATION RESOURCES, INC., BY DEED
RECORDED IN INSTRUMENT NO. 20001201324926.

SURVEY DATA:

HORIZONTAL DATUM - BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH
ZONE, NAD83 (COOR), SAID BOUNDARIES ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS
SURVEY IN CONJUNCTION WITH THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS CORES)
NETWORK. THE POINTS ALONG THE WEST LINE OF NORTH HIGH STREET, BEING 0369420\" N, IS DESIGNATED
AS THE POINT OF BEGINNING FOR THIS SURVEY.

VERTICAL DATUM - NAVD99 PCS G15555 = 855.45

EASEMENT VACATION:

THE STORM SEWER EASEMENT CONVEYED TO CITY OF WORTHINGTON BY DONALD J.
SCHNEIDER, INDIVIDUAL provides EASEMENT TO BE VACATED AS SUCH IN Favor OF WORTHINGTON MUTUAL
WATER COMPANY, AS CORRECTED TO INFORMATION RESOURCES, INC., BY DEED VOLUMES 422, PAGE 505
AND AS SHOWN HEREIN, IS HEREBY VACATED.

CITY OF WORTHINGTON:
APPROVED THIS ___ DAY OF __________, 2014.

SECRETARY OF MUNICIPAL PLANNING COMMISSION
CITY OF WORTHINGTON, OHIO
APPROVED THIS ___ DAY OF __________, 2014.

ENGINEER, CITY OF WORTHINGTON, OHIO
APPROVED BY MOTION, PASSED BY COUNCIL, CITY OF WORTHINGTON, OHIO ON THIS
___ DAY OF __________, 2014. WHEREIN ALL RIGHTS OF WAY AND EASEMENTS SHOWN
HEREIN AND DEEDS TO THE PUBLIC USE AS SUCH ARE HEREBY ACCEPTED AS SUCH
FOR THE CITY OF WORTHINGTON, OHIO.

CLERK OF COUNCIL, CITY OF WORTHINGTON, OHIO
COUNTY OF FRANKLIN:
TRANSFERRED THIS ___ DAY OF __________, 2014.

AUDITOR, FRANKLIN COUNTY, OHIO
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO
FILED FOR RECORD THIS ___ DAY OF __________, 2014 AT ___
FILE NO. __________
RECORD # __________
RECORDORS, FRANKLIN COUNTY, OHIO
RECORDED THIS ___ DAY OF __________, 2014 IN PLAT BOOK __________, PAGE __________
DEPUTY RECORDERS, FRANKLIN COUNTY, OHIO
CITY OF WORTHINGTON
DRAWING NO. PUD 02-14
DATE 05/14/2014
INTRODUCTION-The subject property is located at 933 High Street, Worthington, Franklin County, OH 43085. The parcel numbers are 100-000993, 100-000537 and 100-002460. The purpose of the application is to combine the parcels and rezone the resultant lot to classification PUD for the purpose of the redevelopment of the site. The property contains 2.6504 acres zoned “C-3” Institutions and Offices. The existing site consists of two (2), two (2) story office buildings consisting of approximately 40,000 sq. ft. (total) that were constructed in 1971.

The proposal for redevelopment of the site includes rezoning and consolidation of the existing parcels at 933 High Street from C-3 to PUD and demolition of the existing office buildings on site. Upon completion of demolition of the existing structures, a 30,000 SF, free standing Fresh Thyme Farmer’s Market Grocery store, parking lot, and associated site improvements would be constructed.

1. Proposed Uses:
   a. Grocery and Office Uses as defined in Section 1123.542 of the Codified Ordinances of the City of Worthington
      i. 30,000 SF building footprint with ±28,000 SF grocery retail area and ±2,000 SF interior loading and trash management area.
      ii. A variance from section 1174.03(f) of Codified Ordinances of the City of Worthington will be required to allow the facility to be 30,000 SF.

2. Design Regulations
   a. Character
      i. The subject site is located in the Old Worthington High Street Transition District of the Comprehensive Plan & 2005 Strategic Plan for Worthington and would comply with the recommendations for this district. The building will be located adjacent to High street with the parking facilities behind the building to encourage pedestrian accessibility.
   b. Design
      i. The façade will consist of architectural brick units on all four sides of the building. Faux windows will be installed on the north, south, east and west elevations to hide interior views and present the look of a two story building. Clear vision windows will be installed on the west side of the building to allow visibility into the space. Metal awnings will be installed above window locations.
ii. The Grocery Store building shall be in substantial compliance with the building elevations attached as Exhibit “A3.2”

iii. The proposed 30,000-square foot Grocery Store shall be located and developed in substantial compliance with the setbacks and other standards depicted on the site plan attached as Exhibit "C200".

iv. The Grocery Store Entrance will be located on the west elevation of the building adjacent to the parking lot.

v. A variance from Section 903.10 of the Codified Ordinances of the City of Worthington will be required to allow the curb cut width depicted in Exhibit “C200” (~95’)

c. Screening
   i. Landscaping and screening shall be installed in substantial compliance with the plan attached as Exhibit "C600".

d. Tract Coverage
   i. Total Tract coverage will be in substantial compliance with the plan attached as Exhibit “C200”

e. Lighting
   i. All parking lot lights and building wall-mounted lights shall be in substantial compliance with the photometric plan, except 0 footcandles of light shall be emitted at the residential property lines. The decorative light poles shall not be higher than 15’, and the concrete bases shall not be exposed. Light sources shall not be visible from off of the site.

f. Graphics/Signage
   i. Wall signs on the east and west elevations of the building shall be in substantial compliance with the sign elevations attached as Exhibits “A3”
      1. Wall signs will be limited in total area to 52 sf each.
      2. 45 sf of signage will be allotted to the secondary signage located on the west elevation.

   ii. The monument sign to be located on the property, along High Street as depicted on Exhibit "C200" shall be in substantial compliance with the sign elevations attached as Exhibit “A4”
      1. Monument sign shall have a base no larger than 2’ high and 8’ wide
      2. Monument sign will be limited in total area to 24 sf per side
      3. Monument sign will be setback no less than 8’ from property line

3. Traffic & Parking
   a. Traffic
      i. The proposed building and associated parking lot would access High Street via a single re-aligned access point running east to west along the north side of the subject site and proposed building for vehicle traffic. Pedestrian access to High Street would utilize sidewalks on both the north and south sides of the building in addition to bike racks/parking on both the east and
west sides of the building. Delivery truck and service vehicles will access the site using the same access point and access the building using an interior loading area in the southwest corner of the building.

ii. Site traffic will be affected by the change of land use as exhibited in Exhibit “C200”. In general, it is anticipated that AM peak traffic will decrease and PM peak traffic will increase.

b. Parking
   i. The proposed parking lot shall be located and developed in substantial compliance with the setbacks and other standards depicted on the site plan attached as Exhibit “C200”.
   ii. Bicycle parking shall be provided in substantial compliance with locations noted on Exhibit “C200”.

4. General Requirements
   a. Environment
      i. Stormwater Drainage
         1. The development of the facility would involve the relocation of a two existing stormwater lines that currently run through the subject site. As part of this relocation and sewer upgrade, a drainage study will be conducted to ensure that the existing runoff rate to the downstream location will not be increased or affect the downstream location in a negative manner.
      ii. Utilities & Facilities
         1. The development would be serviced by the existing City of Worthington water and sewer lines on site. The existing 15” sanitary sewer running along the south property line through the site would be tapped to serve the proposed building. A sanitary sewer service line, domestic water service and fire line service would be necessary to accommodate the building. Electric service would be provided by American Electric Power and gas service would be provided by Columbia Gas of Ohio.
   b. Natural Features
      i. Natural features will be preserved and maintained in substantial compliance with the Tree Preservation Plan attached as Exhibit “C102” and the Landscape Plan attached as Exhibit “C600”.
      ii. Tree Inventory
         1. Existing on site trees will be retained or replaced in accordance with Section 1174.05 of the Codified Ordinances. If it is determined that full replacement would result in the unreasonable crowding of trees upon
the lot, a replacement fee will be paid to the City’s Special Parks Fund.

c. Public Area Payments
   i. Public area payments will be made to the City of Worthington as required in Section 1174.05 of the Codified Ordinances ($100/1,000 sq. ft.)

d. Public Space Amenities
   i. Public Area Improvements shall be installed in substantial compliance with the plans attached as Exhibits “C600” and “C200”. Public Space Amenities include:
      1. An accessible plaza/dining area designated for public use
      2. Public sitting space
      3. Decorative planters
      4. Bicycle racks
      5. Decorative waste receptacles
      6. Decorative pedestrian lighting

e. Additional Information
   i. Hours of Operation (Open to the public)
      1. 7:00am to 10:00pm
   ii. Delivery Hours, Compactor Operation, and Refuse Pick-up
   iii. 7:00am to 7:00pm
   iv. Maintenance
      1. The property shall be maintained in accordance with the approved Final Plan.
      2. Maintenance of the western portion of the property will occur as needed, but no less than quarterly.