ORDINANCE NO. 01-2015
(As Amended)

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from the C-3 District (Institutions and Office), AR-4.5 District (Low Density Apartment Residence) and the R-10 District (Low Density Residence), to a PUD (Planned Unit Development) (634 High Street & 41 East New England Avenue).

WHEREAS, a request has been made by Showe Worthington, LLC to amend the official zoning map of the City of Worthington, Ohio to change the zoning of certain land from C-3 District (Institutions and Office), AR-4.5 District (Low Density Apartment Residence) and the R-10 District (Low Density Residence), to a PUD (Planned Unit Development) located at 634 High Street and 41 East New England Avenue; 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 December 11, 2014 reviewed this request and recommends approval; and,

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

SECTION 1. The 1.0 +/- acres of land located on the east side of High Street at 634 High Street and south of East New England Avenue at 41 East New England Avenue (PID #100-00383, 100-000103 and 100-000526), 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.

SECTION 2. The Development Plan dated December 1, 2014 and Development Text dated December 1, 2014, and revised on December 29, 2014 attached hereto as Exhibits “C” and Exhibit “D” respectively, and incorporated by reference herein, are hereby approved.

SECTION 3. 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.
ORDINANCE NO. 01-2015
(As Amended)

SECTION 4. 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 January 20, 2015

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

Introduced January 5, 2015

P.H. January 20, 2015

Effective February 12, 2015
Situated in the State of Ohio, County of Franklin, City of Worthington, and being a re-subdivision of parts of Lots No. 117, No. 118 and No. 124 of the Town Plat of Worthington, Deed Book 1, Page 456 (destroyed by fire) a portion of which is rerecorded in Plat Book 3 Page 330 and being all of Parcel No. 100-000383, No. 100-000526 and No. 100-000103 as conveyed by deed of record to The Worthington Masonic Association, LLC in Instrument Number 201212280200459 and Instrument Number 201307050112858 and more particularly described as follows;

**Beginning** at the northwest corner of said Parcel No. 100-000383 and the southwest corner of that tract of land as conveyed to 640 High Street LLC of record in Instrument Number 201307080113450;

Thence with the southerly line of said 640 High Street LLC tract, the northerly line of said Parcel 100-000383 and a northerly line of said Parcel 100-000103, \textit{S 87° 08' 34" E, 182.43+/- feet;}

Thence with the easterly line of said 640 High Street LLC tract and a westerly line of said Parcel 100-000103, \textit{N 02° 53' 13" E, 84.70+/- feet} to a northwest corner of said Parcel 100-000103, northeast corner of said 640 High Street LLC tract and in the southerly right-of-way line of New England Avenue (66');

Thence with the northerly line of said Parcel 100-000103 and said southerly right-of-way line, \textit{S 87° 08' 34" E, 142.77+/- feet} to the northeast corner of said Parcel 100-000103 and the northwest corner of that tract of land as conveyed to James H. Smith III of record in Instrument Number 200607270147024;

Thence with the common line of said Parcel 100-000103 and James H. Smith III tract, \textit{S 02° 53' 13" W, 134.66+/- feet} to a common corner thereof and in the north line of that tract of land as conveyed to James E. Roop and Lindsay C. Roop in record in Instrument Number 201409190124272;

Thence with a southerly line of said Parcel 100-000103, partially with the northerly line of said James H. Smith III tract and with the northerly line of that tract of land as conveyed to Worthington Methodist Episcopal Church of record in Deed Book 2072, Page 464, \textit{N 87° 07' 20" W, 72.82+/- feet} to the northwest corner of said Worthington Methodist Episcopal Church and the northeast corner of said Parcel 100-000526;

Thence with the common line of said Parcel 100-000526 and said Worthington Methodist Episcopal Church, \textit{S 02° 53' 13" W, 60.27+/- feet} to a southeast corner of said Parcel 100-000526 and a northeast corner of that tract of land as conveyed to Worthington Methodist Church of record in Deed Book 2845, Page 78;

Thence with the common line of said Parcel 100-000526 and said Worthington Methodist Church tract, \textit{N 87° 08' 34" W, 252.50+/- feet} to the southwest corner of said Parcel 100-000526 and in the easterly right-of-way line of North High Street (U.S. 23) (99');

Thence with the westerly line of said Parcel 100-000526, westerly line of said Parcel 100-000383 and with said easterly right-of-way line, \textit{N 02° 56' 52" E, 110.22+/- feet} to the True Point of Beginning and containing \textit{1.000+/- acre} more or less.

The above description was prepared by Advanced Civil Design Inc. on 12/29/2014 and is based on existing County Auditor records County Recorder records and an actual field survey performed in June 2014.

All references used in this description can be found at the Recorder's Office Franklin County Ohio.

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS 2007. A bearing of S 87° 07' 20" E was established by GPS between two ¾" iron pins found on the north line of Inlot 123 of the Town Plat of Worthington as rerecorded in Plat Book 3, Page 330.

This description is not to be used in the transfer of land.

ADVANCED CIVIL DESIGN INC.
FINAL PLAT
THE WORTHINGTON MASONIC ASSOCIATION
BEING A RESUBDIVISION OF PART OF LOTS 117, 118 & 124 OF
THE VILLAGE OF WORTHINGTON, DEED BOOK 1, PAGE 456 (DESTROYED BY FIRE)
A PORTION OF WHICH IS RERECORDED IN P.B. 3, PAGE 330
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18, U.S.M.L.
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

PUD 03-14
December 29, 2014

Approved by: Director of Planning and Building

Approved: Day of: January 23, 2015

Received by: City of: WORTHINGTON

By: Registered Surveyor: James A. Siebert

Survey Data:
NAME OF RECORDED: Recordings are listed on the Ohio State Map Coordinate System North Zone (OSM) 1983 as indicated on the plat and shall be used for all surveys and plats.

SOURCE OF DATA: The source of recorded survey data are the records of the Franklin County, Ohio Recorder referenced in the past method of ordnance of survey.

PSD (P) Point surveyed, as to be set and is permanent. DEM (D) Data surveyed, may be used along with a deed or surveyor's note or deed of survey.
FINAL PLAT
THE WORTHINGTON MASONIC ASSOCIATION
BEING A RESUBDIVISION OF PART OF LOTS 117, 118 & 124 OF
THE VILLAGE OF WORTHINGTON, DEED BOOK 1, PAGE 456 (DESTROYED BY FIRE)
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QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 18, U.S.M.L.
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

PUD 03-14 December 29, 2014
RE: Property located at 634 High Street and 41 E. New England Avenue, Worthington, Ohio 43085 with Auditor IDs of 100-000383, 100-000103, and 100-000526, with a working name of “The Lodge Condominiums”.

Proposed Uses:

Proposed uses with this application are all residential uses. All C-5 District Uses are permitted on the property without a modification to the zoning except for the area that is currently zoned R-10 (Low Density Residential). The area that is currently zoned R-10 (See shaded area on Attachment #1,) can only be used for residential use.

1174.06(b)(12): The attached drawings to this application are incorporated and made a part of this required summary text, and should be referred to for more information.

The Applicant defines the “private access drive” as the access drive originating on the property at E. New England Avenue and traveling south towards the United Methodist Church property parking lot. While this drive is used publicly, it is technically private property, and not subject to any public use rights. However, as part of this the Applicant will lease the access drive, along with a 6 foot strip of land on the west side of the access to be used as a sidewalk with lighting.

1174.06(b)(16): The Applicant anticipates completing this project in two phases before December 2016. It is likely that the first phase will involve the units in the existing buildings and the associated garage structures. The second phase will involve the new construction of townhomes on the vacant land.

1174.06(b)(18): Development Standards Text

(a) Design Regulations:

(1) Character: The Lodge Condominiums is a 9-unit luxury multifamily development situated in downtown Worthington, and is intended to fulfill the Urban Village concept that is elaborated in the City of Worthington’s “Comprehensive Plan Update & 2005 Strategic Plan for Worthington” (the “Comp Plan”). Bringing quality tenancy to downtown Worthington will continue to enhance the character and charm of the downtown life, while encouraging more commercial activity.

The proposed project will be situated on land, and in buildings, currently owned by The Worthington Masonic Association, LLC (the “Masons”). All parking will be provided on-site (at two stalls per unit) in garages, and will not interfere with any current public parking.

The Applicant plans to renovate the existing buildings on the site in order to create 6 large units within the existing structures. The basement of the 1955 building may be used for commercial purposes, community amenities which may include an exercise facility, offices or conference rooms for use by the residents, community room, and/or storage. Slight modifications to the North, East and South elevations of the 1955...
building will be made to provide for additional windows, door entrances and private patios for the residents. The Applicant expects that any proposed modification to the 1955 building will not significantly alter the perception of the passer-by on High Street. Furthermore, the Applicant does not plan to alter any of the elevations of the 1820's building, except for the replacement of the existing fire escape on the eastern elevation.

In addition, the Applicant will construct 3 new townhomes on the vacant land owned by the Masons along E. New England Avenue. Two of these townhomes will be constructed on the west side of the access drive. The third townhome will be constructed on the east side of the access drive in the style of a single family home in order to reduce the impact the adjacent property owner on its east side. Architectural styles and exterior materials will be varied. Please see drawing for more information.

The addition of 9 residential units is not expected to noticeably disrupt current traffic patterns, since it is already a heavily used drive given the public parking behind the United Methodist Church.

(2) Design:

(Site Layout) The overall site layout will consist of (i) the existing buildings, (ii) 2 newly constructed townhomes on the west side of the access drive, (iii) 1 newly constructed townhome with an attached parking garage on the east side of the access drive, (iv) the addition of a public sidewalk connecting the United Methodist parking lot to E. New England Avenue, (v) the addition of two, 6-stall garages containing 12 parking spaces where the existing parking is located, and (vi) the addition of landscaped common areas and private patios.

In order to provide for the lowest impact transition of the development from the single family residence located at 49 E. New England Avenue to the low density townhomes located west of the access drive, the Applicant plans to construct a “single family” unit with an attached two-car garage and landscaped yards.

In order to maximize the continuous single family feel of E. New England Avenue, the Applicant also will position the front door of the northern unit of the two townhomes (to the west of the access drive) to address E. New England Avenue. It is expected that a passerby traveling along E. New England Avenue from or to High Street will experience only Dewey’s Pizza, a “single family” (townhome), the access drive and another “single family” townhome along the south side of the street.

(Buildings) The existing buildings’ renovations will largely be interior in order to minimize the impact of changes to elevations visible from High Street. The North, East and South elevations of the 1955 building will be slightly modified to accommodate new
windows and patios to maximize natural interior lighting (north, east and south elevations). All changes to the elevations will conform to the existing building vernacular, or the surrounding neighborhood, as appropriate.

The North elevation of the existing 1955 building will incorporate patios along with slightly enlarged windows. The East elevation of the existing buildings will only be modified to provide for a new fire exit staircase attached to the 1820 building, and new windows and railings for a balcony on the 1955 building. The South elevation of the 1955 building will incorporate a few new windows on the eastern side of the second floor.

All newly constructed buildings will be two story townhomes, of varying architectural style and materials (please see drawings for more information). Two townhomes with an attached two-car garage will be constructed on the west side of the access drive from E. New England Avenue. One townhome with an attached two-car garage, will be constructed on the east side of the access drive from E. New England Avenue.

(Accessory Structures) The Applicant plans to construct two accessory structures on the site.

1. One 6-stall garage structure will be constructed along the northern boundary of the existing parking lot. Architectural style and materials will vary and access will be provided through the E. New England Avenue access drive.

2. One 6-stall garage structure will be constructed along the southern boundary of the existing parking. Architectural style and materials will vary and access will be provided through the E. New England Avenue access drive.

(Landscaping) The Applicant plans to create one large landscaped common area on the site situated between the existing 1820 building (to the west), the new townhomes (to the east), and the existing 1955 building (to the south). The Applicant will design this exterior space to provide for semi-secluded courtyard areas within the larger common area. Note that the “single-family” townhome to the east of the access drive will have a private patio that will be landscaped and screened from the rest of the project, even though it is technically a common area; this area will present as if the townhome is a single family residence.

The Applicant’s planned landscape and hardscape design is further described below:

Site landscaping has been designed to complement the fabric and character of Downtown Worthington. Shade and ornamental trees will be planted to replace existing trees that are impacted by the redevelopment or that are in poor health.
Species will be tolerant of urban conditions and appropriate for pedestrian oriented spaces. Plantings around the buildings will be lush and dense, focused mainly with evergreen hedges along with flowering shrubs and perennials to provide visual interest. The size and species of the proposed plantings will be in conformance with the Codified Ordinances of Worthington, and careful attention will be taken to the selection of appropriate plants for the different environments and conditions that will exist on the site post construction.

The courtyards that will be created as a part of the redevelopment will utilize ornamental fencing, brick pavements, and garden themed plantings to create unique public gathering spaces that represent the style and quality that exists within downtown Worthington today. Careful attention has been taken to design spaces to a human scale, to complement the proposed architecture and celebrate the historical and architectural character of the community.

*(Lighting)* Site lighting design is planned to conform to the existing vernacular of the site and surrounding neighborhood. All site lighting will be located along internal, pedestrian walkways and within the courtyard. Other exterior lighting will be attached to the individual units or garages as appropriate. No commercial area lighting will be used. Additionally, lighting will be provided along the eastern edge of the dedicated 5-foot sidewalk, the City agrees to maintain and pay all maintenance and operating costs associated with these fixtures per the lease agreement with the City.

(3) **Screening:** As a residential use, the Applicant has concentrated on screening for the benefit of adjoining property owners and residents of the development. The two, newly-constructed garages will be clad in brick with varying architectural styles (see drawings for more information). These will be landscaped where appropriate and in conformance with the Codified Ordinances of Worthington.

(4) **Tract Coverage:** The current site is approximately 1-acre. The total impermeable area of the site (comprised of existing buildings, parking lots, and other hard surfaces) is 17,735 +/- sf (0.41 +/- acres), representing 41% of the total site. The Applicant proposes to increase the total impermeable area of the site to 26,800 +/- sf (0.61 +/- acres), representing 61% of the total site. The post-construction impermeable area yields in a 20% increase when compared to the pre-construction impermeable area. Approximately 40,075 +/- sf (0.92 +/- acres) of the site will be impacted as part of construction activities. As the site currently sits the Lodge building makes up 18% of the total area, and the proposed improvements call for 36% of the site to be buildings. All numbers are approximations based on preliminary plans; these values could change slightly as the project works into final engineering from the preliminary phase. Please refer to the drawings for more information.
The Applicant has been in contact with the City’s storm water management department, and does not believe that any additional storm water installation is necessary at this time. The Applicant will continue to work with the City to ensure the project meets and/or exceeds all applicable City, OEPA, and EPA storm water management regulations during the development of permitted construction drawings.

(b) Traffic and Parking:

(1) Traffic: The current ingress and egress to the property is primarily via the access drive leading from E. New England Avenue south toward the United Methodist Church parking lot. The City of Worthington has a lease agreement with the United Methodist Church for the use of its lot for public parking purposes during select days and hours. Upon approval of this application, the Applicant intends to execute a similar lease agreement for public access from E. New England Avenue to the United Methodist Church parking lot. Parking access for the proposed 9 dwelling units will be through this dedicated access drive.

The addition of 9 residential units is not expected to noticeably disrupt current traffic patterns, since it is already a heavily used drive given the public parking behind the United Methodist Church.

(2) Parking: Currently, parking is located on the south side of the site, accessed by the private access drive from E. New England Avenue. There are currently 15 parking spaces and a drive aisle. The Applicant proposes to maintain the same access point for parking, and will reduce the existing parking by 3 spaces in order to provide two-car garages for six units. This reduction of parking is not expected to impact the major thoroughfare of High Street. Parking for the three townhomes will be provided in attached two-car garages.

A. Design. Please see attached drawings for more detail.

B. Non-residential Uses: n/a

C. Residential Uses: the Applicant has provided for two spaces per dwelling unit, or 2 times the minimum required amount.

D. Bicycle Parking: due to the size of the proposed garages, it is anticipated that all tenants will be able to store their bicycles in their garages.

(c) General Requirements:
(1) **Environment**: the Applicant completed a Phase I Environmental Site Assessment on July 31, 2014. The report was conducted by David Foust, of Foust Engineering, Inc. To quote from page 4 of the report: “This assessment has revealed no recognized environmental conditions, no historical recognized environmental conditions, no controlled recognized environmental conditions, no de minimis conditions, and no vapor intrusion/migration issues associated with the subject site”.

(2) **Natural Features**: David Ahlum of Arbor Inc. was engaged to assess the health of the trees on site. At this point, it appears that most trees that we are removing in order to accommodate the new development are dead or dying. The Applicant anticipates reaching an agreement with the City of Worthington regarding the treatment of trees, fees or costs, on the property subject to Section 1174.05(c)(2)B. of the City of Worthington’s ordinances. A Tree Preservation Plan was submitted, reviewed and approved. No fee is required at this time.

(3) **Public Area Payments**: Public Area payments will be made to the City of Worthington as required in Section 1174.05 of the Codified Ordinances ($250/dwelling unit). $2,250.00

(4) **Public Space Amenities**: The applicant will provide a long term lease for the access drive, sidewalk, landscaping and lighting associated with the proposed development.