City Council Meeting Agenda

Monday, April 18, 2016 ~ 7:30 P.M.

Louis J. R. Goorey Worthington Municipal Building
John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

Bonnie D. Michael, President
Scott Myers, President Pro-Tem
Rachael Dorothy
Douglas C. Foust
David M. Norstrom
Douglas Smith
Michael C. Troper

Matthew H. Greeson, City Manager
D. Kay Thress, Clerk of Council

If you have questions regarding this agenda please contact the Clerk of Council at 614-786-7347. This agenda and amendments that may be made to it can be found at www.worthington.org
CALL TO ORDER

Roll Call

Pledge of Allegiance

VISITOR COMMENTS

SPECIAL PRESENTATION

1) Resolution No. 18-2016 – Police Chief James Mosic

2) The Ohio State University’s Don Scott Airport

PUBLIC HEARINGS ON LEGISLATION

3) Ordinance No. 10-2016

   Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Heischman Park Playground Replacement Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 627-16)

   Introduced April 4, 2016
   P.H. April 18, 2016

4) Ordinance No. 11-2016

   Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the Worthington Station TIF Fund and Worthington Place TIF Fund Unappropriated Balances.

   Introduced April 4, 2016
   P.H. April 18, 2016

5) Ordinance No. 12-2016

   Amending Section 1107.01, Section 1141.01 and Section 1141.06 and Enacting Chapter 1181 of the Codified Ordinances of the City of Worthington to Facilitate Redevelopment and Reinvestment of the Wilson Bridge Corridor.

   Introduced April 4, 2016
   P.H. April 18, 2016
6) **Ordinance No. 13-2016**

Authorizing the City of Worthington to Participate with Other Central Ohio Jurisdictions in the Funding for a Study of the State Route 161 Corridor and Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost Thereof.

Introduced April 4, 2016
P.H. April 18, 2016

NEW LEGISLATION TO BE INTRODUCED

7) **Ordinance No. 14-2016**

Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay for the Central District Sanitary Sewer Repairs at Proprietors Road and SR 161 and all Related Expenses and Determining to Proceed with said Project. (Project No. 618-15)

8) **Ordinance No. 15-2016**

Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Tennis and Basketball Court Resurfacing Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 629-16)

9) **Ordinance No. 16-2016**

Amending Section 1177.08(a) of the Codified Ordinances of the City of Worthington to Include a Member of City Council as a Person Who May Appeal a Decision of the Board of Architectural Review.

REPORTS OF CITY OFFICIALS

Policy Item(s)

10) Request to Bid – Tennis & Basketball Court Resurfacing
11) Volunteer Peace Officers’ Dependents Fund Board

12) Liquor Permit - Sbarro

REPORTS OF COUNCIL MEMBERS

OTHER

EXECUTIVE SESSION

ADJOURNMENT
City Manager Report to City Council for the Meeting of Monday, April 18, 2016

SPECIAL PRESENTATION

1) Resolution No. 18-2016 – Police Chief James Mosic

Police Chief James Mosic is retiring after more than 30 years of service to the City of Worthington. The City Council will recognize Chief Mosic for his dedication and support to Worthington.

2) The Ohio State University’s Don Scott Airport

David Williams, Dean of The Ohio State University’s College of Engineering will make a presentation regarding current and planned activities at OSU’s Don Scott Airport.

PUBLIC HEARINGS ON LEGISLATION

3) Ordinance No. 10-2016 – Appropriation – Heischman Park Playground

This Ordinance appropriates funds for the replacement of the playground at Heischman Park. This replacement was included in the 2016 capital plan and staff is ready to move forward with design and installation of the new playground. A memorandum from the Director of Parks & Recreation is attached which outlines the process proposed by staff for developing and finalizing a design for the new playground.

Recommendation: Approval of Ordinance as Presented

4) Ordinance No. 11-2016 – Appropriation – TIF Fund

This Ordinance appropriates funds related in the Worthington Station and Worthington Place Tax Increment Financing (TIF) funds. The Worthington Place TIF is related to the Heights at Worthington Place development and was established as a “non-school” TIF which means the property tax payments derived from the improvements were to be paid directly to
Worthington Schools by Franklin County. However, the County incorrectly disbursed the entire amount to the City. An appropriation is needed to pay the Schools their amount.

This appropriation also included funds for costs assessed by Franklin County for the collection and distribution of the funds for both the Worthington Place TIF and the Worthington Station TIF. (Note: The Worthington Station TIF is associated with the property on the northeast corner of Proprietors Road and Granville Road.) Attached is a memorandum from the Director of Finance that provides additional information.

**Recommendation:** Approval of Ordinance as Presented

5) **Ordinance No. 12-2016 – Wilson Bridge Road Zoning**

In 2011, the City adopted the Wilson Bridge Road Corridor Study that makes recommendations for the corridor from the Olentangy River on the western end to the railroad crossing on the eastern end. Staff has drafted zoning text that creates new zoning categories for the corridor consistent with the recommendations from the Corridor Study. The text has been reviewed by the Wilson Bridge Road Steering Committee and the Municipal Planning Commission with both groups recommending approval. The text was also discussed with City Council on November 9, 2015, January 11, 2016, February 8, 2016 and March 14, 2016. This Ordinance reflects those discussions and modifies the City’s zoning code to incorporate new zoning categories and requirements along the Wilson Bridge Road corridor. The attached memorandum from the Director of Planning & Building provides a description of the proposed zoning language. The Corridor Study is available for review on the City’s website at: [http://www.worthington.org/index.aspx?nid=168](http://www.worthington.org/index.aspx?nid=168).

**Recommendation:** Approval of Ordinance as Presented

6) **Ordinance No. 13-2016 – SR-161 Consent Legislation**

On March 18, 2016, the City Council heard a presentation from the Ohio Department of Transportation (ODOT) and discussed participation in a study of State Route 161 from Olentangy River Road to Sawmill Parkway. The purpose of the study would be to identify alternatives to improve traffic safety and congestion, as well as improve bicycle and pedestrian facilities. ODOT's presentation, an initial traffic analysis conducted by the Mid-Ohio Regional Planning Commission (MORPC), and related memoranda can be found at [www.worthington.org/index.aspx?NID=679](http://www.worthington.org/index.aspx?NID=679). City Council is being requested to approve legislation that would consent to participation in the study. The City budgeted $150,000 in the Fiscal Year 2016 Capital Improvements Plan (CIP) to participate in the study. The study is estimated to cost $600,000 and will be administered by ODOT. The following entities are scheduled to participate in the project: City of Columbus ($270,000), ODOT ($120,000), MORPC ($30,000) and Perry Township ($30,000).

**Recommendation:** Approval of Ordinance as Presented
NEW LEGISLATION TO BE INTRODUCED

7) Ordinance No. 14-2016 – Appropriation – New Sewer Manhole – Granville Road & Proprietors Road

This Ordinance appropriates funds for the installation of a new manhole at the intersection of Granville Road and Proprietors Road as was recommended in the Central District Sanitary Sewer Study. The funds will come from the Central District Sewer Improvements Project in this year’s Capital Improvement Plan. The cost is estimated to be less than $45,000 thus does not require formal bids. Staff will be soliciting quotes for the work and will recommend a firm and the associated dollar amount for the public hearing. The Ordinance is being introduced with blanks for the amount and name of the firm pending the receipt and review of the quotes.


8) Ordinance No. 15-2016 – Appropriation – Tennis & Basketball Court Resurfacing

This Ordinance appropriates funds identified in this year’s Capital Improvements Plan for crack filling and resurfacing of tennis courts at Wilson Hill Park, Linworth Park and the Olentangy Parklands and basketball courts at Indianola and Linworth Parks. The attached memorandum from the Director of Parks & Recreation provides additional information. There is a later item on this agenda asking for approval to request bids for this project. The Ordinance is being introduced with blanks for the amount and the firm pending the results of the bid process, which will be available for the public hearing.


9) Ordinance No. 16-2016 – Code Change – Appeal of Architectural Review Board Decisions

This Ordinance amends Section 1177.08 (a) of the Codified Ordinances to permit city council members to appeal decisions of the Architectural Review Board (ARB) regardless of whether they are aggrieved parties. City Council Member Norstrom has requested this change to the current Code which allows only aggrieved parties to appeal a decision of the ARB. Other board and commission decisions may be appealed by a City Council member whether aggrieved or not, such as Municipal Planning Commission decisions regarding Conditional Use Permits and Amendments to Development Plans.

REPORTS OF CITY OFFICIALS

Policy Item(s)

10) Request to Bid – Tennis & Basketball Court Resurfacing

This item relates to the appropriation requested under item 9 earlier on this agenda. This project was included in this year’s Capital Improvements Plan and staff is requesting approval to advertise for bids.

Recommendation: Motion Authorizing a Request for Bids

11) Volunteer Peace Officers’ Dependents Fund Board

Last month, Senate Bill 11 went into effect and created the Volunteer Peace Officers’ Dependents Fund to provide death benefits to survivors of volunteer, part-time and reserve law enforcement officers killed in the line of duty and disability benefits to disabled officers. Since the City of Worthington has reserve officers, we are required to establish a board to administer claims for benefits from the fund. This is very similar to the Volunteer Firefighters Dependents Board already in existence. The peace officers board consists of two members elected by the legislative authority of the City, two members elected by the peace officers covered by the fund and one member elected by the other four members. The City Council must appoint its two members within 30 days of the effective date of the bill, which was March 23, 2016.

Recommendation: Motion Appointing Two Members to the Volunteer Peace Officers’ Dependents Fund Board

12) Liquor Permit - Sbarro

This permit is a transfer from JDK II Investments LLC DBA Sbarro to Sbarro LLC DBA Sbarro. The permit is a TREX’d D5 permit which is for spirituous liquor for on premises consumption only, beer and wine for on premises, and off premises in original sealed containers, until two thirty a.m. Staff is unaware of any reason to request a hearing related to the issuance of this liquor permit. The notice from the Division of Liquor Control is attached.

Recommendation: Approval of a Motion to NOT request a hearing for the transfer of the Liquor Permit

EXECUTIVE SESSION
RESOLUTION NO. 18-2016

Expressing the Appreciation and Best Wishes of the Worthington City Council to Chief James Mosic for his Outstanding Service to the Worthington Division of Police and for his Service to the Community.

WHEREAS, Chief James Mosic has a distinguished career of nearly 32 years with the Worthington Division of Police, beginning as a Patrol Officer in July 1984 after his graduation from The Ohio State University; and,

WHEREAS, Chief Mosic was promoted to Sergeant in 1994; Lieutenant in 2009; and Chief of Police in 2011; and,

WHEREAS, with Chief Mosic’s leadership and support, the Worthington Division of Police has been recognized for its excellence, with highly qualified and committed officers and communications technicians who represent the City of Worthington with dignity and exemplary service; and,

WHEREAS, Chief Mosic has worked diligently to enhance communication and community relationships by working with citizens in a cooperative effort to reduce crime, make our neighborhoods safe, and improve the quality of life in Worthington; and,

WHEREAS, Chief Mosic has supported the growth of the Police Citizens Academy and Alumni Association to encourage Worthington citizens to become active participants in our community’s safety and support initiatives; and,

WHEREAS, Chief Mosic has been involved in a number of community initiatives and organizations serving on the Board of the Worthington Resource Pantry and the coordinating council for Drug Safe Worthington; and,

WHEREAS, Chief Mosic is retiring as Chief of the Worthington Division of Police on May 6, 2016;

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Worthington, County of Franklin, State of Ohio:

SECTION 1. That on behalf of the residents of the community, the City Council hereby expresses to Chief James Mosic sincere appreciation for his outstanding contributions and years of dedicated service and extends him best wishes in future pursuits.

SECTION 2. That the Clerk of Council be instructed to forward a duly certified copy of this Resolution to Chief Mosic and to record said Resolution in the appropriate record book.

Adopted____________________

________________________________
President of Council

Attest:

___________________________________
Clerk of Council
ORDINANCE NO. 10-2016

Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Heischman Park Playground Replacement Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 627-16)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

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

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.4010.533356 the sum of Ninety-Five Thousand Dollars ($95,000.00) to pay the cost of the Heischman Park Playground Replacement Project and all related expenses (Project 627-16).

SECTION 2. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an “Ordinance Determining to Proceed” with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 3. 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 ____________________

President of Council

Attest: 

______________________________
Clerk of Council

Introduced April 4, 2016
P.H. April 18, 2016
MEMORANDUM

TO: Matthew H. Greeson, City Manager
FROM: Darren Hurley, Parks & Recreation Director
DATE: April 14, 2016
SUBJECT: Heischman Park Playground Replacement Funding Request

The 2016 CIP Program included $300,000 dedicated to Heischman & McCord Park Playground Replacements. These funds were to cover the cost of both playgrounds. We are ready to begin the process for the Heischman Park playground and I am requesting the appropriation of $95,000 to fund that part of the project. The Parks and Recreation Commission, along with staff, are working through some ideas and recommendations for McCord Park as a part of their park planning process so I would like to hold off on the replacement of the McCord Park playground until that process is complete.

Our process for replacing the playground at Heischman Park will involve community feedback. Here are the steps we have planned:

1. Develop some design renderings with vendors to provide different options.
2. Hold a public meeting to present the ideas and gather input from residents living in the area around the park.
3. Work with the vendor to integrate the public feedback into a final design.
4. Present the final design to the Parks and Recreation Commission and City Council for approval.
5. Schedule replacement and remove the existing playground.
6. Install the new playground.

Our goal is to have the playground installed this summer. If I can provide further information, please let me know.
ORDINANCE NO. 11-2016

Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the Worthington Station TIF Fund and Worthington Place TIF Fund Unappropriated Balances.

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

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

SECTION 1. That there be and hereby is appropriated from the Worthington Station TIF Fund unappropriated balance to:

<table>
<thead>
<tr>
<th>Account No.</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>910.9020.540528</td>
<td>County Auditor Fees – Worth. Sta. TIF</td>
<td>2,000.00</td>
</tr>
</tbody>
</table>

SECTION 2. That there be and hereby is appropriated from the Worthington Place TIF Fund unappropriated balance to:

<table>
<thead>
<tr>
<th>Account No.</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>920.9020.540528</td>
<td>County Auditor Fees – Worth. Place TIF</td>
<td>9,000.00</td>
</tr>
<tr>
<td>920.9020.540590</td>
<td>Fr.Co. TIF Dist/Rev Sharing Fees – Worth. Place TIF</td>
<td>28,000.00</td>
</tr>
<tr>
<td>920.9020.540910</td>
<td>TIF Fund Reimbursement – Worth. Place TIF</td>
<td>224,100.00</td>
</tr>
</tbody>
</table>

**Totals** $ 263,100.00

SECTION 3. 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 _____________

_____________________________________
President of Council

Attest:

___________________________________
Clerk of Council

Introduced April 4, 2016
P.H. April 18, 2016
MEMORANDUM

To: Matt Greeson, City Manager  
From: Molly Roberts, Finance Director  
Date: March 25, 2016  
Subject: Supplemental Appropriation Ordinance

In March, the first half property tax distribution was received from the Franklin County Auditor. This payment included the first distribution of Tax Increment Financing (TIF) property tax revenue related to The Heights at Worthington Place (Worthington Place TIF), 160 West Wilson Bridge Road, as established with the passage of City of Worthington Ordinance 45-2012.

The Worthington Place TIF was approved by Worthington City Council as a “non-school” TIF, which means that property tax payments derived from the improvements made would be paid directly to the Worthington City School District by Franklin County in the same manner as they would have received the property tax revenue without the TIF. However, when the Worthington Place TIF was initiated in the Franklin County Auditor’s system this section was overlooked. Consequently, all of the first half property tax revenue related to this TIF was paid to the City of Worthington instead of the applicable apportionment of property tax revenue. It is my understanding that the correction has been made in the Franklin County system and going forward the TIF payments will be allocated to both the Worthington City School District and the City accordingly. However, the overpayment from the first half distribution needs to be reconciled and redistributed appropriately. The Worthington Place TIF revenues received by the City in March totaled $308,073, of this amount $224,100 is due to the Worthington City School District.

The Worthington Place Municipal Public Improvement Tax Increment Equivalent Fund (Worthington Place TIF Fund – Fund #912) was established to account for the revenues and expenses associated with this defined area, as specified in Ordinance 45-2012. Council action is required to allow for the appropriation of expenses within this fund. The attached appropriation ordinance is requested for Council’s consideration in order to make the necessary expenditures related to the overpayment of TIF funds and the associated direct costs assessed by Franklin County for the collection and distribution of the funds. Please include the following legislation on the council agenda of April 4, 2016 for introduction and set the public hearing for April 18, 2016 for this purpose.
ORDINANCE NO. 12-2016

Amending Section 1107.01, Section 1141.01 and Section 1141.06 and Enacting Chapter 1181 of the Codified Ordinances of the City of Worthington to Facilitate Redevelopment and Reinvestment of the Wilson Bridge Corridor.

WHEREAS, it is the wish of City Council to monitor and revise the Planning and Zoning Code of the City to ensure economic viability and preserve the character of the City; and,

WHEREAS, the 2011 Wilson Bridge Road Corridor Study recommends the creation of design guidelines and standards for the corridor and promotes the reinvestment & redevelopment of properties in the corridor; and,

WHEREAS, the Comprehensive Plan Update & 2005 Strategic Plan for Worthington recommends supporting the redevelopment and reinvestment in the Freeway Commercial Area (Wilson Bridge Corridor); and,

WHEREAS, the Municipal Planning Commission, on recommendation of City staff passed a motion on September 24, 2015 to recommend approval to amend Section 1107.01, Section 1141.01, Section 1141.06 and Enact Section 1181 Wilson Bridge Corridor; and,

WHEREAS, it is the desire of City Council to permit the Wilson Bridge Corridor Zoning to foster development that strengthens land use and economic value; encourage a mix of uses; enhance the livability of the area; encourage pedestrian and bicycle connections; promote high-quality buildings and public spaces that create and sustain long-term economic vitality of the City of Worthington.

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

SECTION 1. That Section 1107.01, Section 1141.01 and Section 1141.06 of the Codified Ordinances is hereby amended, and Chapter 1181 of the Codified Ordinances is hereby enacted, to read as set forth in Exhibit “A”, attached hereto and incorporated herein.
ORDINANCE NO. 12-2016

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and 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 ____________________

____________________________________
President of Council

Attest:

___________________________   P.H. April 18, 2016
Clerk of Council

Introduced April 4, 2016
P.H. April 18, 2016
1107.01 VARIATIONS BY COUNCIL ACTION.
On recommendation of the Municipal Planning Commission, or on its own initiative, Council may, by Ordinance, permit variations from the standards established in the Planning and Zoning Code with regard to the approval of a Subdivision, Development Plan, Planned Use District or Wilson Bridge Corridor plan in order to afford justice and address practical difficulties to interested persons. Council may by Resolution permit variations from the standards established in the Planning and Zoning Code with regard to the approval of an amendment to a Development or Wilson Bridge Corridor plan. Once Council grants a variation or exception, the approval of the same by the Board of Zoning appeals is not required.

1141.01 DIVISION INTO DISTRICTS
The City is hereby divided into districts under five general categories which shall be known as: Open Area Districts, Residential Districts, Commercial Districts, Industrial Districts and Wilson Bridge Corridor Districts.

1141.06 WILSON BRIDGE CORRIDOR DISTRICTS
Refer to Section 1181.06 of the Codified Ordinances for the Wilson Bridge Corridor Districts.

1181.01 PURPOSE
The purpose of this Chapter is to facilitate implementation of the Wilson Bridge Road Corridor Study (Res. 18-2011), which promotes the redevelopment of the Wilson Bridge Road Corridor into a mixed use area that will generate new economic growth within the City. These requirements are intended to foster development that strengthens land use and economic value; to encourage a mix of uses; to enhance the livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that help create and sustain long-term economic vitality.

1181.02 DISTRICT BOUNDARIES
There is hereby created the Wilson Bridge Corridor (WBC) which shall include all parcels with access from Wilson Bridge Road and Old Wilson Bridge Road, between the Olentangy River to the west, and the railroad to the east. The WBC shall also include properties adjacent to N. High St., from I-270 to Caren and Highland Avenues, but shall exclude any parcels owned by the City that are used for parkland purposes. Properties currently in the Architectural Review District shall also be subject to the provisions in Chapter 1177. In the event of conflict between the standards of the Architectural Review District and the standards of the WBC, the more restrictive standards shall apply.

1181.03 DEFINITIONS.
The definitions in Section 1101.01 and Chapter 1123 of the Planning and Zoning Code shall apply to those terms used in this chapter, with the addition of the following terms. All defined terms are capitalized.

(a) “Building Frontage” means the line of that face of the building nearest the front line of the lot.
(b) “Impervious Surface” means a hard surface area that prevents or substantially impedes the natural infiltration of water into the underlying soil, resulting in an increased volume or velocity of surface water runoff.

(c) “Parapet” means a low wall barrier at the edge of a roof or structure which may serve to prevent falls over the edge or serve as a stylistic feature.

(d) “Setback” means the minimum distance from a property line to where a Building may be built.

(e) “Setback Area” means the area between the property line and required Setback.

1181.04 GENERAL PROVISIONS
(a) Ordinary repair or maintenance and interior alterations not in conflict with the provisions herein are exempt.

(b) The following improvements shall subject property to the provisions herein:
(1) Construction of a new building;
(2) Expansion of a building's gross floor area based on the following:
   A. If the expansion area is less than 25% of the existing building’s area at the date of adoption of this Chapter, only the expansion area shall comply with this Chapter;
   B. If the expansion area is 25% or more of the existing building’s area, the entire building shall comply with this Chapter;
(3) Construction or expansion of parking facilities;
(4) Addition of landscaping, exterior lighting, fencing, or other accessory structures; and
(5) Construction and installation of signage.
(c) Proposals that address changes to existing conditions shall be subject to the provisions herein to the extent they can reasonably be applied.
(d) Redevelopment and/or change of use proposals in the WBC shall be a minimum of 3 acres of land and 200’ of frontage along the Right-of-Way.
(e) The owner of a tract of land proposing improvements that are subject to the provisions in Subsection (b) shall submit an application for review to the Director of Planning and Building in accordance with Section 1181.07.

1181.05 DEVELOPMENT STANDARDS
(a) Site Layout.
(1) **Setbacks.** Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.

A. Buildings 50,000 square feet in area or less shall be located between 5′ and 20′ from adjacent Right-of-Way Lines. Buildings greater than 50,000 square feet in area shall be located at least 20′ from adjacent Right-of-Way lines.

B. Buildings located along High Street north of Wilson Bridge Road shall be located at least 50′ from the adjacent Right-of-Way lines.

C. Buildings on properties abutting properties in “R” districts shall not be located closer than 50′ to the property line. Parking facilities and access drives on properties abutting properties in “R” districts shall not be located closer than 25′ to the property line.

D. Setback areas in front of retail uses shall be primarily hardscaped, and may be used for outdoor dining and other commercial activities. Residential units with individual entries may include landscaping, walkways, porches, raised planters, walls and fences.

E. As building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential “canyon/tunneling” effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.

(2) **Right-of-Way Dedication.** Dedication of Right-of-Way may be required to accommodate public improvements.

(3) **Screening.** All development on parcels abutting properties in “R” districts shall be permanently screened in the setback area with the combination of a solid screen and landscape screening. The solid screen shall consist of a wall or fence at least 6′ in height and maintained in good condition without any advertising thereon. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to walls or fences with vertical supporting members designed to be identical in appearance on both sides.

Landscape screening shall consist of one of the following options at a minimum:

A. One large evergreen tree with an ultimate height of 40’ or greater for every 20 linear feet, plus one medium evergreen tree with an ultimate height of 20’ to 40’ for every 10 linear feet. Evergreen trees shall be at least 6’ in height at the time of planting. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24” in height, shall be provided for every 5 linear
feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.

B. One large deciduous tree with an ultimate height of 50’ or greater for every 25 linear feet, plus one medium deciduous tree with an ultimate height of 20’ to 40’ for every 15 linear feet. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24” in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.

(4) Equipment. Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.

(5) Tract Coverage. A maximum of 75% of the property shall be covered with impervious surfaces.

(6) Pedestrian Access. Sidewalks with a minimum width of 5’, Recreation Paths with a minimum width of 10’, or a combination of both shall be provided along all Rights-of-Way. Pedestrian connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.

(7) Drive-in Commercial Uses. Drive-in Commercial Uses shall be oriented so that the drive through is not between the primary street frontage and the building.

(b) Buildings. Building design should enhance the character of the WBC. A diversity of architectural styles is encouraged to provide visual interest and add to the overall appeal of the corridor.

(1) Design.
A. A principal building shall be oriented parallel to Wilson Bridge Road, or as parallel as the site permits, and should have an operational entry facing the street.

B. The height of a building shall be a minimum of 18’ for flat roof buildings measured to the top of the parapet, or 12’ for pitched roof buildings measured to the eave. Maximum building height shall be per Section 1181.06 of the Code. Building Frontage that exceeds a width of 50’ shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade. To avoid a potential “canyon/tunneling” effect along the corridor, the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping will be required.
C. Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.

D. Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.

E. Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.

F. When designing for different uses, an identifiable break between the building’s ground floors and upper floors shall be provided. This break may include a change in material, change in fenestration pattern or similar means.

G. Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.

H. Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.

(2) Materials.
A. Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.

B. Vinyl siding and other less durable materials should not be used.

C. Long-lived and sustainable materials should be used.

D. The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.

E. Especially durable materials on ground floor façades should be used.

F. Generally, exterior insulation finishing systems (EIFS), are not preferred material types.

G. A variety of textures that bear a direct relationship to the building’s massing and structural elements to provide visual variety and depth should be provided.

H. The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.
(3) Windows and Doors.
   A. Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
   
   B. Walls adjacent to the primary building frontage, shall have the pattern of window glass continued from the primary building frontage a minimum distance of 10’.
   
   C. Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building’s architectural style.
   
   D. For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2’ and 10’ above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4’.

(c) Landscaping. There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.
   
   (1) Natural Features: Natural Features shall not be removed, damaged, altered or destroyed without approval per the procedures in Section 1181.07. All healthy trees 6” caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of $150.00 per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.

   (2) Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.

   (3) Deciduous trees shall be a minimum of 2” caliper at the time of installation; evergreen trees shall be a minimum of 6’ in height at the time of installation; and shrubs shall be a minimum of 24” in height at the time of installation.

   (4) Street trees shall be provided.

   (5) Parking lot landscaping shall be required per the provisions in Chapter 1171.

   (6) Seasonal plantings should be incorporated into the landscape plan.
(7) The approved landscape plan must be maintained across the life of the development.

(d) Lighting. All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

(1) The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.

(2) The height of parking lot lighting shall not exceed 15’ above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.

(3) For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12’ above grade.

(4) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

(e) Signs.

(1) General

A. All new signs, including sign face replacement, shall be subject to the provisions herein.

B. The provisions in Chapter 1170 shall apply to all signs in the WBC unless otherwise stated in this section.

C. Exterior lighting fixtures are the preferred source of illumination.

(2) Freestanding Signs

A. There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.

B. Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10’. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.

C. Freestanding signs may include the names of up to eight tenants of that parcel.

D. Light sources shall be screened from motorist view.

(3) Wall-mounted Signs
A. Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.

B. Businesses occupying 25% or more of a building on a parcel abutting more than one Right-of-Way may have a wall sign facing each Right-of-Way.

C. Businesses occupying 25% or more of a building abutting the I-270 Right-of-Way may have a wall sign facing each Right-of-Way. Such signs may have a non-illuminated background up to 200 square feet in area. The graphic portion of such signs shall not exceed 100 square feet in area.

D. Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.

(f) Parking.
   1) Design. Surface parking shall be located to the rear or side of the buildings on the site. If parking is located on the side of the building, parking shall not exceed 2 rows of parking with a drive aisle between, shall not exceed 60’ of street frontage, shall be located no closer to the Right-of-Way than the building, and shall be screened from view from the Right-of-Way.

   2) Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01.

   3) Residential Uses. There shall not be less than one parking space per Dwelling Unit.

   4) Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.

   5) Structured Parking. Structured parking shall be permitted and encouraged within the WBC, and shall meet all other standards as outlined in this chapter.

(g) Public Spaces. A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

   1) An accessible plaza or courtyard designed for public use with a minimum area of 250 square feet;

   2) Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 48 inches in width;

   3) Public art;

   4) Decorative planters;
(5) Bicycle racks;
(6) Permanent fountains or other Water Features;
(7) Decorative waste receptacles;
(8) Decorative pedestrian lighting; and
(9) Other items approved by the Municipal Planning Commission.

1181.06 ESTABLISHMENT OF WILSON BRIDGE CORRIDOR ZONING DISTRICTS
The following zoning districts are established for use in the WBC:

(a) “WBC-1” Medium Density Residential: An area along the WBC that allows for medium density residential housing, offering a variety of housing styles and pricing options that complement the residential and architectural patterns and styles in the City.
   (1) Permitted Uses: Multi-family dwellings, Home Occupations, Public uses, Essential services and Accessory uses.
   (2) Maximum Building Height: Three stories except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 30’.
   (3) Density: The maximum number of dwelling units allowed per acre for development within the WBD-1 shall be 14, with a desired number between 10 and 14 dwelling units.

(b) “WBC-2” Professional Office: Areas to promote small to medium sized office uses. A variety of office types and styles are encouraged to promote flexibility and adaptability.
   (1) Permitted Uses: Office uses, Essential services and Accessory uses.
   (2) Conditional Use: Public uses and Semi-public uses.
   (3) Maximum Building Height: 3 stories, except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 35’.

(c) “WBC-3” Mixed Use: An area along the WBC that allows for a mix of retail and office uses both vertically and horizontally. Retail uses are encouraged for the first floor of multi-floor developments. Pedestrian facilities and public spaces are encouraged. Some residential uses may be incorporated in this area.
   (1) Permitted Uses: Uses listed in Chapter 1147 of the Codified Ordinances as permitted uses in the following districts: “C-1” Neighborhood Commercial, “C-2” Community Shopping Center, and “C-3” Institutions and Offices.
   (2) Conditional Uses: Residential Uses, Hotels, Motels, Drive-in Commercial Uses, and Breweries, Distilleries and Wineries.
(3) Maximum Building Height: 3 stories for properties south of Wilson Bridge Rd; except for the WBC-3 Mixed-Use location south of Wilson Bridge Road and west of High Street, where the maximum building height shall be 3 stories within the westernmost 180 feet and 4 stories in the remaining area; 4 stories for properties north of Wilson Bridge Rd.

(d) “WBC-4” Office: Areas along the WBC that allows for large-scale office development and redevelopment, with such product offering prominent freeway visibility and serving local, regional and national tenants.

(1) Permitted Uses: Office uses, Animal Hospitals, Essential services and Accessory uses.

(2) Conditional Uses: Hotel, Public uses and Semi-public uses.

(3) Maximum Building Height: 4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories.

1181.07 PROCEDURES FOR REVIEW

(a) Existing Development Modifications. The City staff may approve site and building changes that conform to the Design Standards for the WBC. Such modifications shall be limited to the minor modification of existing buildings, the addition or modification of lighting, fencing, landscaping, accessory structures and wall-mounted signs; and the modification of freestanding signs. Staff approval under this subsection may be used for all properties in the WBC, regardless of the existence of an approved plan for the property per Chapters 1173, 1175 or 1181.

(b) Redevelopment/New Development. Shall apply to improvements such as construction of a new building; expansion of a building’s gross floor area; construction, alteration or expansion of parking facilities; and construction/installation of freestanding signs. Additionally, requested improvements that do not conform to this Chapter may be subject to the provisions herein.

(1) Pre-application. The applicant may request review and feedback from City staff and the Municipal Planning Commission prior to preparing a Preliminary Plan. No discussions, opinions, or suggestions provided shall be binding to the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

(2) Preliminary Plan.
A. The owner of a tract of land located in the WBC shall submit to the Municipal Planning Commission for its review, a preliminary plan for the redevelopment and/or change of use of such tract of land. At the time of filing of the preliminary plan, the applicant shall pay a fee of $350.00, no part of which shall be refundable.

B. The Preliminary Plan submittal shall include the following:
1. A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300’ of the area proposed for development;
2. Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan;
3. Date, north arrow and total acreage of the site;
4. A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). In lands contiguous to or adjacent to the flood plain of the Olentangy River, existing contours shall be shown in accordance with the elevations set forth in Chapter 1105;
5. Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300’ of the proposed area;
6. Existing sanitary and storm sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations;
7. The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community. In areas located near the Olentangy River, stormwater quality treatment requirements, downstream surface water protection, and stream corridor protection areas shall be designated, protected, and/or mitigated as required by Ohio EPA’s “Construction Site Storm Water in the Olentangy River Watershed” General Permit or the Ohio Department of Natural Resources Rainwater and Land Development Manual, whichever greater. Wetland areas shall be delineated and mitigated as required by the Clean Water Act Sections 401 and 404. A Flood Hazard Permit is required to be filed with the City for all work within the FEMA designated floodplain.
8. A tree preservation plan showing all existing trees 6” caliper or larger;
9. A preliminary grading plan;
10. Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City;
11. The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities;
12. Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications;
13. Proposed Easements;
14. Proposed number of Dwelling Units per acre;
15. Proposed uses, including area of land devoted to each use;
16. Proposed phasing of development of the site, including a schedule for construction of each phase;
17. Homeowners or commercial owners’ association materials;
18. A written narrative describing the project; and
19. Any additional information as required by the Municipal Planning Commission and the City Council.

C. The Municipal Planning Commission may approve, approve with modifications, or disapprove the Preliminary Plan based on its conformance with the ordinances of the City.

(3) Final Plan.
A. Upon determination by the Municipal Planning Commission that the proposed WBC application as shown by the preliminary plan conforms to the requirements of this Chapter and all applicable requirements of this Zoning Ordinance, the proponents shall prepare and submit a Final Plan, which plan shall incorporate any changes or modifications required or suggested by the Commission. At the time of filing the Final Plan for review by the Municipal Planning Commission, the applicant shall pay a fee of $200, no part of which shall be refundable.

B. The Final Plan submittal shall include the following:
1. An updated construction schedule;
2. All items required in the Preliminary Plan, revised as necessary to meet the approval;
3. Proposed final design and location of Structures, Accessory Structures, streets, drives, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening and other features as required by the City;
4. Evidence that the applicant has sufficient control over the land to undertake the proposed development; and
5. Covenants and other restrictions which will be imposed upon the use of the land, Buildings, and Structures, and a copy of any bylaws.

C. For any development involving the extension of utilities, the owner shall also submit conceptual utility drawings containing the following information:
1. The pipe size, slope, manholes and location of the sanitary sewer system;
2. The size, shape and slope for all pipes, channels and basins of the storm sewer system with accompanying storm drainage calculations;
3. The size and location of water lines and fire hydrants; and
4. Street or drive grades, cross sections, elevations and contours at two foot intervals.
If a conceptual utility plan is required, the applicant shall pay a fee of $100.00 per acre for each acre in the development; however, such fee shall not be less than $300.00 for the purposes of reviewing such utility plans.

D. If the final plan is found to comply with requirements set forth in this Chapter and other applicable provisions of this Zoning Ordinance, the Commission shall submit such plan with its report and recommendations to the City Council which shall hold a public hearing on the WBC plan.

E. Following a public hearing, the Council may approve by Ordinance the final plan as submitted by the Commission or may approve modification of the plan if the modification is consistent with the intent and meaning of this Chapter and is in substantial conformity with the Final Plan as approved by the Commission.

(4) Requested modifications to the approved Final Plan shall be reviewed according to the following:
A. **City Staff.** The City staff may approve design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:
   1. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
   2. Minor adjustments in Building height;
   3. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
   4. Minor modifications of landscaping, including substitution of materials.

B. **Municipal Planning Commission.** The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.
   1. Should the Municipal Planning Commission find that such modification keeps the essential character of the Final Plan, and otherwise meets the provisions of the Planning and Zoning Code, the Municipal Planning Commission may approve such modification.
   2. Should the Municipal Planning Commission find that such modification does not otherwise meet the provisions of the Planning and Zoning Code, or requires further review, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for consideration?

C. **City Council.** Following a public hearing, Council may approve by resolution the amendment to the Final Plan as submitted by the Commission, may approve modification of the plan if the modification is consistent with the intent and meaning of this Zoning Ordinance or may deny the amendment.

(5) **Appeal.** Any person, firm or corporation, or any officer, department, board or agency of the City who has been aggrieved or affected by any decision of the
Municipal Planning Commission or City staff involving an application for the WBC, or any member of the City Council, whether or not aggrieved or affected, may appeal such decision to the City Council by filing notice of intent to appeal within seven days of the date of the decision, and filing a petition with the Clerk of Council within fifteen days from the date of the decision and setting forth the facts of the case. The City Council shall hold a public hearing on such appeal not later than thirty days after such petition has been filed with the Clerk of Council. The City Council, by an affirmative vote of four of its members, shall decide the matter on the merits of the case after giving due consideration to the deliberations and decisions of the Municipal Planning Commission and the City Council's decision shall be final.

(6) Expiration. In the event the applicant receiving approval of a WBC plan does not receive the required permits within 18 months of the date of approval, the City shall require the applicant to show cause why such approval should not be revoked. If the Commission determines that the best interests of the City will not be served by the applicant continuing to hold the approval, the Commission shall hold a hearing to revoke the approval.

(7) Guarantee of Natural Features Work. Prior to beginning construction, the owner or developer shall provide a bond, letter of credit acceptable to the City, or a certified check, guaranteeing the work of preserving and/or restoring and maintaining Natural Features. The bond, letter of credit or check shall be in an amount equal to the estimated cost of the work of preserving and/or restoring and maintaining Natural Features, and the same shall be released upon acceptance of the Natural Features work by the City and upon the furnishing by the owner or developer of an additional bond or letter of credit acceptable to the City, or a certified check in an amount equal to ten percent (10%) of the estimated cost of the Natural Features work to guarantee maintenance of the Improvements and the Natural Features work for a period of one year following the completion of construction.

(8) The owner or developer shall, prior to beginning construction, deposit with the Director of Finance a sum of money as prescribed by the City Engineer to defray the cost of inspection and whatever engineering services may be required, and expense incurred by the City in the installation of any public improvements. Should the amount of such deposit be insufficient to pay the cost thereof, the developer shall immediately, upon demand, deposit such additional sums as are estimated by the Director to be necessary. Upon completion and acceptance of the improvement, any unexpended balance remaining from such deposit or deposits shall be refunded.

(9) Interpretation of Uses: When a proposed land use is not explicitly listed herein, the Municipal Planning Commission shall determine whether it is reasonably included in the definition of a listed use, or that the proposed use meets the
following criteria to the extent that it should be treated as a permitted use in that
district:
(1) The use is not specifically listed in any other WBC.
(2) The use is generally consistent with the intent of the WBC and this Chapter.
(3) The use will not impair the present or potential use of other properties within
the same district or bordering districts.
(4) The use has no greater potential impact on surrounding properties than those
listed in the district, in terms of aesthetics, traffic generated, noise, potential
nuisances, and other impacts related to health, safety and welfare.
(5) The use will not adversely affect the relevant elements of the Wilson Bridge
Road Corridor Study.

(c) Notice of Hearings. Notice of all Municipal Planning Commission hearings in Section
1181.07 shall be as follows:
(1) The property in question is to be posted with a placard stating the date and location
of the hearing. At this hearing, any party may appear in person or by attorney.

(2) Notice of the time, place and purpose of the public hearing shall be given by
mailing or e-mailing a notice not less than ten days prior to the date of the
public hearing to owners of property contiguous to and directly across the
street from such parcel or parcels.

(3) The meeting agenda shall be posted on the City of Worthington website prior to the
meeting.

(4) The failure to notify as provided in this section shall not invalidate any decision
made hereunder.

1181.08 COORDINATION WITH OTHER PROVISIONS OF PART 11,
PLANNING AND ZONING CODE
For any applicable procedures or requirements not contained or referenced in this
Chapter, procedures and requirements contained elsewhere in Part 11 of the Codified Ordinances
shall govern. In the event any procedures or requirements contained in this Chapter conflict with
procedures or requirements contained elsewhere in Part 11 of the Codified Ordinances, the
procedures or requirements contained within this Chapter shall govern.
MEMORANDUM

TO: Matthew H. Greeson, City Manager

FROM: R. Lee Brown, Director

DATE: March 23, 2016

SUBJECT: Ordinance to Amend Code - Chapter 1181 – Wilson Bridge Corridor (AZP 05-15)

Background & Purpose:
Chapter 1181 Wilson Bridge Corridor (WBC) is proposed for consideration to be added to the Codified Ordinances to implement the findings of the Wilson Bridge Road Corridor Study. Adopted in 2011, the Study makes recommendations for the Wilson Bridge Road corridor from the Olentangy River to the west to the Railroad Crossing to the east. The Study recommends the need to promote the redevelopment of the Wilson Bridge Road Corridor into a mixed use area that will generate new economic growth within the City. These requirements are intended to foster development that strengthens land use and economic value; encourage a mix of uses; enhance livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that create and sustain long-term economic vitality.

District Boundaries:
The Wilson Bridge Corridor (WBC) includes all parcels with access from Wilson Bridge Road and Old Wilson Bridge Road, between the Olentangy River to the west, and the railroad to the east. The WBC also includes the parcels adjacent to North High Street, from I-270 to Caren and Highland Avenues, but excludes any parcels owned by the City that are used for parkland purposes. Several of these properties are also located in the Architectural Review District, in the event of a conflict between standards, the more restrictive standards shall apply. (Please attached maps)

Wilson Bridge Corridor Zoning Layout:
Chapter 1181
1. Purpose
2. District Boundaries
3. Definitions
5. Development Standards
6. Establishment of Wilson Bridge Corridor Zoning Districts
   a. WBC-1 – Medium Density Residential
   b. WBC-2 – Professional Office
   c. WBC-3 – Mixed Use
   d. WBC-4 – Office
7. Procedures for Review

Chapter 1141.01 Division into Districts
   • Open Areas, Residential Districts, Commercial Districts, Industrial Districts and Wilson Bridge Corridor Districts

Chapter 1141.06 Wilson Bridge Corridor Districts

Chapter 1107.01 Variations to Council Action

**Description of Zoning Districts:**

“WBC-1” Medium Density Residential: An area along the WBC that allows for medium density residential housing, offering a variety of housing styles and pricing options that complement the residential and architectural patterns and styles in the City.

(1) Permitted Uses: Multi-family dwellings, Home Occupations, Public uses, Essential services and Accessory uses.

(2) Maximum Building Height: Three stories except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 30’.

(3) Density: The maximum number of dwelling units allowed per acre for development within the WBD-1 shall be 14, with a desired number between 10 and 14 dwelling units.

“WBC-2” Professional Office: Areas to promote small to medium sized office uses. A variety of office types and styles are encouraged to promote flexibility and adaptability.

(1) Permitted Uses: Office uses, Essential services and Accessory uses.

(2) Conditional Use: Public uses and Semi-public uses.

(3) Maximum Building Height: 3 stories, except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 35’.

“WBC-3” Mixed Use: An area along the WBC that allows for a mix of retail and office uses both vertically and horizontally. Retail uses are encouraged for the first floor of multi-floor developments. Pedestrian facilities and public spaces are encouraged. Some residential uses may be incorporated in this area.
Permitted Uses: Uses listed in Chapter 1147 of the Codified Ordinances as permitted uses in the following districts: “C-1” Neighborhood Commercial, “C-2” Community Shopping Center, and “C-3” Institutions and Offices.

Conditional Uses: Residential Uses, Hotels, Motels, Drive-in Commercial Uses, and Breweries, Distilleries and Wineries.

Maximum Building Height: 3 stories for properties south of Wilson Bridge Rd; except for the WBC-3 Mixed-Use location south of Wilson Bridge Road and west of High Street, where the maximum building height shall be 3 stories within the westernmost 180 feet and 4 stories in the remaining area; 4 stories for properties north of Wilson Bridge Rd. (Revised 01.20.2016)

“WBC-4” Office: Areas along the WBC that allows for large-scale office development and redevelopment, with such product offering prominent freeway visibility and serving local, regional and national tenants.

Permitted Uses: Office uses, Animal Hospitals, Essential services and Accessory uses.

Conditional Uses: Hotel, Public uses and Semi-public uses.

Maximum Building Height: 4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories. (Revised 03.15.2016)

Building Setbacks:
- Buildings 50,000 sq. ft. in area or less shall be located between 5 feet and 20 feet from the ROW line.
- Buildings greater than 50,000 sq. ft. in area shall be located at least 20 feet from the ROW line.
- Buildings on properties abutting properties in the “R” districts shall not be closer than 50 feet from a property line, access drives and parking facilities shall not be located closer than 25 feet.
  - Avoid canyon/tunneling effect along the corridor.
    - Use of floor terracing, changes in building massing, insertion of green commons, recessed seating and dining areas, and lush landscaping will be required. (Revised 01.20.2016)
- Buildings located along High Street north of Wilson Bridge Road shall be located at least 50’ from the adjacent Right-of-Way lines. (Revised 02.16.2016)

Tract Coverage:
- Maximum of 75% of the property shall be covered with impervious surfaces. (Revised 02.16.2016)

Buildings:
- Design:
  - Oriented parallel to Wilson Bridge Road, operational entry facing the street.
  - Height shall be a minimum of 18 feet for flat roof buildings and 12 feet for
Avoid canyon/tunneling effect along the corridor.

- Use of floor terracing, changes in building massing, insertion of green commons, recessed seating and dining areas, and lush landscaping will be required. (Revised 01.20.2016)

- **Materials:**
  - Building façade should include 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding.
  - No vinyl siding permitted. (Revised 01.20.2016)

**Landscaping:**

- **Natural Features**
  - Natural Features shall not be removed, damaged, altered or destroyed without approval.
  - All healthy 6” caliper or larger trees shall be retained, or replaced with a total tree trunk equal in diameter to the removed tree.
  - When full replacement is not feasible, a fee of $150.00/per caliper inch is required to be deposited in the Special Parks Fund for reforestation on public property. (Revised 02.16.2016)
  - The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community. In areas located near the Olentangy River, stormwater quality treatment requirements, downstream surface water protection, and stream corridor protection areas shall be designated, protected, and/or mitigated as required by Ohio EPA’s “Construction Site Storm Water in the Olentangy River Watershed” General Permit or the Ohio Department of Natural Resources Rainwater and Land Development Manual, whichever greater. Wetland areas shall be delineated and mitigated as required by the Clean Water Act Sections 401 and 404. A Flood Hazard Permit is required to be filed with the City for all work within the FEMA designated floodplain. (Revised 02.16.2016)

**Building Height:**

<table>
<thead>
<tr>
<th>Zoning Districts</th>
<th>Height</th>
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<tbody>
<tr>
<td>WBC-1</td>
<td>3 stories on the south side of Wilson Bridge Road except between Westview Drive &amp; McCord Park should be limited to 2 ½ stories and 30 feet in height</td>
</tr>
<tr>
<td>WBC-2</td>
<td>3 stories, except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord park should be limited to 2 ½ stories and 35 feet in height</td>
</tr>
<tr>
<td>WBC-3</td>
<td>3 stories for properties south of Wilson Bridge Rd; except for the WBC-3 Mixed-Use location south of Wilson Bridge Road and west of High Street, where the maximum building height shall be 3 stories within the westernmost 180 feet and 4 stories in the remaining area; 4 stories for properties north of Wilson Bridge Rd.</td>
</tr>
<tr>
<td>WBC-4</td>
<td>4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories</td>
</tr>
</tbody>
</table>
## Permitted Uses & Conditional Uses:

<table>
<thead>
<tr>
<th>Zoning Districts:</th>
<th>Permitted Uses:</th>
<th>Conditional Uses:</th>
</tr>
</thead>
</table>
| WBC-1            | Multi-Family Dwellings  
Home Occupations  
Public Uses  
Essential Services  
Accessory Uses | N/A |
| WBC-2            | Office Uses  
Essential Services  
Accessory Uses | Public Uses  
Semi-Public Uses |
| WBC-3            | Permitted Uses listed in the following districts:  
C-1 District  
C-2 District  
C-3 District | Residential Uses  
Hotels & Motels  
Drive-in Commercial  
Breweries, Distilleries and Wineries |
| WBC-4            | Office Uses  
Animal Hospitals  
Essential Services  
Accessory Uses | Hotel  
Public Uses  
Semi-Public Uses |

## Density:

<table>
<thead>
<tr>
<th>Zoning Districts:</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>WBC-1</td>
<td>14 units/acre</td>
</tr>
<tr>
<td>WBC-2</td>
<td>N/A</td>
</tr>
<tr>
<td>WBC-3</td>
<td>No density specified</td>
</tr>
<tr>
<td>WBC-4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

## Recommendations:

- Staff is recommending **approval** of the proposed amendment to Code. Staff believes it further implements the Wilson Bridge Road Corridor Study. The proposed amendment to Code also complements the Wilson Bridge Corridor enhancement projects planned for the corridor.

- The Wilson Bridge Road Corridor Steering Committee recommended **approval**.

- On September 24, 2015 the Municipal Planning Commission reviewed and recommended **approval** to City Council on an Ordinance to Amend the Codified Ordinances of the City of Worthington
Updated Information:

- Pg. #2 – Modified minimum acreage from 3-aces to 2-acres.
- Pg. #3 and Pg. #4 – Added language concerning building height related to setbacks along the street corridor. The goal is to mitigate any potential for canyon/tunneling effect along the corridor.
- Pg. #3 – Added language related to buildings located along High Street north of Wilson Bridge Road shall be located at least 50’ from the adjacent Right-of-Way lines.
- Page #3 – Added language as building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential “canyon/tunneling” effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.
- Page #4 – Maximum of 75% of the property shall be covered with impervious surfaces.
- Page #5 - To avoid a potential “canyon/tunneling” effect along the corridor, the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping will be required.
- Pg. #5 – Moved roof-mounted equipment to the end of the section under Building Design.
- Pg. #5 – Increased the percentage from 40% to 75% of materials must be full set clay bricks, stone, cultured stone, wood or fiber cement board siding.
- Pg. #5 – No vinyl siding and other less durable materials should be used.
- Pg. #6 – Decreased the Tree Replacement Fee from $450.00/caliper inch to $150.00/caliper inch.
- Pg. #10 – Building Height WBC-3 – Mixed Use
  - The maximum building height was adjusted for the WBC-3 Mixed Use location, we adjusted the maximum building height: 3 stories for properties south of Wilson Bridge Rd; except for the WBC-3 Mixed-Use location south of Wilson Bridge Road and west of High Street, where the maximum building height shall be 3 stories within the westernmost 180 feet and 4 stories in the remaining area; 4 stories for properties north of Wilson Bridge Rd.
- Pg. #11 – Building Height WBC-4 – Office
  - The maximum building height was adjusted from 6 stories to 4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories.
- Pg. #11 & Pg. #12 – Removed WBC-5 – Office/High Density Residential
  - WBC- 5 District was completely removed. This area is now recommended to be in the WBC-4 – Office District in the future.
- Pg. #12 – Added language pertaining to natural features on a site.
  - The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community. In areas located near the Olentangy River, stormwater quality treatment requirements, downstream surface water protection, and stream corridor protection areas shall be designated, protected, and/or mitigated as required by Ohio EPA’s “Construction Site Storm Water in the Olentangy River Watershed” General Permit or the Ohio Department of Natural Resources Rainwater and Land Development Manual, whichever greater.
Wetland areas shall be delineated and mitigated as required by the Clean Water Act Sections 401 and 404. A Flood Hazard Permit is required to be filed with the City for all work within the FEMA designated floodplain.

**City Council Process:**

- City Council Briefing – November 9, 2015
- Outreach:
  - Website updated to include all meeting materials, presentation and meeting dates.
    - Notify Me – Mass email went out on November 18, 2015 to all those signed up on the City’s email, updated email went out on January 8, 2016, February 5, 2016, March 11, 2016 and again on March 15, 2016.
  - Steering Committee updated on the status of the proposed regulations
  - Met with residents on Hayhurst and Caren
  - Met with residents on Olenwood and Hinsdale
- City Council Briefing – January 11, 2016
  - Email correspondence and meetings with residents who have questions and concerns.
- City Council Briefing – February 8, 2016
  - Email correspondence and meetings with residents who have questions and concerns.
- City Council Briefing – March 14, 2016
  - Approach #2 Presentation posted to the City’s website on March 15, 2016 and email went out to those on the Notify Me distribution list.
    - Alternate proposal presented at the meeting.
  - Email correspondence and meetings with residents who have questions and concerns.
- Introduce Legislation – April 4, 2016
- Public Hearing – April 18, 2016
  - 60-Day Referendum Period for proposed Code Amendment.
Existing Zoning:
- F-1
- S-1
- R-10
- AR-4.5
- AR-3
- C-2
- C-3
- C-4
- I-1

Proposed Rezoning Area
Proposed Zoning

- WBC-1 - Medium Density Residential
- WBC-2 - Professional Office
- WBC-3 - Mixed Use
- WBC-4 - Office
Proposed Zoning

- WBC-1 - Medium Density Residential
- WBC-2 - Professional Office
- WBC-3 - Mixed Use
- WBC-4 - Office
Wilson Bridge Corridor Zoning

Proposed Building Heights:

<table>
<thead>
<tr>
<th>Height</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 stories</td>
<td>Purple</td>
</tr>
<tr>
<td>3-4 stories</td>
<td>Purple</td>
</tr>
<tr>
<td>4 stories</td>
<td>Red</td>
</tr>
<tr>
<td>2 ½ stories</td>
<td>Yellow</td>
</tr>
<tr>
<td>2 ⅞ stories</td>
<td>Yellow</td>
</tr>
</tbody>
</table>

Proposed Zoning:
- WBC-1 - Medium Density Residential
- WBC-2 - Professional Office
- WBC-3 - Mixed Use
- WBC-4 - Office

Approach #2 – Building Heights - Updated: March 14, 2016
Authorizing the City of Worthington to Participate with Other Central Ohio Jurisdictions in the Funding for a Study of the State Route 161 Corridor and Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost Thereof.

WHEREAS, in 2014, the Mid-Ohio Regional Planning Commission undertook a preliminary traffic study of the State Route 161 corridor from Olentangy River Road to Sawmill Road to gather information such as current congestion levels, projected growth in the area and potential traffic growth over the next 30 years; and,

WHEREAS, that study was funded by Perry Township, the City of Columbus and the City of Worthington; and,

WHEREAS, sufficient information was obtained from that study to warrant a more comprehensive look at the corridor, which would consist of a planning, engineering and design study for the purpose of providing the affected jurisdictions with a set of alternatives for improvements; and,

WHEREAS, the State of Ohio Department of Transportation has agreed to facilitate the study for the benefit of all the affected jurisdictions with financial assistance from the City of Columbus, Perry Township, the City of Worthington and MORPC, as requested, in the share of the funding therefor.

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

SECTION 1. That it is declared to be in the public interest that the consent of Worthington City Council be and such consent is hereby given to the Director of Transportation to complete the above described study.

SECTION 2. That the City of Worthington shall cooperate with the Director of Transportation in the above described study and hereby appropriates from the Capital Improvements Fund Unappropriated Balance to Account No. 308.5010.533357 the sum of One Hundred Fifty Thousand Dollars ($150,000.00) to pay the City of Worthington’s share of costs for the study.

SECTION 3. That the City Manager is hereby directed on behalf of the City to enter into contracts with the Director of Transportation necessary to complete the above described project.
ORDINANCE NO. 13-2015

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 ______________________

______________________________ President of Council

Attest:

______________________________ Clerk of Council

Introduced April 4, 2016
P.H. April 18, 2016
ORDINANCE NO. 14-2016

Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay for the Central District Sanitary Sewer Repairs at Proprietors Road and SR 161 and all Related Expenses and Determining to Proceed with said Project. (Project No. 618-15)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

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

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.8170.533346 the sum of ________________ to pay for the Central District Sanitary Sewer Repair costs at Proprietors Road and SR 161 and all related expenses (Project 618-15).

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with firm of ________________ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an “Ordinance Determining to Proceed” with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

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 _____________

____________________________________
President of Council

Attest:

___________________________________
Clerk of Council
MEMORANDUM

To: Matthew H. Greeson, City Manager
From: Daniel W. Whited, Director of Service & Engineering
Cc: Tom Gilkey, Service & Engineering Superintendent
     Steve Tennant, Service & Engineering Supervisor
Subject: Central District Sanitary Repairs, Project Number 618-15
Date: April 14, 2016

The Central District Sanitary Sewer Study currently being conducted by DLZ Engineering identifies several sewer deficiencies needing repair. One of the projects that results from the identification of deficiencies is the construction of a new manhole in Granville Road at its intersection with Proprietors Road. The proposed work would eliminate a blind sewer connection, permit conventional sewer cleaning techniques, and improve hydraulic flow efficiencies within the sewer.

DLZ has prepared preliminary plans and specifications for this work. We have asked that the project be accelerated in order to complete disturbance of Granville Road prior to ODOT’s urban paving project, (FRA-161-8.67) that is expected to be initiated this summer (in order to avoid the potential of needing to disturb new pavement shortly after it is placed).

The Five-Year Capital Improvement Program includes $500,000.00 for Central District Sewer Improvements in calendar year 2016. An accurate estimate of cost for the proposed improvement will be developed when detailed plans are complete. The cost will most likely be less than $45,000.

Additional inflow and infiltration reduction improvements will be prioritized in the final report and can be performed with future contracts. In order to expedite the identified improvement, the Service and Engineering Department recommend that City Council appropriate funds to complete construction as soon as possible.
ORDINANCE NO. 15-2016

Amending Ordinance No. 44-2015 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Tennis and Basketball Court Resurfacing Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 629-16)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

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

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.4010.533358 the sum of ______________________ to pay the cost of the Tennis and Basketball Court Resurfacing Project and all related expenses (Project 629-16).

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with firm of ______________________________ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an “Ordinance Determining to Proceed” with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

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 ______________

_____________________________________
President of Council

Attest:

_________________________________
Clerk of Council
MEMORANDUM

TO: Matthew H. Greeson, City Manager

FROM: Darren Hurley, Parks & Recreation Director

DATE: April 13, 2016

SUBJECT: Tennis and Basketball Court Resurfacing Project

The 2016 CIP Program included $137,500 dedicated to Tennis Court and Basketball Court Resurfacing. These funds are being allocated to perform an asphalt overlay to completely repair the deteriorating tennis courts at Indianola Park and to perform crack filling and resurfacing of the tennis courts at Wilson Hill Park, Linworth Park, and the Olentangy Parklands along with the basketball courts at Indianola Park and Linworth Park.

Staff are prepared to put the project out to bid and are seeking permission to bid from Council at the April 18 meeting. In addition, we will be introducing legislation to appropriate the funds for the project.

If I can provide further information or answer any questions please let me know.
ORDINANCE NO. 16-2016

Amending Section 1177.08(a) of the Codified Ordinances of the City of Worthington to Include a Member of City Council as a Person Who May Appeal a Decision of the Board of Architectural Review.

WHEREAS, Section 1177.08 of the Codified Ordinances of the City establishes the process for the appeal of a decision of the Board of Architectural Review to City Council; and,

WHEREAS, that section as currently written provides for the ability of a member of City Council to appeal an ARB decision only as an aggrieved party; and,

WHEREAS, other board and commission decisions may be appealed by a City Council member whether or not aggrieved.

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

SECTION 1. That Section 1177.08(a) of the Codified Ordinances of the City of Worthington be and the same hereby is amended to read as follows:

1177.08 APPEALS.
The Board of Architectural Review shall decide all applications for architectural review not later than thirty days after the first hearing thereon.

(a) Any person, firm or corporation, or any officer, department, board or agency of the City who has been aggrieved by any decision of the Board involving an application for architectural review approval, or any member of Council whether or not aggrieved, may appeal such decision to Council by filing notice of intent to appeal with the City Clerk within ten days from the date of the decision, setting forth the facts of the case.

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and 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 ____________________________

President of Council

Attest:

___________________________
Clerk of Council