City Council Meeting Agenda

Monday, April 17, 2017 ~ 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

SPECIAL PRESENTATION

1) Resolution No. 13-2017 – Good Neighbor Award

To Congratulate Don Hyland on His Recognition as the Recipient of the 2016 Good Neighbor Award From the Worthington Community Relations Commission.

VISITOR COMMENTS

NEW LEGISLATION TO BE INTRODUCED

2) Resolution No. 14-2017

Approving the Walnut Grove and Flint Road Cemetery’s Purchase of 1.6± Acres of Land Adjacent to the Flint Road Cemetery to be Used for Cemetery Purposes.

3) Resolution No. 15-2017

Approving an Agreement and Permit for and between Windstream KDL, Inc., a Kentucky Corporation, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

4) Ordinance No. 14-2017

Authorizing an Amendment to the Economic Development Grant Agreement between the City of Worthington and Worthington Square Acquisition, LLC (The Heights at Worthington Place).

REPORTS OF CITY OFFICIALS

Policy Item(s)

5) Ordinance No. 13-2017 – Rezoning (181 E. Wilson Bridge Rd.)
REPORTS OF COUNCIL MEMBERS

OTHER

EXECUTIVE SESSION

ADJOURNMENT
1) Resolution No. 13-2017 – Good Neighbor Award

The Community Relations Commission (CRC) established the Good Neighbor Award to recognize members of the community who promote cooperation and goodwill throughout their neighborhoods and the City of Worthington. The CRC voted to present the 2016 award to Don Hyland. This Resolution congratulates Mr. Hyland. Jack Miner, Chair of the Community Relations Commission, will be present for this presentation.

Recommendaion: Introduction and Approval of Resolution as Presented

NEW LEGISLATION TO BE INTRODUCED

2) Resolution No. 14-2017 – Land Acquisition – Union Cemetery Board

The Board of Cemetery Trustees of the Walnut Grove and Flint Road Cemetery desires to purchase a 1.6 acre tract of land adjacent to the Flint Road Cemetery for use as an administrative office and to house equipment. The cemetery land currently used for that purpose would become available for burials. Since Sharon Township and the City of Worthington approve the tax that supports the cemetery, the Board is required to obtain the approval from the Sharon Township Board of Trustees and the Worthington City Council. This Resolution provides the City Council’s approval. Additional information is included in the attached memorandum from the Law Director.

Recommendaion: Introduction and Approval of Resolution as Presented


Section 949 of the City’s Codified Ordinances requires that persons desiring to utilize the City’s Rights of Way to provide public utility and/or telecommunications services, other than cable television service, obtain a Telecommunication and Utility Permit. The City has received an application from Windstream KDL for renewal of its permit. This Resolution
authorizes the City Manager to sign the Telecommunications and Utility Permit for the use of the Rights of Way in Worthington. The permit is for three years.

**Recommendation:** Introduction and Approval of Resolution as Presented

4) **Ordinance No. 14-2017 – Amendment to Economic Development Agreement – Worthington Square Acquisition (The Heights at Worthington Place)**

This Ordinance amends the Economic Development Agreement between the City and Worthington Square Acquisition for the commercial portion of the building known as The Heights at Worthington Place, located at 160 W. Wilson Bridge Road. In 2013, the City entered into an agreement to encourage the construction of Class A office space in the planned apartment building through a Venture Grant. The grant is payable in ten consecutive annual installments. The grant agreement set a deadline of September 6, 2016 for the location of jobs and at least $1,000,000 in payroll. The tenant leasing process has been delayed and Worthington Square Acquisition has requested an extension of 18 months to meet their targeted payroll objective. Additional information is included in the attached memorandum from the Economic Development Manager.

**Recommendation:** Introduction for Public Hearing on May 1, 2017

**REPORTS OF CITY OFFICIALS**

Policy Item(s)

5) **Ordinance No. 13-2017 – Rezoning – E. Wilson Bridge Road**

This Ordinance rezones two acres of land on the south side of East Wilson Bridge Road from R-10 Low Density Residential to WBC-1 Medium Density Residential, consistent with the Wilson Bridge Corridor Study. These properties are currently vacant. Additional information is included in the attached memorandum from the Director of Planning & Building. This item was introduced on April 3, 2017 and referred to the Municipal Planning Commission for investigation and report. Municipal Planning Commission considered this item on April 13, 2017 and recommended approval. The City Council needs to schedule a public hearing to consider the rezoning request and the recommendation from the MPC. Additional information, including the materials from the MPC meeting, will be provided for the public hearing.

**Recommendation:** Set the Public Hearing for May 1, 2017

**EXECUTIVE SESSION**
RESOLUTION NO. 13-2017

To Congratulate Don Hyland on His Recognition as the Recipient of the 2016 Good Neighbor Award From the Worthington Community Relations Commission.

WHEREAS, the Worthington Community Relations Commission established the Good Neighbor Award to recognize members of the community who promote cooperation and goodwill throughout their neighborhoods; and,

WHEREAS, on April 17, 2017 the Worthington Community Relations Commission will present the 2016 Good Neighbor Award to Don Hyland; and,

WHEREAS, Don Hyland of Eastview Drive exemplifies the term “good neighbor” by helping his neighbors during all seasons of the year while never asking for anything in return; and,

WHEREAS, Don Hyland is known for his expertise in all things John Deere, and keeps his neighbors’ lawn mowers running smoothly by helping to change the oil, sharpen the blades, or make any other necessary repairs; and,

WHEREAS, although now in his mid-eighties, Don Hyland regularly mows one neighbor’s very large yard and often mows the lawns and collects the leaves of neighbors that are out of town without being asked; and,

WHEREAS, Don Hyland helps community organizations by volunteering his vintage tractors to tow floats in local parades; and,

WHEREAS, through his unselfish nature and many good deeds, Don Hyland has set an example for all of us to follow;

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

SECTION 1. That this Council does hereby recognize Don Hyland for his kindness, consideration, and the promotion of goodwill within his neighborhood and the City of Worthington.

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

Adopted______________

President of Council

Attest

____________________________________
Clerk of Council
RESOLUTION NO. 14-2017

Approving the Walnut Grove and Flint Road Cemetery’s Purchase of 1.6± Acres of Land Adjacent to the Flint Road Cemetery to be Used for Cemetery Purposes.

WHEREAS, the City of Worthington united with Sharon Township to form a union of the Walnut Grove Cemetery and the Flint Road Cemetery under the provisions of Ohio Revised Code Section 759.27 et. seq.; and,

WHEREAS, the Board of Cemetery Trustees wishes to purchase a 1.6± acre tract of land adjacent to the Flint Road cemetery for the purpose of establishing an administrative office and to house cemetery equipment, thereby allowing for the land comprising the Flint Road Cemetery currently used for those purposes to be opened up for burials; and,

WHEREAS, pursuant to Section 759.30 of the Ohio Revised Code, funds under the management of the Board of Cemetery Trustees may be used to purchase land for cemetery purposes upon the approval by the legislative authorities of the municipal corporation and the board of township trustees.

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

SECTION 1. That the Board of Cemetery Trustees of the Walnut Grove Cemetery and Flint Road Cemetery are hereby authorized to purchase the 1.6± tract of land identified as 8221 Flint Road, Columbus, Ohio, adjacent to the Flint Road Cemetery, for cemetery purposes.

SECTION 2. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted __________________________

________________________________
President of Council

Attest

________________________________
Clerk of Council
To: Matt Greeson

From: Pam Fox

Date: April 12, 2017

Subject: Approval of Cemetery Board’s Purchase of Additional Land at Flint Road

Recently the Walnut Grove and Flint Road Cemetery Board of Trustees became aware of the sale of the Ozem Gardner home and surrounding property located at 8221 Flint Road. This property is immediately adjacent to the Flint Road Cemetery. The possibility of purchasing this property was of interest to the Board because it is comprised of a house that can eventually be used for administrative purposes and has several out buildings that the Board believes would be useful in the care and maintenance of Flint Cemetery. Another significant feature that has historical importance is that Flint Cemetery was the original Gardner family cemetery.

Flint Road Cemetery currently does not have a building on site to store cemetery equipment. A small building has been erected with some office space available to the Office Manager and Superintendent; however, the building does not have bathroom facilities. The only facility available to the staff and family members is a portable john. Because the land lies within the township, it cannot get access to sanitary sewer lines so a septic system would need to be installed to provide an indoor bathroom. Septic systems require a fair amount of land to be effective, so installing one would use up valuable land for future burials. The Master Plan called for maintenance buildings to be constructed somewhere within the cemetery, but with this purchase that would not be necessary.

The Ozem Gardner land is approximately 1.6 acres in size. The house is not in good condition and according to an inspection would have to be gutted and refurbished in order to be able to be occupied. An appraisal of the land and outbuildings (not including the house) indicates a value in the range of $195,000. The Cemetery Board has offered $160,000, which offer has been accepted.
The City and the Township meet jointly each year for the purpose of determining the rate of tax to be levied upon the taxable property of the city and the township for cemetery purposes. The Ohio Revised Code requires the approval of the City Council and the Board of Trustees of Sharon Township for the Cemetery Board to expend its cash on hand for the purchase of lands to be used by the cemetery. Title to the land would actually be in the name of the Board of Trustees of Sharon Township as the Cemetery Board is not statutorily authorized to own land in its name. The Sharon Township Board has conceptually approved of the purchase.

History of the Ozem Gardner House (from the Worthington Memory Website)

Ozem Gardner came to central Ohio from Ostego County, New York, in 1817. He worked as brickmaker until he could save enough money to purchase 65 acres of farmland on Flint Road in 1821. He lived in a log cabin until the late 1830’s. His brick farmhouse was built around 1850. An active member of the Anti-Slavery Society of Worthington, he operated an Underground Railroad station on his property. It has been said that he assisted more than 200 fugitive slaves on their journey to Canada. Ozem Gardner lived in this home until his death in 1880.
RESOLUTION NO. 15-2017

Approving an Agreement and Permit for and between Windstream KDL, Inc., a Kentucky corporation, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

WHEREAS, Windstream KDL, Inc., a Kentucky Corporation, has requested authority to provide telecommunications services in the City of Worthington; and,

WHEREAS, the City of Worthington has enacted a comprehensive Right-of-Way Ordinance, Chapter 949 of the Codified Ordinances of the City of Worthington; and,

WHEREAS, City Council found the technical ability, and plan for services of Windstream KDL, Inc. acceptable; and,

WHEREAS, Kentucky Data Link (KDL) had facilities within the community under a permit initially approved in 2009; and,

WHEREAS, the authority is nonexclusive; and,

WHEREAS, Windstream KDL, Inc., has certified that the company meets the criteria of Section 949.05 of the Codified Ordinances of the City of Worthington for the issuance of a permit;

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

SECTION 1. That pursuant to Chapter 949 of the Codified Ordinances of the City of Worthington, an agreement between the City of Worthington and Windstream KDL, Inc., a Kentucky Corporation, as attached hereto and made a part hereof is hereby authorized and approved and the City Manager is hereby authorized and directed to execute said agreement on behalf of the City, upon approval thereof by the Director of Law.

SECTION 2. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted ______________

___________________________________
President of Council

Attest: _______________________________

Clerk of Council
Authorizing an Amendment to the Economic Development Grant Agreement between the City of Worthington and Worthington Square Acquisition, LLC (The Heights at Worthington Place).

WHEREAS, consistent with the City’s Economic Development Incentive Policy and pursuant to Ordinance No. 16-2013 passed on May 20, 2013, an Economic Development Grant Agreement (the “Agreement”) was entered into between the City and Worthington Square Acquisition, LLC (the “Company”) to encourage the development and maintenance of businesses within the commercial portion of the building known as The Heights at Worthington Place at 160 W. Wilson Bridge Road; and,

WHEREAS, at the time the Agreement was originally authorized by City Council, construction of the building had not been completed and no potential commercial tenants were secured by the Company; and,

WHEREAS, upon construction completion, in 2016 the Company was able to negotiate with prospective tenants with more certainty, and has finalized and executed leases with determined occupancy dates; and,

WHEREAS, because the Agreement required the Company to cause a targeted payroll amount to be paid to persons working exclusively at the site within 36 months from the Effective Date of the Agreement, which expired in September of 2016, the Company has requested an extension to meet this targeted payroll objective.

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

SECTION 1. That an amendment to the Economic Development Grant Agreement between the City and Worthington Square Acquisition, LLC to provide for an extension of up to eighteen months from the Effective Date of the Agreement to meet the Grant Objective set forth in Section 3(c) therein is hereby authorized to allow the Company a sufficient amount of time for the Company’s tenants to complete tenant improvements, occupy the premises and begin their commercial operations.

SECTION 2. That the City Manager is authorized to enter into an amended Agreement with the Company to reflect this authorized extension of time.

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
MEMORANDUM

TO: Matt Greeson, City Manager
FROM: David McCorkle, Economic Development Manager
DATE: April 12, 2017
SUBJECT: Amendment to Economic Development Grant Agreement – Worthington Square Acquisition, LLC

This is intended to provide background information concerning the recommendation that the City Council approve an amendment to the Economic Development Grant Agreement between the City of Worthington and Worthington Square Acquisition, LLC.

Project Background:
The City of Worthington and Worthington Square Acquisition, LLC entered into an Economic Development Grant Agreement on September 6th, 2013 to encourage the development and maintenance of businesses within the commercial portion of the building known as The Heights at Worthington Place, located at 160 W. Wilson Bridge Road.

The grant, totaling $878,000, is payable to the company in ten (10) consecutive annual installments of $87,800 each, with the first installment due upon the City’s issuance of the Certificate of Occupancy and the Certificate of Zoning Compliance. To date, both certificates have been issued and only the first annual installment of $87,800 has been disbursed.

Grantee Request:
Per Section 3(c) of the Grant Agreement, Worthington Square Acquisition is required to cause at least $1,000,000 in total annual wages to be paid to persons working exclusively at the site within 36 months from the Effective Date of the Agreement, or September 6th, 2016. Due to a delay in the tenant leasing process, Worthington Square Acquisition has requested an extension of (18) months to meet their targeted payroll objective.

Recommended Action:
Staff recommends that the City Council approve the request to amend Section 3(c) of the Economic Development Grant Agreement between the City of Worthington and Worthington Square Acquisition, LLC to extend the initial hiring window from 36 months to 54 months. All other terms of the Agreement would remain the same.
To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10, Low Density Residential to WBC-1, Medium Density Residential (181 E. Wilson Bridge Rd., Parcel #100-002477 (Lot #16) & Parcel #100-002478 (Lot #17)).

WHEREAS, a request has been made by the City of Worthington to amend the official zoning map of the City of Worthington, Ohio to change the zoning of certain land from R-10, Low Density Residential to WBC-1, Medium Density Residential for the property located at 181 E. Wilson Bridge Rd., Parcel #100-002477 (Lot #16) & Parcel #100-002478 (Lot #17); and,

WHEREAS, the property is located in the Wilson Bridge Road Corridor on the south side of E. Wilson Bridge Rd. in an area that has been recommended in the Wilson Bridge Road Corridor Study and the Wilson Bridge Corridor Zoning for medium density residential; and,

WHEREAS, the Codified Ordinances requires City Council to refer any district boundaries or classification changes to properties to the Municipal Planning Commission for a recommendation; and,

WHEREAS, the Municipal Planning Commission will review this item on April 13, 2017 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans.

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

SECTION 1. The 2.05 +/- acres of land located on the south side of E. Wilson Bridge Rd. at 181 E. Wilson Bridge Rd., Parcel #100-002477 & Parcel #100-002478, also known as Lot #16 & Lot#17, in Northigh Acres Subdivision as the same is delineated upon the recorded plat thereof, of record in Plat Book 15, page 34, Recorder’s Office, Franklin County, Ohio, the graphical depiction of which is attached hereto as Exhibit “A”, and incorporated by reference herein, is hereby rezoned to “WBC-1”, Medium Density Residential.

SECTION 2. 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

Introduced April 3, 2017
Referred to MPC

Clerk of Council
TO: Matthew H. Greeson, City Manager

FROM: R. Lee Brown, Director

DATE: April 11, 2017

SUBJECT: Ordinance to Rezone 181 E. Wilson Bridge Road (Lot #16 & Lot #17) from the R-10 District, Low Density Residential to WBC-1 District, Medium Density Residential

Background & Request:
The Wilson Bridge Road Corridor Study, adopted in 2011, 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.

City Council adopted the Wilson Bridge Corridor Zoning on April, 18 2016, creating new zoning districts and development standards for the Wilson Bridge Corridor. The next step in the process is to initiate the rezoning of parcels in the corridor to be in compliance with the adopted Wilson Bridge Road Corridor Plan and the Wilson Bridge Corridor Zoning.

The request before you is to rezone approximately 2.05 +/- acres on the south side of E. Wilson Bridge Rd. The request is to rezone two parcels (Parcel #100-002477 (Lot #16) & Parcel #100-002478 (Lot #17)), also known as 181 E. Wilson Bridge Rd from the R-10 District, Low Density Residential to the WBC-1 District, Medium Density Residential. These two parcels are currently vacant.
**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.

### Surrounding Zoning & Recommended Land Use:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Current Zoning</th>
<th>Recommended Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C-3 – Institutions &amp; Offices</td>
<td>WBC-4 - Office</td>
</tr>
<tr>
<td>East</td>
<td>R-10 – Low Density Residential</td>
<td>WBC-1 – Medium Density Residential</td>
</tr>
<tr>
<td>South</td>
<td>R-10 – Low Density Residential</td>
<td>R-10 – Low Density Residential</td>
</tr>
<tr>
<td>West</td>
<td>R-10 – Low Density Residential</td>
<td>WBC-2 – Professional Office</td>
</tr>
</tbody>
</table>

**Next Steps:**
After its introduction on April 3, 2017, City Council referred the Ordinance to the Municipal Planning Commission for investigation and report. The Municipal Planning Commission will review this item on April 13, 2017 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans to City Council for a Hearing on May 1, 2017.

Please see attached maps for reference.
City of Worthington
REZONING APPLICATION

1. Property Location B1 East Wilson Bridge Rd. Lot #16 & Lot #17
   
2. Present Zoning R-10 Present Use Vacant
   
3. Proposed Zoning WBC-1 Proposed Use NA
   
4. Applicant City of Worthington
   
   Address
   
   Home Phone Work Phone
   
5. Property Owner PV Wilson Bridge, LLC
   
   Address 1433 Manchester Ave, Columbus, OH 43212
   
   Home Phone (614-554-2257) Work Phone (614-468-1900 ext 14
   
6. Project Description
   
   Please type in application
   
   attached drawings
   
   PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:
   
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

   Applicant (Signature) 3/30/17
   
   Property Owner (Signature) Date
   
   Date
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is-Can Ohio LP</td>
<td>2600 Corporate Exchange Dr</td>
<td>Columbus, OH 43231</td>
</tr>
<tr>
<td>Worthington City School District, Tim Gehring</td>
<td>200 E. Wilson Bridge Rd.</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>Seever Management Ltd.</td>
<td>2783 Martin Rd., Suite 211</td>
<td>Dublin, OH 43017</td>
</tr>
<tr>
<td>Galen &amp; Suekane Frizzie</td>
<td>164 Northigh Dr.</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>Graham &amp; Stacy Cochran</td>
<td>160 Northigh Dr.</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>George &amp; Kathryn Bleimes</td>
<td>158 Northigh Dr.</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>Christopher &amp; Lindsay Selinsky</td>
<td>156 Northigh Dr.</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>Harold Careins</td>
<td>173 E. Wilson Bridge Rd.</td>
<td>Worthington, OH 43085</td>
</tr>
<tr>
<td>Megumi Otaki</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ORDINANCE NO. XX-2017

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10, Low Density Residential to WBC-1, Medium Density Residential (181 E. Wilson Bridge Rd., Parcel #100-002477 (Lot #16) & Parcel #100-002478 (Lot #17)).

WHEREAS, a request has been made by the City of Worthington to amend the official zoning map of the City of Worthington, Ohio to change the zoning of certain land from R-10, Low Density Residential to WBC-1, Medium Density Residential for the property located at 181 E. Wilson Bridge Rd., Parcel #100-002477 (Lot #16) & Parcel #100-002478 (Lot #17); and,

WHEREAS, the property is located in the Wilson Bridge Road Corridor on the south side of E. Wilson Bridge Rd. in an area that has been recommended in the Wilson Bridge Road Corridor Study and the Wilson Bridge Corridor Zoning for medium density residential; and,

WHEREAS, the Codified Ordinances requires City Council to refer any district boundaries or classification changes to properties to the Municipal Planning Commission for a recommendation; and

WHEREAS, the Municipal Planning Commission will review this item on April 13, 2017 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans.

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

SECTION 1. The 2.05 +/- acres of land located on the south side of E. Wilson Bridge Rd. at 181 E. Wilson Bridge Rd., Parcel #100-002477 & Parcel #100-002478, also known as Lot #16 & Lot#17, in Northgill Acres Subdivision as the same is delineated upon the recorded plat thereof, of record in Plat Book 15, page 34, Recorder's Office, Franklin County, Ohio, the graphical depiction of which is attached hereto as Exhibit "A", and incorporated by reference herein, is hereby rezoned to "WBC-1", Medium Density Residential.

SECTION 2. 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.