

RESOLUTION NO. 41-2018

Authorizing an Amendment to the Final Development Plan for 890 & 910 High Street and Authorizing Variances (MK & K Realty, Inc.).

WHEREAS, Chris Kessler of MK & K Realty, Inc. has submitted a request for an amendment to the Final Development Plan for 890 & 910 High Street; and,

WHEREAS, Sections 1175.01 (f) and 1107.01 of the Codified Ordinances of the City of Worthington provide that when an applicant wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on July 12, 2018 and approval has been recommended by the Commission.

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

SECTION 1. That the amendment to the approved Final Development Plan at 890 & 910 High Street as per Case No. ADP 05-18, Drawings No. ADP 05-18 dated June 28, 2018 attached hereto as Exhibit "A" be approved.

SECTION 2. That there be and hereby is granted variances from Code Section 1149.02 and Section 1170.05(c) to allow for hand railings at the steps to be located within the required front setback and to permit more than one wall-mounted sign per business.

SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

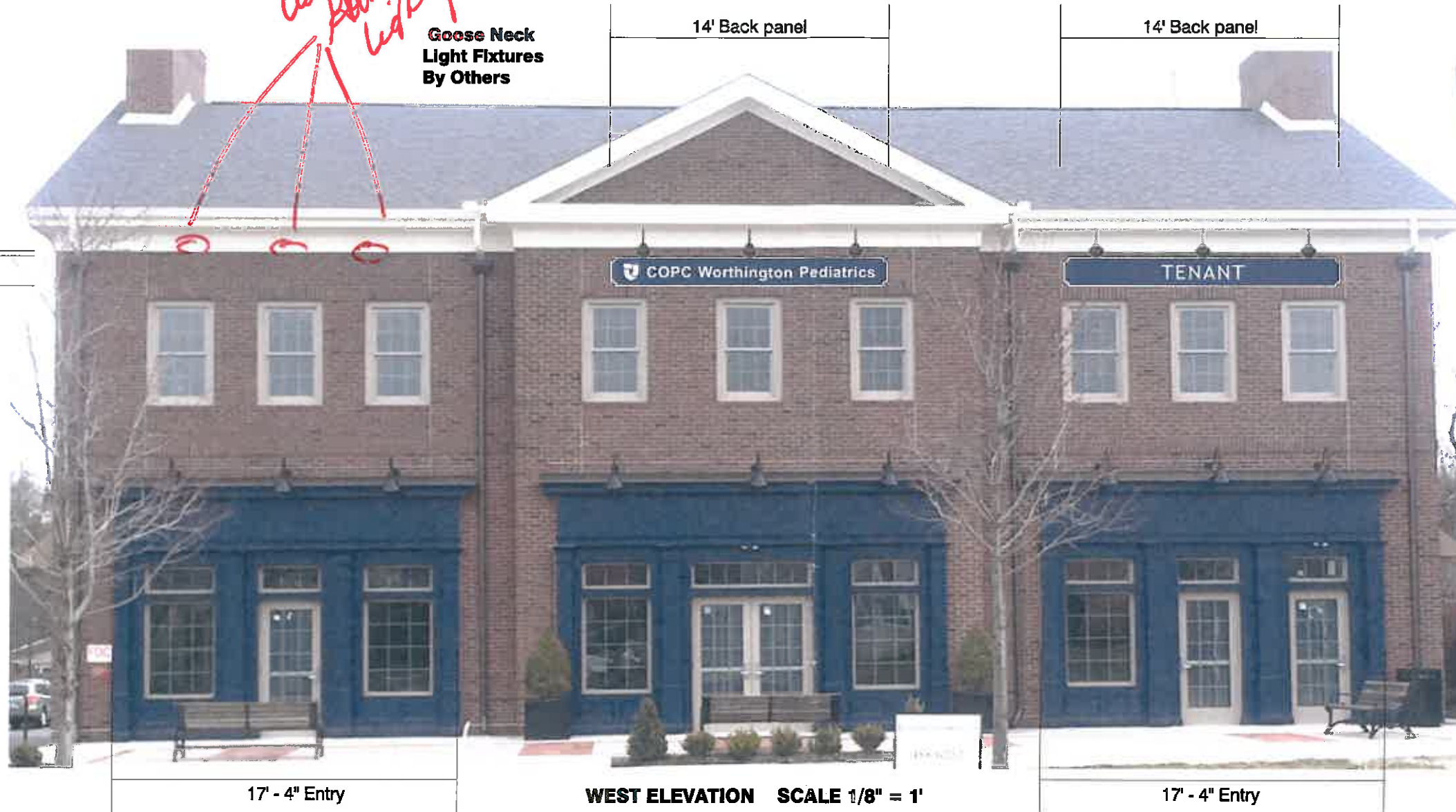
Adopted July 16, 2018

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

EXHIBIT "A"



APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/12/18
[Signature]
 CLERK OF COMMISSION

APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 7/12/18
[Signature]
 CLERK

Goose Neck Light fixtures
2 Total-----
EXTERNALLY ILLUMINATED
WALL PANELS

All Information Shown as Preliminary
 & Subject to Verification

All Hardware is Corrosive
 Resistant.

CITY OF WORTHINGTON
 AR 56-18
 DRAWING NO. ADP 05-18
 DATE 06/28/18

Colors-----
 Back Panel & Returns - Dark Blue.
 Tenant Panel - Dark Blue.
 Cove Cut Border - White.
 Letters - White, Overall

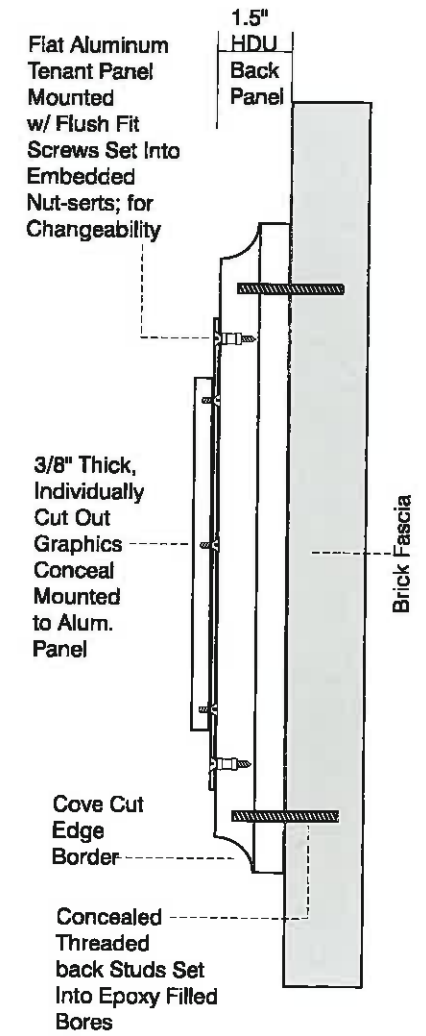
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CLIENT APPROVAL _____	DATE _____	<input type="checkbox"/> PRODUCTION ART REQUIRED <i>Colors on Printed Documents May Vary</i>	PROJECT NAME <u>890 NORTH HIGH STREET</u>	REVISION <u>4-20-18</u>	SALES <u>BMS</u>	DATE <u>3-28-18</u>
_____	_____	_____	LOCATION _____	<u>4-26-18</u>	DESIGN <u>KD</u>	SCALE <u>Noted</u>
_____	_____	_____	CITY <u>WORTHINGTON</u> STATE <u>OH</u>	<u>6-20-18</u>	SIZE <u>14</u>	PROJECT# <u>18230</u>

ADP 05-18

EXHIBIT "A"

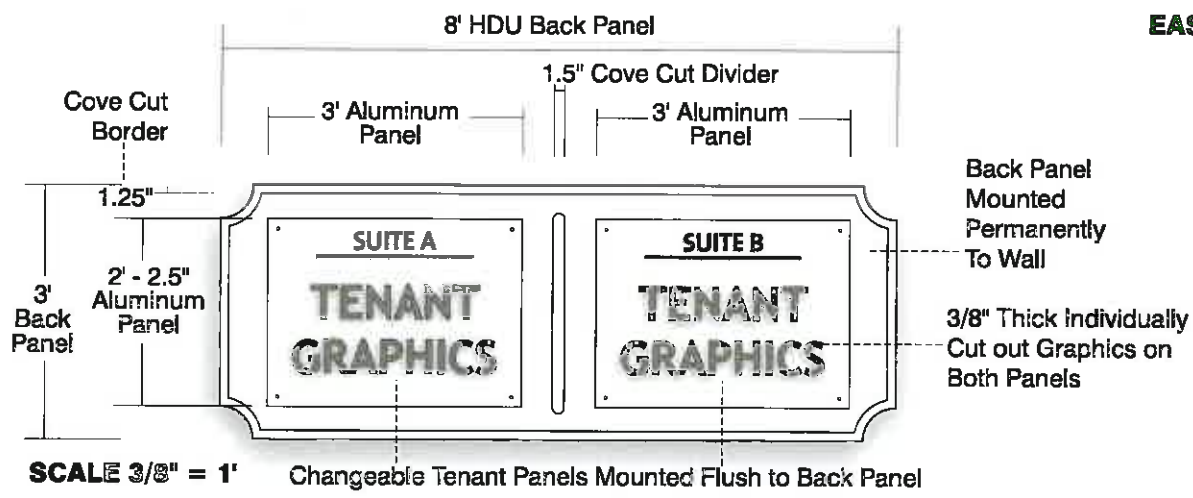


EAST ELEVATION

SCALE 1/8" = 1'

APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/12/18
R. Lee Brown
 CLERK OF COMMISSION

All Hardware is Corrosive Resistant.
 CITY OF WORTHINGTON
 DRAWING NO. AR 51-18
 DATE ADP 05-18
10/29/18



1 Total-----
EXTERNALLY ILLUMINATED WALL PANEL

All Information Shown as Preliminary & Subject to Verification

Colors-----
 Back Panel & Returns - Dark Blue.
 Panels - Dark Blue.
 Cove Cut Border & Divider - White.
 Letters - White, Overall
 APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 7/12/18
R. Lee Brown
 CLERK
Please Note light fixtures

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<p>Design • Fabrication • Erection • Service</p>	CLIENT APPROVAL _____	DATE _____	<input type="checkbox"/> PRODUCTION ART REQUIRED <small>Colors on Printed Documents May Vary</small>	PROJECT NAME <u>890 NORTH HIGH STREET</u>	REVISION <u>7-6-18</u>	SALES <u>BMS</u>	DATE <u>3-28-18</u>
	_____	_____		CITY <u>WORTHINGTON</u> STATE <u>OH</u>	DESIGN <u>KD</u>	SCALE <u>Noted</u>	PROJECT# <u>18230</u>

ADP 05-18

EXHIBIT "A"

FOR & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

HIGH STREET RETAIL - BUILDING A
910 NORTH HIGH ST. & E. NORTH ST.
WORTHINGTON, OH. 43085

FOR
MK & K REALTY INC.
7215 BUSEY RD. CANAL WINCHESTER, OH. 43110

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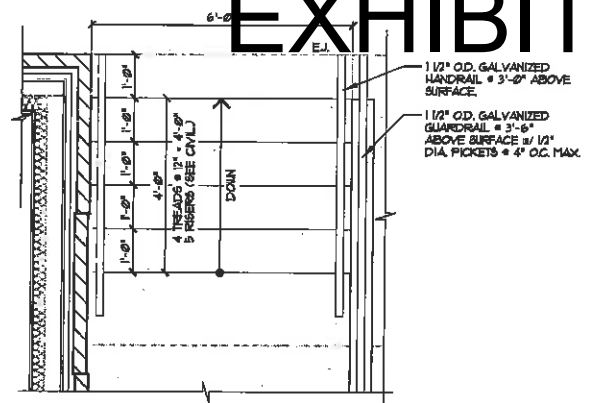
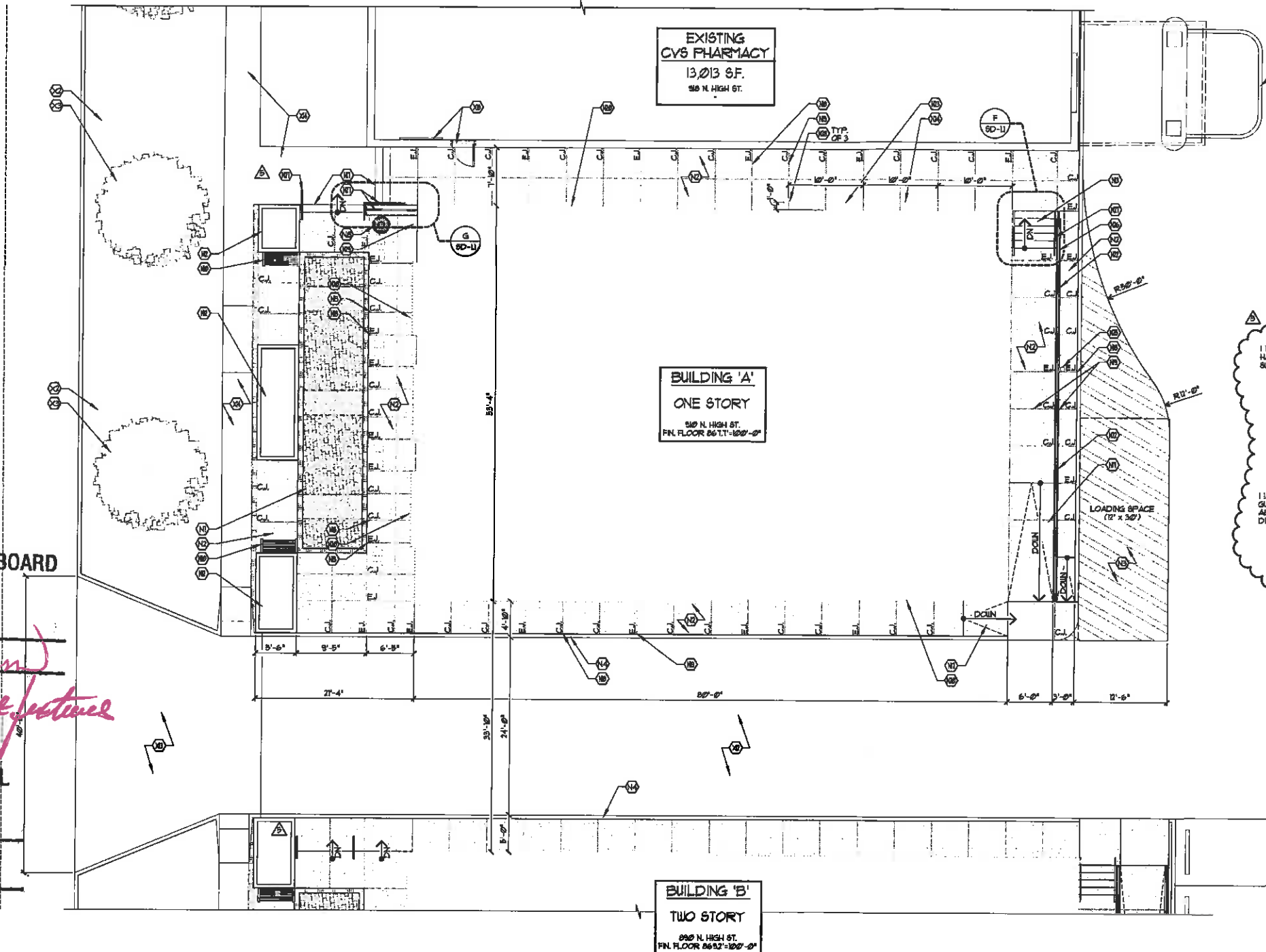
Mark P. Ford, License #06927
Expiration Date 12/31/2017

ISSUE	REVISION	DATE
PREPARED SET		JAN 25, 2017
SITE REV.		SEPT. 07, 2017

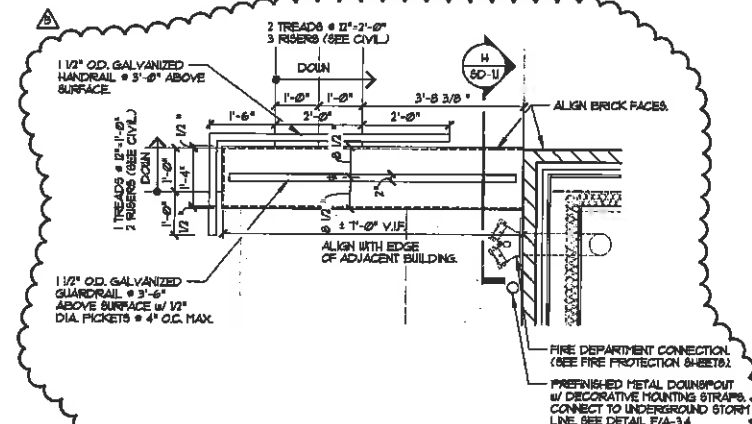
ENLARGED SITE PLAN AND DETAILS

RETAIL SHELL BUILDING 'A'

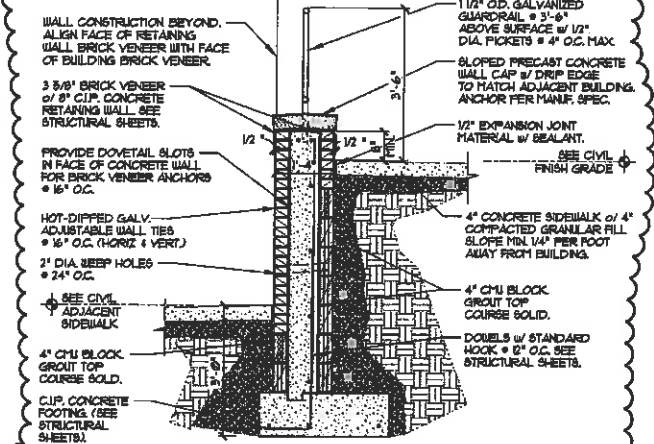
SD-1.1 DEVELOPMENT PLAN MODIFICATION



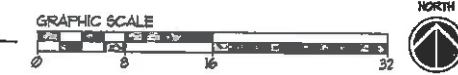
F ENLARGED STAIR DETAIL
SCALE 1/2" = 1'-0"



G ENLARGED BRICK RETAINING WALL
SCALE 1/2" = 1'-0"



H BRICK RETAINING WALL
SCALE 1/2" = 1'-0"

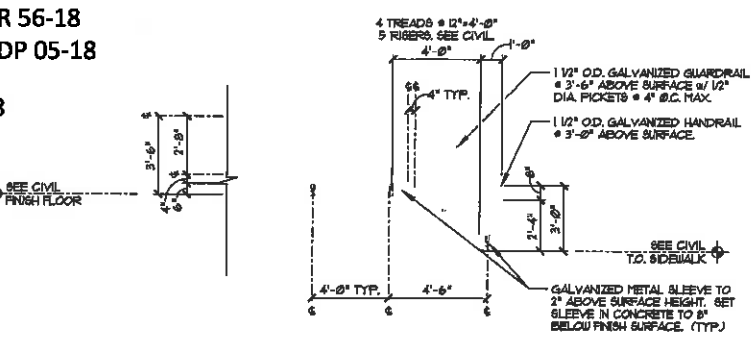


APPROVED
ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 7/12/18
CLERK R. Lee Brown

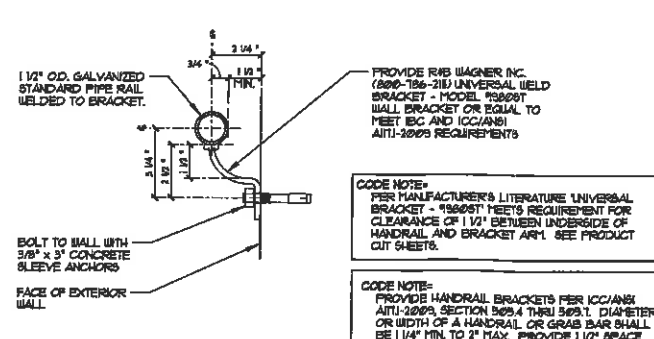
APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 7/12/18
CLERK OF COMMISSION R. Lee B.

A ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"

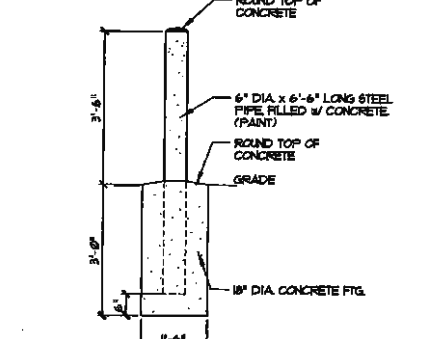
CITY OF WORTHINGTON
AR 56-18
DRAWING NO. ADP 05-18
DATE 06/28/18



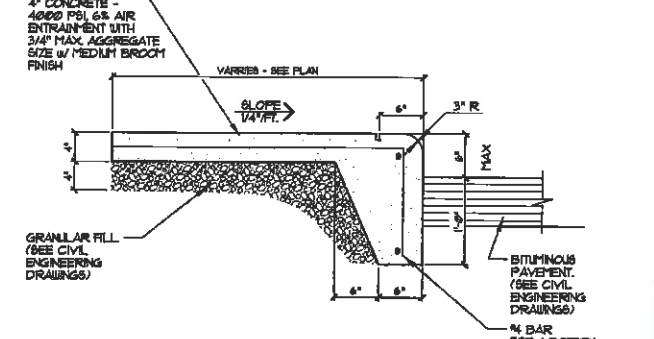
B SITE GUARDRAIL DETAIL
SCALE 1/4" = 1'-0"



C HANDRAIL DETAIL
SCALE 3/4" = 1'-0"



D BOLLARD DETAIL
SCALE 1/2" = 1'-0"



E INTEGRAL CURB DETAIL
SCALE 1" = 1'-0"

CODE NOTE:
PER MANUFACTURER'S LITERATURE UNIVERSAL BRACKET - 1960ST MEETS REQUIREMENT FOR CLEARANCE OF 1 1/2" BETWEEN UNDERSIDE OF HANDRAIL AND BRACKET ARM. SEE PRODUCT CUT SHEETS.

CODE NOTE:
PROVIDE HANDRAIL BRACKETS PER ICC/ANSI A117.2-2009, SECTION 509.4 THRU 509.1. DIAMETER OR WIDTH OF A HANDRAIL OR GRAB BAR SHALL BE 1 1/4" MIN TO 2" MAX. PROVIDE 1 1/2" SPACE BETWEEN THE WALL AND BAR FOR WALL MOUNTED APPLICATIONS. ORDER RIB WAGNER WALL BRACKET THAT IS ANSI/ICC A117 COMPLIANT.

ADP 05-18

EXHIBIT "A"

FORDE ASSOCIATES

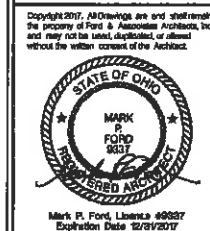
1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

CITY OF WORTHINGTON
AR 56-18
DRAWING NO. ADP 05-18
DATE 06/28/18

BUILDING B

HIGH STREET RETAIL - BUILDING B
890 NORTH HIGH ST. & E. NORTH ST.
FOR WORTHINGTON, OH. 43085

MK & K REALTY INC.
7215 BUSEY RD. CANAL WINCHESTER, OH. 43110



ISSUE	REVISION	DATE
PREPARED SET		JAN. 05, 2017
REV. & SITE REV.	A	SEPT. 07, 2017

ENLARGED SITE PLAN AND DETAILS

FAA #192830

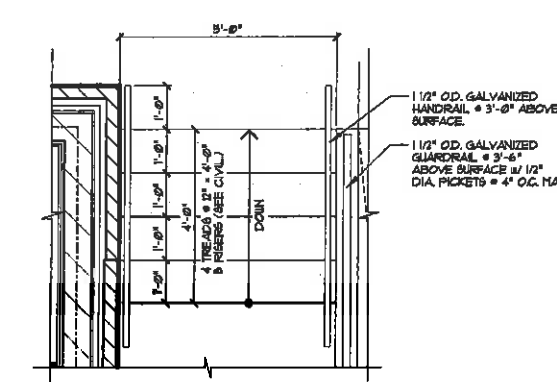
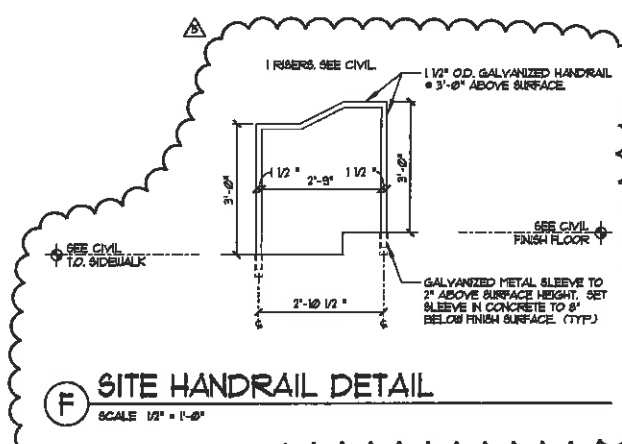
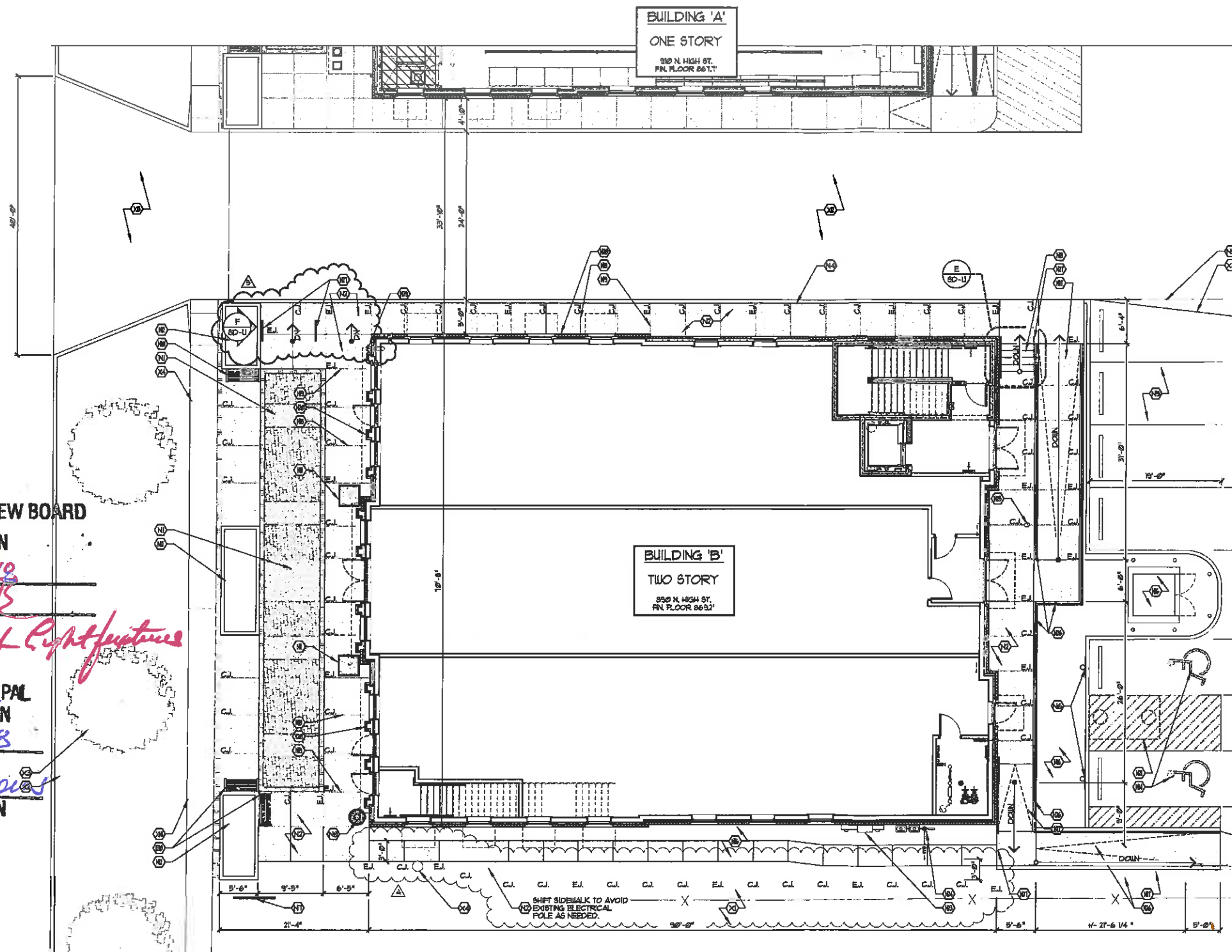
RETAIL SHELL BUILDING 'B'

SD-1.1

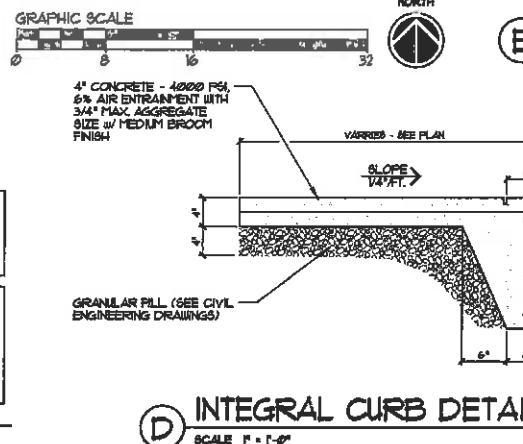
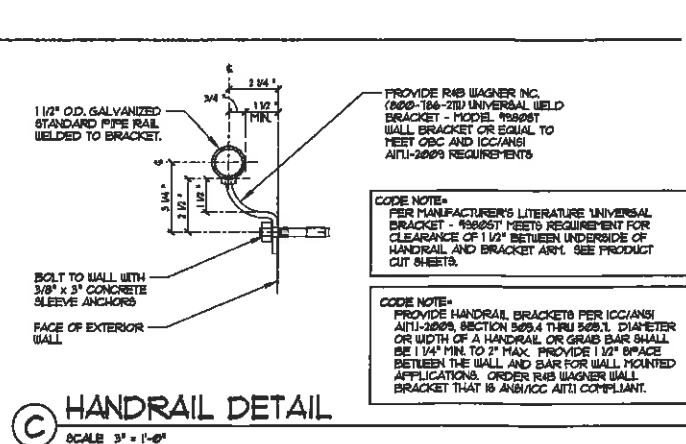
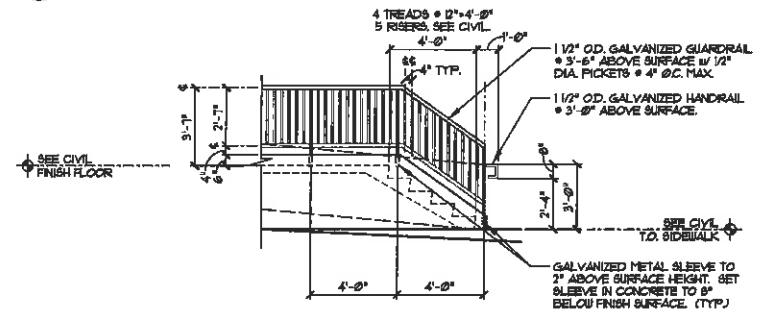
DEVELOPMENT PLAN MODIFICATION

APPROVED ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 7/12/18
CLERK R. Carlow
Good Next Right features

APPROVED WORTHINGTON MUNICIPAL PLANNING COMMISSION
DATE 7/12/18
CLERK OF COMMISSION R. Carlow



A ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"



ADP 05-18