RESOLUTION NO. 04-2019

Authorizing an Amendment to the Final Development Plan for 160 West Wilson Bridge Road and Authorizing Variances (The Heights at Worthington Place).

WHEREAS, William S. Adams has submitted a request for an amendment to the Final Development Plan for 160 West Wilson Bridge Road; 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 December 13, 2018 and approval has been recommended by the Commission with the following conditions: Raised letters on the cabinet sign, West Wilson Bridge Road directional sign not approved and the direction sign on Corporate Hill Drive be shifted to the east.

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 160 West Wilson Bridge Road as per Case No. ADP 09-18, Drawings No. ADP 09-18 dated November 20, 2018 attached hereto as Exhibit “A” be approved.

SECTION 2. That there be and hereby is granted variances from Code Sections 1170.02(f), 1170.05(a), 1170.05(b) and Section 1181.05(e)(3)(D) to allow directional signage to exceed 20 square feet per parcel, sign area to exceed 100 square feet per business, more than one wall-mounted sign per business and to permit a cabinet box sign on a building.

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

Adopted January 22, 2019

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council
The Heights - Signage
160 West Wilson Bridge Road, Worthington, Ohio 43085
JANUARY 16, 2019

EXHIBIT "A"

The Heights - Signage
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EXHIBIT "A"
A) LEASING OFFICE DIRECTIONAL SIGN

Directional Sign
Approx. 30"h x 24"w
Signage Spec’s

Aluminum Clad
Cabinets & Reveals
Constructed over
Welded Metal
Framework

Graphics Routed through
Face Plates & Backed-up w/ 1” Thick Acrylic

Graphics Illuminated
with LED Light Clusters
Housed Inside Cabinets
& Positioned for
Optimum Light

Colors:
Cabinets - Dark Grey
PMS #432
Reveals - Map Satin
Silver
Graphics - Illuminated
White w/ White Halo
Glow

Wall Mounted Sign
To Match Existing
Monument Sign
See Spec’s This Sheet
Approx. 4'-0”w x 27'-0”h

EXHIBIT "A"
C) LEASING OFFICE DIRECTIONAL SIGN

Directional Sign

Approx. 30"h x 24"w

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MPC - Approved Modifications

ADP 09-18