ORDINANCE NO. 02-2019

Approving the Subdivision of Property at 54 West Wilson Bridge Road and Authorizing Variances and Amending Section 1177.02 of the Codified Ordinances of the City of Worthington to Revise the District Boundaries of the Architectural Review District. (Worthington Square Venture, LLC)

WHEREAS, a request has been made by Worthington Square Venture, LLC. to subdivide the property located at 54 West Wilson Bridge Road; and,

WHEREAS, the request has received a complete and thorough review by the Municipal Planning Commission on December 13, 2018 and approval has been recommended by the Commission; and,

WHEREAS, Section 1107.01 of the Codified Ordinances provides that on recommendation of the Municipal Planning Commission, or on its own initiative Council may permit variations from the standards established in the Planning and Zoning Code; and,

WHEREAS, said resubdivision would remove the newly created parcel from the Architectural Review District since this parcel does not abut High Street; and,

WHEREAS, City Council wishes to amend the boundaries of the Architectural District to incorporate the newly created parcel in said subdivision in order to protect the integrity of the District;

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

SECTION 1. That the Subdivision to divide the property located at 54 West Wilson Bridge Road, as per Case No. SUB 03-18, Drawings No. SUB 03-18, dated November 28, 2018 attached hereto as Exhibit “A” be approved.

SECTION 2. That there be and hereby is granted variances from Section 1149.02 of the Codified Ordinances to create a parcel that does not meet the minimum lot area, road frontage requirement and for a building that does not meet the rear yard requirement.

SECTION 3. That Section 1177.02 of the Codified Ordinances of the City of Worthington be and hereby is amended to read as follows:

1177.02 DISTRICT BOUNDARIES.

There is hereby established an Architectural District which shall include all lots within the area of the original Village of Worthington as laid out in 1803, bounded on the north by North Street, on the south by South Street, on the east by Morning Street and on the west by Evening Street including all lots abutting on the foregoing named streets and
additionally, the lot at the southeast corner of East South Street and Granby Street and to
the south along Granby Street.

The Architectural Review District shall also include all lots abutting High Street
within the corporate limits of the City on both the east and west sides commencing at North
Street and extending north to the northernmost corporation line and commencing at South
Street and extending to the southernmost corporation line; and all lots abutting Granville
Road within the corporate limits of the City on both the north and south sides commencing
at Morning Street and extending east to the easternmost corporation line and commencing
at Evening Street and extending west to the westernmost corporation line; plus the lot at
the northwest corner of Pingree Drive and East Dublin-Granville Road and the lot
immediately adjacent thereto to the north along Pingree Drive; plus all lots within the
Kenyon Brook Subdivision, the Bellebrooke Subdivision, the Maxton Place Subdivision, the Worthington Mall Subdivision, the lot at the northeast corner of
High Street and East Wilson Bridge Road and the two lots immediately adjacent thereto to
the east along East Wilson Bridge Road, the re-subdivision of Lots 21 and 22 of the Morris
Addition (Greenwich Street East Subdivision), the parcel at 966 Proprietors Road created
by Subdivision Without Plat (SWOP 02-05) approved September 6, 2005, and the lot at 54
W. Wilson Bridge Rd created by Subdivision (SUB 03-18) approved February 4,
2019. The boundaries of the above described Architectural District are additionally set
forth on the map of the City which is attached to original Ordinance 44-2005 and made a
part hereof.

SECTION 4. That notice of passage of the 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 February 4, 2019

/s/ Bonnie D. Michael
President of Council

/s/ D. Kay Thress
Clerk of Council

Introduced January 22, 2019
P.H. February 4, 2019
Effective April 8, 2019