RESOLUTION NO. 43-2019

Authorizing an Amendment to the Final Development Plan for 535 Lakeview Plaza Boulevard and Authorizing a Variance for Parking (Play:CBUS).

WHEREAS, Chris Blue on behalf of Play:CBUS has submitted a request for an amendment to the Final Development Plan for 535 Lakeview Plaza Boulevard; and,

WHEREAS, Sections 1175.02 (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 June 13, 2019 and approval has been recommended by the Commission with the following conditions: City Council would need to approve the Amendment to Development Plan with a Variance for parking, which in turn would validate the Conditional Use; Play:CBUS staff and employees would need to park out on Lakeview Plaza Blvd. as a means to provide additional onsite parking for customers; Sidewalks would need to be installed along Lakeview Plaza Blvd.; and,

WHEREAS, the Commission include the alternative condition that if Super Games decides to relocate within 90-days of City Council approval, the following Conditions would then apply to the Amendment to Development Plan and Conditional Use: A minimum of 80 onsite parking spaces for the proposed use; Sidewalks would not be required to be installed on Lakeview Plaza Blvd; Play:CBUS staff and employees would not be required to park out on Lakeview Plaza Blvd.

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 535 Lakeview Plaza Boulevard as per Case No. ADP 03-19, Drawings No. ADP 03-19 dated May 26, 2019 attached hereto as Exhibit “A” be approved with the condition that the proposed use have a minimum of 80 onsite parking spaces except as provided in Section 2.

SECTION 2. During the time that Super Games occupies a portion of 535 Lakeview Plaza Boulevard, the proposed use shall only be required to have a minimum of 50 onsite parking spaces provided that the property owner installs a sidewalk along Lakeview Plaza Boulevard and Play:CBUS staff and employees park offsite on Lakeview Plaza Boulevard.
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SECTION 3.  That there be and hereby is granted a variance from Code Sections 1171.01(b) to permit parking below what is required by Code.

SECTION 4.  That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted  July 1, 2019

/s/ Bonnie D. Michael
President of Council

Attest

/s/ D. Kay Thress
Clerk of Council
PARKING CALCULATION

EXISTING

PARKING SPACES 105
TRUCK SPACES 35
TOTAL EXISTING PARKING 140

NEW ADDITIONAL

PARKING SPACES +35
PROPOSED TOTAL 172

CALCULATED REQUIREMENT

SUPER GAMES 169
ROADRUNNER 53
PLAY CBUS 348
TOTAL 570

See attached Memo for Conditions
City of Worthington
Lakeview Plaza Blvd. Parking Area

See attached Memo for Conditions