RESOLUTION NO. 48-2019

Authorizing an Amendment to the Final Development Plan for 438-510 East Wilson Bridge Road and Authorizing Variances (Rush Creek Investors LLC/Donald T. Plank, Esq.).

WHEREAS, Donald T. Plank, Esq. on behalf of Rush Creek Investors LLC has submitted a request for an amendment to the Final Development Plan for 438-510 East Wilson Bridge Road; 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 27, 2019 and approval has been recommended by the Commission with the following condition: A final landscape plan for trees can be administratively approved by staff.

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 438-510 East Wilson Bridge as per Case No. ADP 05-19, Drawings No. ADP 05-19 dated June 14, 2019 attached hereto as Exhibit “A” be approved.

SECTION 2. That there be and hereby is granted a variance from Code Section 1170.05(c) to permit a freestanding sign to be located closer than ten feet to a public right-of-way and Section 1175.02(c)(4) for a parking area to be located closer than thirty feet from the street right-of-way line.

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

Adopted  July 15, 2019

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council
Condition that the landscape plan can be administratively approved.

EXHIBIT "A"
ZONING SITE PLAN
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WORTHINGTON

Approved with Conditions
Municipal Planning Commission
City of Worthington
Date 06/27/2019

Clerk

EXISTING BUILDING
ASPHALT PARKING LOT
ASPHALT PARKING LOT
ASPHALT PARKING LOT
EXISTING BUILDING
RUSH CREEK INVESTORS LLC
PID: 100-005932-00
IN. 201601050000819
11.780 ACRES

E.WILSON BRIDGE ROAD
404-406 EAST WILSON BRIDGE ROAD LLC
PID: 100-005891-00

CITY OF WORTHINGTON

THE DRAWING WAS BASED ON FRANKLIN COUNTY GIS INFORMATION AND IS NOT BASED ON AN ACTUAL FIELD SURVEY.

BUILDING COVERAGE:
PID: 100-005932-00
17.56% OF TOTAL LAND IS COVERED BY EXISTING BUILDINGS.

CONDITION THAT THE LANDSCAPE PLAN CAN BE ADMINISTRATIVELY APPROVED.

EXHIBIT "A"
480 EAST WILSON BRIDGE ROAD

PROPOSED NEW SIGN

7 HARDWOOD TREES VARIETIES TO BE DETERMINED from Elm, Freeman Maple & White Oak (2"

PROPOSED NEW ALIGNMENT OF WILSON BRIDGE ROAD

BILDSTEN LANDSCAPE SERVICE
1080 CAMDEN AVE.
COLUMBUS, OH 43201

PLAN NOT TO SCALE

ADP 05-19