

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

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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, Rehe's 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

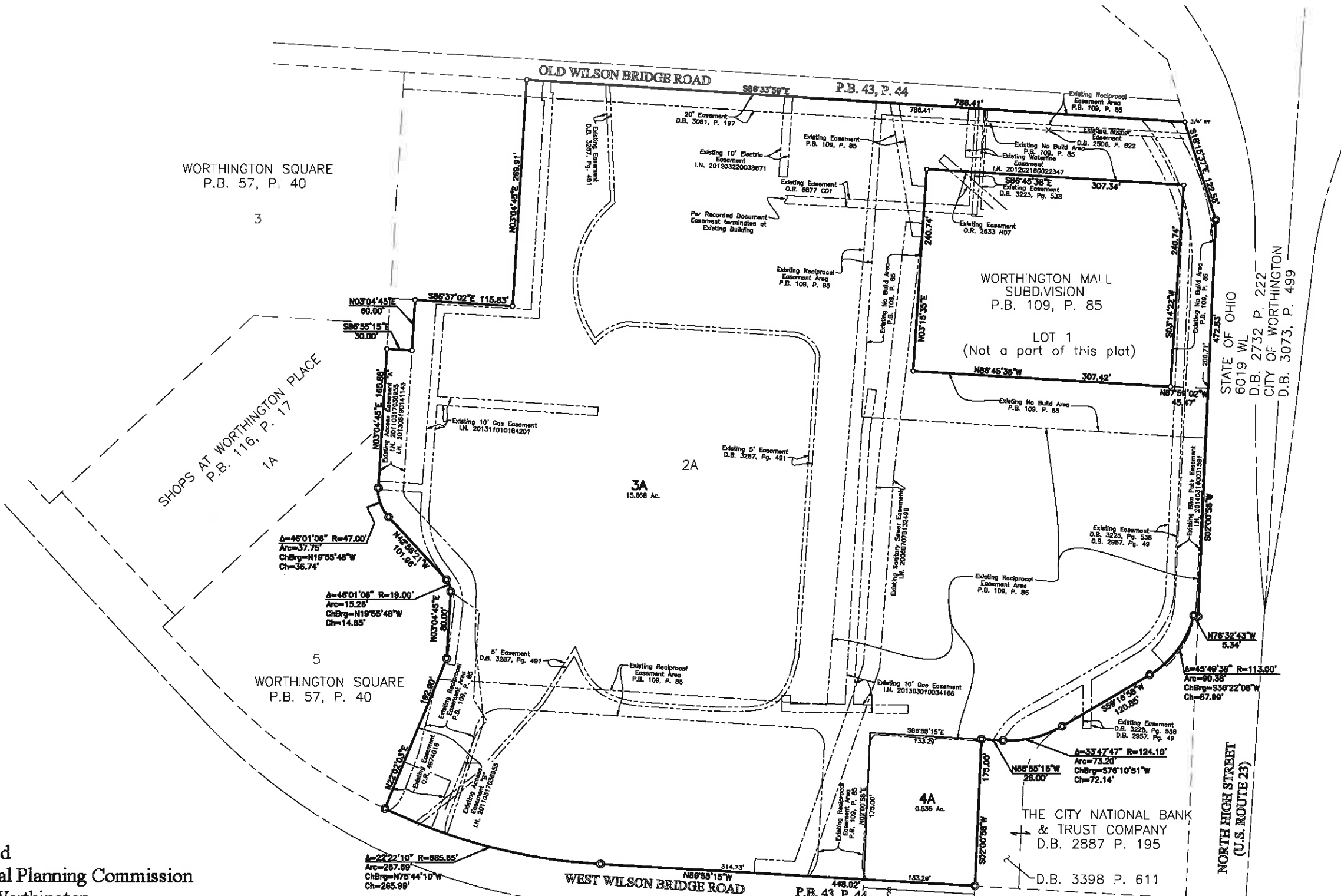
Effective April 8, 2019

REPLAT OF LOT 2A OF SHOPS AT WORTHINGTON PLACE

NOTE "A" - ACREAGE BREAKDOWN: Shops at Worthington Place is comprised of the following Franklin County Parcel Number:

Parcel Number 100-006702 16.203 Ac.

NOTE "B" - VEHICULAR ACCESS - WEST WILSON BRIDGE ROAD: Within the limits shown and specified hereon, Worthington Square Venture, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof from the present road improvements known as West Wilson Bridge Road as constructed, or to the ultimate road improvement to be constructed in the future, and the execution of this plat shall act as a waiver to City of Worthington, Ohio in the elimination of any direct vehicular access to said road either for present or future construction



Approved
Municipal Planning Commission
City of Worthington
Date 12/13/18

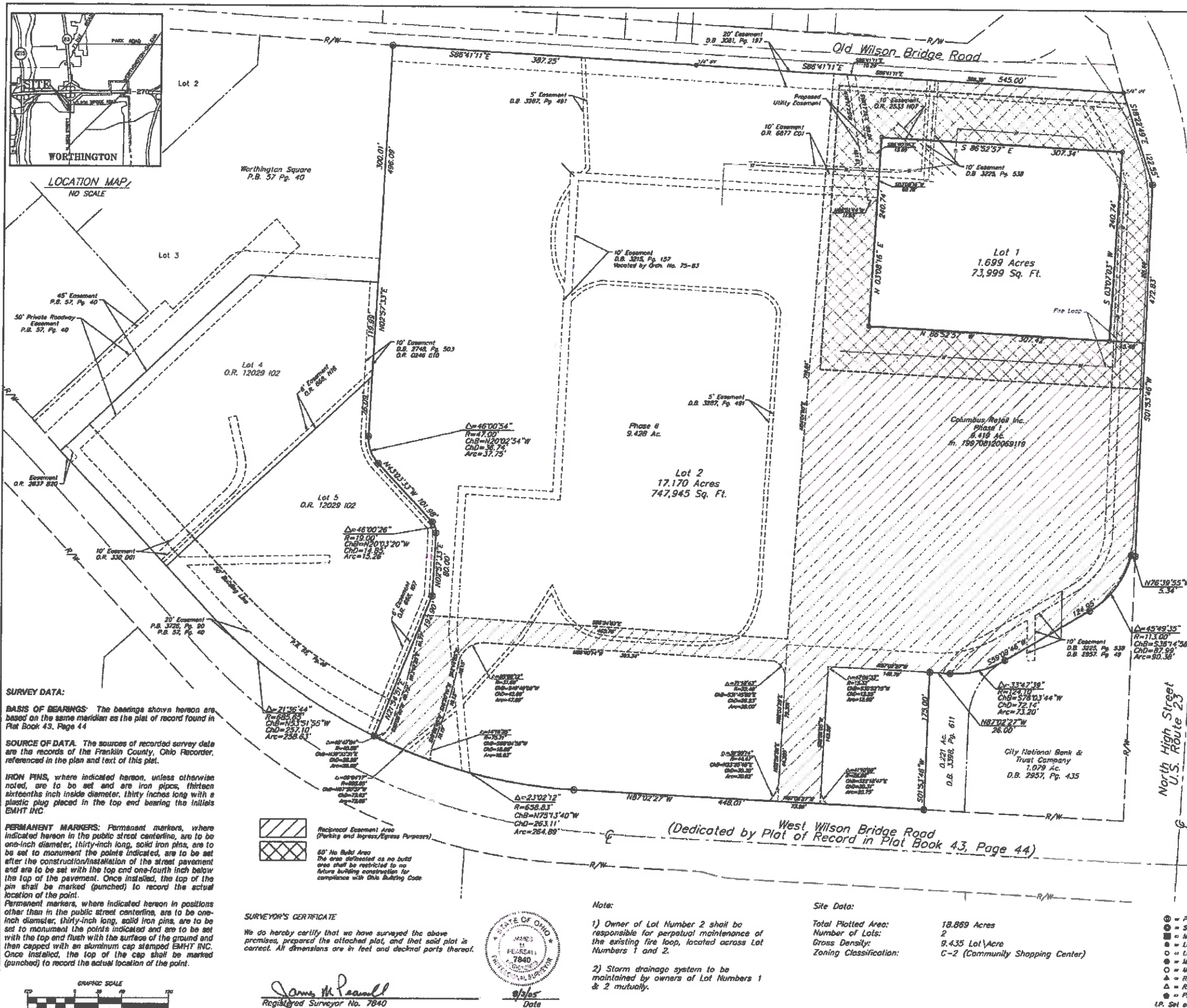
CITY OF WORTHINGTON
DRAWING NO. SUB 03-18
DATE 11/28/18

Zynda Batar
Clerk

STATE OF OHIO
6019 WL
D.B. 2732 P. 222
CITY OF WORTHINGTON
D.B. 3073, P. 499

THE CITY NATIONAL BANK
& TRUST COMPANY
D.B. 2887 P. 195
D.B. 3398 P. 611

NORTH HIGH STREET
(U.S. ROUTE 23)



Situated in the State of Ohio, County of Franklin, City of Worthington lying in Quarter Township 2, Township 2, Range 18, United States Military Lands, containing 1.699 acres and 17.170 acres of land, more or less, said 18.869 acres being all of that 9.419 acre tract and 9.428 acre tract of land conveyed to Columbus Retail Inc., by deed of record in Instrument Number 199708120069119, Recorder's Office, Franklin County, Ohio.

The undersigned, _____ owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its Worthington Mall Subdivision, a subdivision containing 2 Lots, does hereby accept this plat of same.

Easements are reserved, where indicated on the plat, for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for the storm water drainage and the cable television industry.

In Witness Whereof, _____ has hereunto set his hand this _____ day of _____, 2005.

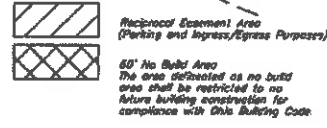
Signed and acknowledged in the presence of: _____
By _____

STATE OF OHIO
COUNTY OF FRANKLIN ss:
Before me, a Notary Public in and for said State, personally appeared, _____ who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said company, for the uses and purposes expressed therein.
In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2005.
My commission expires _____
Notary Public, State of Ohio

Approved this _____ day of _____, 2005 _____
Clerk, Municipal Planning Commission, Worthington, Ohio
Approved this _____ day of _____, 2005 _____
Director of Engineering, Worthington, Ohio
Approved this _____ day of _____, 2005 _____
City Manager, Worthington, Ohio
In Witness Whereof, I have hereunto set my hand and affixed my seal this _____ day of _____, 2005 _____
Clerk of Council, Worthington, Ohio
Transferred this _____ day of _____, 2005 _____
Auditor, Franklin County, Ohio
Filed for record this _____ day of _____, 2005 at _____ M. Fee \$ _____
File No. _____
Recorded this _____ day of _____, 2005 _____
Deputy Recorder, Franklin County, Ohio
Plat Book _____ Pages _____

SURVEY DATA:
BASIS OF BEARINGS: The bearings shown herein are based on the same meridian as the plat of record found in Plat Book 43, Page 44
SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio Recorder, referenced in the plan and text of this plat.
IRON PINS: Where indicated herein, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated herein in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.



SURVEYOR'S CERTIFICATE
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.



Note:
1) Owner of Lot Number 2 shall be responsible for perpetual maintenance of the existing fire loop, located across Lot Numbers 1 and 2.
2) Storm drainage system to be maintained by owners of Lot Numbers 1 & 2 mutually.

Site Data:
Total Platted Area: 18.869 Acres
Number of Lots: 2
Gross Density: 9.435 Lot/Acre
Zoning Classification: C-2 (Community Shopping Center)

- = PERMANENT MARKER
 - = STONE FND.
 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - △ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = P.K. NAIL FND.
 - = P.K. NAIL SET
- I.P. Set are 1 1/2" LD. iron pipe with cap stamped EMHT INC

Approved
Municipal Planning Commission
City of Worthington
Date 12/13/18
Zynda Baker
Clerk

CITY OF WORTHINGTON
DRAWING NO. SUB 03-18
DATE 11/28/18

DATE	DESCRIPTION

EVANS, MECHWART, HAMBLETON & TILTON, INC.
170 KILL STREET
GAHANNA, OHIO 43220
TELEPHONE (614) 471-3150
FACSIMILE (614) 471-6629

PREPARED FOR:
CARPENTER & COMPANY INC.
150 WEST WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43086

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
FINAL PLAT
FOR
WORTHINGTON MALL SUBDIVISION

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

Date	August 3, 2005	Job No.	2004-0988
Scale		Sheet	