

ORDINANCE NO. 58-2021

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10 (Low Density Residential), S-1 (Special), C-2 (Community Shopping Center) and C-3 (Institutions & Office) to PUD, Planned Use District at 1033 N. High St., 47 Larrimer Ave. and 57 Larrimer Ave. (100-006774, 100-002427 & 100-002425).

WHEREAS, a request has been made by Thomas Hart, on behalf of Lifestyle Communities to amend the official zoning map of the City of Worthington, Ohio to change the zoning of certain land from R-10 (Low Density Residential), S-1 (Special), C-2 (Community Shopping Center) and C-3 (Institutions & Office) to PUD, Planned Use District at 1033 N. High St., 47 Larrimer Ave. and 57 Larrimer Ave. (100-006774, 100-002427 & 100-002425); and,

WHEREAS, Lifestyle Communities seeks the redevelopment of the United Methodist Children's Home site to a mixed-use development that would include detached single-family homes, townhomes, apartments, retail, restaurants, office and greenspace on the site; and,

WHEREAS, Chapter 1174 of the Codified Ordinances of the City of Worthington provides that Council, for the purpose of promoting variety, flexibility and quality development of properties in the City of Worthington, may allow for the use of a Planned Use District (PUD) after receipt of a recommendation thereon from the Municipal Planning Commission; and,

WHEREAS, the Municipal Planning Commission on October 14, 2021, reviewed this request and recommends denial; and,

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

SECTION 1. The 37.8 +/- acres of land located on the west side of N. High St. at 1033 N. High St., 47 Larrimer Ave. and 57 Larrimer Ave. (100-006774, 100-002427 & 100-002425), the legal description and graphical exhibit of which is attached hereto as Exhibit "A", and Exhibit "B" respectively, and incorporated by reference herein, is hereby rezoned to "PUD" Planned Use District pursuant to Chapter 1174 of the Codified Ordinances of the City of Worthington.

SECTION 2. The maximum density, number of stories, layout, setbacks, and open space for the site are set forth in the Development Plan dated September 9, 2021, attached hereto as Exhibit "C", and incorporated by reference herein, are hereby approved. Additional details, including PUD Text will need to be approved as part of the PUD Final Plan.

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SECTION 3. That the applicant shall be required to follow the provisions of Chapter 1174 of the Codified Ordinances of the City of Worthington Ohio for Final Plan approval and Architectural Review approval.

SECTION 4. That notice of passage of this 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 _____

President of Council

Attest:

Introduced November 15, 2021

P.H. December 13, 2021

FAILED TO PASS

Clerk of Council