Wilson Bridge Corridor Zoning

Department of Planning & Building
**Existing Zoning**

The existing zoning in the corridor consists of seven different zoning districts. The primary zoning districts in the corridor are commercial and office districts compromising approximately 128 acres, or 52 percent of the total land area in the corridor. The planning area also includes approximately eleven acres of floodplain. This area consists primarily of the Olentangy Parklands and is bisected by the Olentangy Trail. Residential also makes up a significant portion of the corridor; approximately 35 acres, or 14 percent of the total land area in the corridor. It is important to note that residential uses are also permitted as a conditional use in the C-2 zoning district, which would bring the total area available for residential uses to approximately 65 acres.

<table>
<thead>
<tr>
<th>District</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-2 Community Shopping Center</td>
<td>128.0</td>
</tr>
<tr>
<td>C-3 Institutions and Offices</td>
<td></td>
</tr>
<tr>
<td>C-4 Highway and Automotive Services</td>
<td></td>
</tr>
<tr>
<td>AR-3 Medium Density Apartment Residence</td>
<td>20.8</td>
</tr>
<tr>
<td>AR-4.5 Low Density Apartment Residence</td>
<td>3.2</td>
</tr>
<tr>
<td>R-10 Low Density Residence</td>
<td>14.3</td>
</tr>
<tr>
<td>F-1 Flood Plain</td>
<td>11.20</td>
</tr>
<tr>
<td>S-1 Special</td>
<td>29.74</td>
</tr>
<tr>
<td>ROW</td>
<td>43.45</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>250.7</strong></td>
</tr>
</tbody>
</table>
Recommendations:

Promotion

Objective 1
Enhance the image and brand of Worthington.

Actions
1.6 Develop a new signage and wayfinding package/standards for public signage.

Design

Objective 2
Promote new residential development in the corridor that complements existing and planned developments.

Actions
2.1 Create an overlay district for the Corridor that will allow for a variety of housing types including medium to high-density development that matches the intent of the Plan.

2.3 Create residential design guidelines for the Corridor that complements the existing residential character, but is also unique and helps define the image of the Corridor.

Objective 3
Guide the redevelopment of underutilized commercial properties.

Actions
3.2 Create new design guidelines and zoning tools to ensure the development concept and intent of the Plan is implemented.

Objective 4
Create a pedestrian-friendly environment.

Actions
4.2 Allow for the redevelopment of buildings along the Corridor to have varied building heights with reduced setbacks to develop a defined ‘street wall’.

4.4 Develop new standards that encourage and/or require new development to have pedestrian access from the street and include bike parking on site.

Objective 5
Promote the development of civic spaces, buildings, and events in the Corridor.

Actions
5.1 Encourage new development to provide public spaces on site or pay in-lieu fee to be used for other public space improvements in the corridor as identified in the Plan (e.g. outdoor activities and dining.)

5.3 Enhance the entrance to McCord Park and Olentangy Parklands with new signage and landscaping to improve visibility and access.

Objective 6
Create a concentrated yet diverse commercial core along Wilson Bridge Road.

Actions
6.1 Create an overlay for the Corridor that will expand permitted and conditional uses to include residential, and allow for the vertical integration of uses where appropriate.

6.4 Revise parking requirements in the Corridor to promote new development (e.g. reduced parking requirements, shared parking, include on-street parking).
Wilson Bridge Road Corridor Study – Redevelopment Sites
Wilson Bridge Road Corridor Study Recommendations
<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Area (Acres)</th>
<th>Building Blocks</th>
<th>Uses (P = Preferred / O = Optional)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Desired Density</td>
<td>Max. Height (Stories)</td>
</tr>
<tr>
<td>Residential (Medium Density)</td>
<td>57.2</td>
<td>10-14 units/acre</td>
<td>3</td>
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<tr>
<td></td>
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<td></td>
</tr>
<tr>
<td>Office/Residential (High Density)</td>
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<td></td>
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<tr>
<td>Office/Residential (Medium Density)</td>
<td>5.2</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td>59.0</td>
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<td></td>
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</tr>
<tr>
<td>Professional Office</td>
<td>15.6</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>57.2</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Office</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Office/Hotel</td>
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<td></td>
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</tbody>
</table>

Note: Medium density residential and professional office on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to two stories in height.
East Wilson Bridge Residential Sites

Redevelopment Area

Existing Site Data: Development Intent:
- Area: 15.8 acres
- Number of Parcels: 21
- Existing Buildings (Single-family): 18 units

Development Intent:
- Max. Bldg. Height: 2 Stories
- Preferred Uses: Office, Residential

Redevelopment Scenario
This development scenario is an estimate of the amount of office and residential that could be developed in this area with surface parking.

Residential Medium Density
- Area: 8.8 acres
- Max. Building Height: 2 Stories
- Residential Density: 8 - 10 u/a
- Residential Units: 70 - 90 units
- Parking Standard: 2 per unit
- Total Parking Spaces: 140 - 180
- Approx. Lot coverage: <60 percent

Professional Office
- Area: 7.0 acres
- Max. Building Height: 2 Stories
- Estimated Building Footprints: 15,000 - 25,000 s.f.
- *Total Office Area: 70,000 - 84,000 s.f.
- Parking Standard: 1 space / 250 s.f.
- Parking Spaces: 280 - 336 spaces
- Approx. Lot coverage: <60 percent

* Assumes a density of 10,000 to 12,000 square feet of office per acre.
** Note these are general estimates for the development capacity of the site.
Wilson Bridge Corridor Zoning

Current Zoning:
Wilson Bridge Corridor Zoning

Proposed Zoning Categories:
Proposed Zoning Categories:
Wilson Bridge Corridor Zoning

Zoning Districts:

- WBC – 1 – Medium Density Residential
- WBC – 2 – Professional Office
- WBC – 3 – Mixed Use
- WBC – 4 – Office
- WBC – 5 – Office/High Density Residential
**Wilson Bridge Corridor Zoning**

**Description of Zoning Districts:**

**“WBC-1” Medium Density Residential:** An area along the WBC that allows for medium density residential housing, offering a variety of housing styles and pricing options that complement the residential and architectural patterns and styles in the City.

- **Permitted Uses:** Multi-family dwellings, Home Occupations, Public uses, Essential services and Accessory uses.

- **Maximum Building Height:** Three stories except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 30’.

- **Density:** The maximum number of dwelling units allowed per acre for development within the WBD-1 shall be 14, with a desired number between 10 and 14 dwelling units.
Wilson Bridge Corridor Zoning

Proposed Zoning Categories:

- WBC-1 - Medium Density Residential
- WBC-2 - Professional Office
- WBC-3 - Mixed Use
- WBC-4 - Office
- WBC-5 - Office/High Density Residential
Description of Zoning Districts:

“WBC-2” Professional Office: Areas to promote small to medium sized office uses. A variety of office types and styles are encouraged to promote flexibility and adaptability.

- Permitted Uses: Office uses, Essential services and Accessory uses.
- Conditional Use: Public uses and Semi-public uses.
- Maximum Building Height: 3 stories, except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 35’.
Proposed Zoning Categories:
Wilson Bridge Corridor Zoning

Description of Zoning Districts:

“WBC-3” Mixed Use: An area along the WBC that allows for a mix of retail and office uses both vertically and horizontally. Retail uses are encouraged for the first floor of multi-floor developments. Pedestrian facilities and public spaces are encouraged. Some residential uses may be incorporated in this area.

- Permitted Uses: Uses listed in Chapter 1147 of the Codified Ordinances as permitted uses in the following districts: “C-1” Neighborhood Commercial, “C-2” Community Shopping Center, and “C-3” Institutions and Offices.

- Conditional Uses: Residential Uses, Hotels, Motels, Drive-in Commercial Uses, and Breweries, Distilleries and Wineries.

- Maximum Building Height: 4 stories for properties south of Wilson Bridge Rd; 5 stories for properties north of Wilson Bridge Rd.
Wilson Bridge Corridor Zoning

Proposed Zoning Categories:
Wilson Bridge Corridor Zoning

Description of Zoning Districts:

“WBC-4” Office: Areas along the WBC that allows for large-scale office development and redevelopment, with such product offering prominent freeway visibility and serving local, regional and national tenants.

- Permitted Uses: Office uses, Animal Hospitals, Essential services and Accessory uses.

- Conditional Uses: Hotel, Public uses and Semi-public uses.

- Maximum Building Height: 6 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories.
Proposed Zoning Categories:
**Wilson Bridge Corridor Zoning**

Description of Zoning Districts:

“WBC-5” Office/High Density Residential: An area of high density office development either as a single use or as a use mixed with multi-family housing. The residential use includes a variety of high density multi-family housing such as condominiums, apartments and townhomes.

- Permitted Uses: Permitted uses within the WBC-4 Office District.

- Conditional Uses: Multi-family uses as part of the office building structure. No detached multi-family structures are permitted.

- Maximum Building Height: 6 stories.

- Density: The maximum number of dwelling units allowed per acre for development within the WBC-5 District shall be 20.
Proposed Zoning Categories:
General Provisions:

- Ordinary repair or maintenance and interior alterations not in conflict are exempt.

- Subject to Standards:
  - Construction of a new building
  - Expansion of a buildings gross floor area based on the following:
    - Less than 25% expansion, only the expansion area shall comply
    - Over 25% of the existing building’s area, the entire building shall comply
  - Construction or expansion of parking facilities
  - Addition of landscaping, lighting, fencing or other accessory structures
  - Construction and installation of signage
  - Redevelopment and/or change of use proposals in the WBC shall be a minimum of 3-acres of land and 200’ of frontage along the ROW
Development Standards:

• Site Layout:
  
  – Setbacks
    
    • Buildings 50,000 sq. ft. in area or less shall be between 5’ and 20’ from ROW
    
    • Buildings 50,000 sq. ft. in area shall be located at least 20’ from ROW
    
    • Buildings abutting “R” districts shall be 50’ to the property line
      – Parking and access drives shall be 25’

  – Right-of-Way Dedication
    
    • May be required to accommodate public improvements
Development Standards:

- Site Layout:
  - Screening
    - Development abutting “R” districts shall be permanently screened in the setback area. Solid wall or fence and landscaping of 6’ in height.
  - Equipment
    - Exterior equipment shall be located to the rear of buildings and screened from view
Development Standards:

- **Site Layout:**
  - Tract Coverage
    - 50% of the property
  - Pedestrian Access
    - Sidewalks, recreation paths or combination with a minimum width of 5’ for sidewalks
  - Drive-in Commercial Uses
    - Shall be oriented so that the drive through is not between the street frontage and the building
Development Standards:

- **Buildings:**
  - Design
    - Building oriented towards Wilson Bridge Road, operational front entry
    - Height of at least 18’ for flat roofs measured at the parapet or 12’ for pitched roofs measured at the eave
    - Roof-mounted equipment screened
    - No extensive blank walls
Development Standards:

• Buildings:
  - Materials
    • 40% of materials consisting of brick, stone, cultured stone, wood or fiber cement board siding.
    • Sustainable materials
  - Windows & Doors
    • Ground-floor windows and doors
    • Provide an unobstructed view
Development Standards:

• Buildings:
  - Landscaping
    • Natural Features
      - 6” caliper or larger shall be retained, or replaced
      - $450.00 per caliper inch of tree lost and not replaced
    • Drought tolerant and non-invasive
    • Deciduous trees – minimum of 2”
    • Evergreens – minimum of 6’ height
    • Shrubs – minimum of 24” in height
    • Parking lot landscaping
    • Seasonal plantings
  • Landscape plan shall be maintained for the life of the development
Wilson Bridge Corridor Zoning

Development Standards:

• Buildings:
  – Lighting
    • Illumination shall not exceed 3 foot candles & the light level at the property line shall not exceed 0 foot candles
    • Parking lot lights – max height
    • Pedestrian walkways – decorative low level fixtures – 12” above grade
    • Security lighting – full cut-off type fixtures
Development Standards:

• Buildings:
  - Signs
    • Exterior lighting fixtures for illumination
    • Freestanding signs
      - No more than 1 per parcel on parcels less than 2-acres in size, no more than 2 per parcel on parcels over 2-acres
      - Monument signs – max height of 10’
      - Sign area – maximum of 50 sq. ft. per side
      - Can include up to 8 tenants
Wilson Bridge Corridor Zoning

Development Standards:

• Buildings:
  – Signs
    • Wall-mounted signs
      – Each business occupying 25% or more of the building may have one wall sign and one projection sign
        » 40 sq. ft. in area max and 12 sq. ft. max for projection signs
      – Businesses occupying 25% or more of the building on a parcel abutting more than one ROW my have a sign facing each ROW
      – Businesses occupying 25% or more of a building abutting I-270 ROW my have a wall sign facing each ROW.
        » Non-illuminated background up to 200 sq. ft.
        » Graphic portion of such signs shall not exceed 100 sq. ft.
Wilson Bridge Corridor Zoning

Development Standards:

• Buildings:
  - Parking
    • Design
      - Located to the rear or side of a building
    • Non-residential Uses
      - Parking shall not exceed 120% of what is required by Code
    • Residential Uses
      - A minimum of one parking space per dwelling unit
  - Bicycle Parking
    - Required to adequately serve the proposed use
• Structured Parking
  - Permitted and encouraged within the WBC, and meet all standards outlined in the WPC for setbacks, screening and height
Development Standards:

• Buildings:
  – Public Spaces
    • Public space amenity for every 5,000 sq. ft. of gross floor area
      – Accessible plaza or courtyard
      – Sitting space – benches
      – Public art
      – Decorative planters
      – Bike racks
      – Etc...
Procedures for review:

- Redevelopment/New Development
  - Construction of new buildings, expansion of existing building
  - Alteration or expansion of parking facilities
- Pre-application
  - Request feedback from City staff and MPC
- Preliminary Plan
  - Approved by MPC
- Final Plan
  - Approved by MPC & City Council
- Modifications of Final Plan
  - Approved by MPC & possibly City Council
Wilson Bridge Corridor Zoning

Process:

- Wilson Bridge Corridor Zoning Draft
  - Created by Planning Staff in coordination with the City’s Law Director
    - Recommended in the 2011 Wilson Bridge Road Corridor Study
  - Reviewed and approved by the Code Review Committee
  - Reviewed and approved by the Wilson Bridge Road Steering Committee
  - Reviewed and approved by the Municipal Planning Commission
Wilson Bridge Corridor Zoning

Next Steps:

• City Council Briefing
• Introduce Legislation
• Public Hearing
  - 60 Day Referendum Period for proposed Code Amendment
• Rezoning:
  - Start with the south side of East Wilson Bridge Road and move west in sections
    • 60 Day Referendum Period for each rezoning
Questions