Wilson Bridge Corridor Zoning
Department of Planning & Building
Background:

• The City conducted a strategic study of one of the community’s primary economic centers, the Wilson Bridge Road Corridor.
  - One of the most important corridors, this corridor contains seeds that provide a vital support for the future of the City’s economy and quality of life.
  - The appearance and vacancy rates in the corridor led the City to invest in further planning for the corridor.
    • Streetscape, signage and development standards
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>
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<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>
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<tr>
<td>ROW</td>
<td>43.45</td>
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<tr>
<td>Total</td>
<td>250.7</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.

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 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>
</tr>
<tr>
<td>Office/Residential (High Density)</td>
<td>7.1</td>
<td></td>
<td>5+</td>
</tr>
<tr>
<td>Office/Residential (Medium Density)</td>
<td>5.2</td>
<td></td>
<td>3</td>
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<tr>
<td>Mixed Use</td>
<td>59.0</td>
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<td>5</td>
</tr>
<tr>
<td>Professional Office</td>
<td>15.6</td>
<td>10,000-20,000 s.f./acre</td>
<td>3</td>
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<tr>
<td>Office</td>
<td>57.2</td>
<td>30,000-60,000 s.f./acre</td>
<td>6</td>
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<tr>
<td>Neighborhood Office</td>
<td>6.9</td>
<td>8,000-10,000 s.f./acre</td>
<td>2</td>
</tr>
<tr>
<td>Office/Hotel</td>
<td>8.0</td>
<td></td>
<td>6</td>
</tr>
</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.
Process:

• Wilson Bridge Corridor Zoning Draft
  - Drafted by Planning Staff and the City’s Law Director
    • Recommended in the 2011 Wilson Bridge Road Corridor Study
  - Reviewed and approved by the Wilson Bridge Road Steering Committee on August 13, 2015
  - Reviewed and approved by the Municipal Planning Commission on September 24, 2015
Wilson Bridge Steering Committee:
The committee consists of commercial property owners, property managers and business owners in the corridor; residents in and adjacent to the corridor, and from elsewhere in the City; representatives from the Council, MPC, CRC, Bike and Pedestrian Committee; hired consultants. Additional residents were included due to planning, design and real estate backgrounds.

• Original committee was created in 2008 for the Wilson Bridge Road Corridor Study which was adopted in 2011, then morphed into a committee for the Wilson Bridge Corridor Enhancement & Wayfinding Projects adopted in 2015. This same group reviewed and provided feedback on the proposed Wilson Bridge Corridor Zoning.
City Council Process:

- City Council Briefing – November 9, 2015
- Outreach
  - Website updated to include all meeting materials, presentation and meeting dates.
    - Notify Me – Mass email went out on November 18, 2015 to all those signed up on the City’s email, updated email went out on January 8, 2016, February 5, 2016 and again on March 11, 2016.
  - Steering Committee updated on the status of the proposed regulations
  - Met with residents on Hayhurst and Caren
  - Met with residents on Olenwood and Hinsdale
- City Council Briefing – January 11, 2016
  - Email correspondence and meetings with residents who have questions and concerns.
- City Council Briefing – February 8, 2016
  - Email correspondence and meetings with residents who have questions and concerns.
- City Council Briefing – March 14, 2016
- Introduce Legislation – Future meeting - TBD
- Public Hearing
  - 60-Day Referendum Period for proposed Code Amendment, then rezoning can occur with another 60-day referendum period after each rezoning.
Wilson Bridge Corridor Zoning

Information:

• The City is **NOT** rezoning the corridor. If property is redeveloped in the future, each individual property owner would still be required to rezone their property to one of the proposed districts as part of any redevelopment project.
  
  - *There is only one area that we have discussed proactively rezoning, that is the south side of E. Wilson Bridge Road. This area is receiving a lot of development pressure and interest.*

• If approved by City Council, the newly created zoning districts would become part of the Planning & Zoning section of the Codified Ordinances for the City of Worthington.

• Each property owner would be required to follow the rezoning procedures that are currently outlined in the Codified Ordinances.
  
  - This includes public meetings at many stages in the process, including the Municipal Planning Commission and City Council, to consider any rezoning of land within the City of Worthington.

• Creating the zoning districts and standards does **not** rezone the corridor. Any future rezoning done by individual property owners would be subject to the public process and the 60-day referendum period.
Discussion Items:

• Residential uses in the WBC-5 District
• Building Height
• Setbacks
• Tract Coverage
• Design & Materials
• Natural Features
• Traffic
Projects since adoption in 2011:

- I-270 – US-23 Project
- I-270 – SR 315 Project
- Mall Redevelopment – The Shops at Worthington Place
- Apartments – The Heights at Worthington Place
- 350 W. Wilson Bridge Rd. – Building Redevelopment
- Lower vacancy rate in the corridor
- Northeast Gateway Redesign
  - Wilson Bridge/Huntley/Worthington-Galena
Strategies to move forward:

• Approach #1 – Proposed Text – Current Draft
  - Includes several revisions from MPC, Residents and City Council to date
    • Recommended heights for the corridor and considers traffic impacts project by project in a piecemeal approach.

• Approach #2 – Revised Approach
  - Prioritizes recommendations from the Wilson Bridge Corridor Zoning:
    • Standards & Guidelines
    • South side of E. Wilson Bridge Rd. – WBC-1 District & WBC-2 District
      - Development pressure and interest
    • Mixed Use Area
    • Recommends lower heights and densities in the WBC-4 District until additional traffic analysis can inform a greater discussion.
Wilson Bridge Corridor Zoning

Approach #2:

• Building Heights – WBC-4 – Office
  – 3-4 stories

• Remove WBC-5 – Office/High Density Residential
  – Add this area to the WBC-4 – Office District
    • No residential
Wilson Bridge Corridor Zoning

Proposed Zoning Categories:

Approach #2 – Updated: March 14, 2016
Wilson Bridge Corridor Zoning

Proposed Building Heights:

Approach #2 – Building Heights - Updated: March 14, 2016
Wilson Bridge Corridor Zoning

Proposed Building Heights:

- 3 stories
- 2 ½ stories
- 4 stories
- 6 stories
- 3 stories
- 6 stories
- 3 stories
- 4 stories
- 2 ½ stories
- 2 ½ stories

Approach #1 – Building Heights
### 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>
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</thead>
<tbody>
<tr>
<td><strong>Residential (Medium Density)</strong></td>
<td>57.2</td>
<td>10-14 units/acre</td>
<td>Desired Density, Max. Height (Stories), Multifamily, Office, Civic, Commercial, Hotel</td>
</tr>
<tr>
<td><strong>Office/Residential (High Density)</strong></td>
<td>7.1</td>
<td>10-20 units/acre</td>
<td>Housing, Office, 15,000-30,000 s.f./acre, Office, Commercial, Hotel</td>
</tr>
<tr>
<td><strong>Office/Residential (Medium Density)</strong></td>
<td>5.2</td>
<td>5-10 units/acre</td>
<td>Housing, Office, 12,000-15,000 s.f./acre, Office, Commercial, Hotel</td>
</tr>
<tr>
<td><strong>Mixed Use</strong></td>
<td>59.0</td>
<td>10-20 units/acre</td>
<td>Housing, Office/Commercial, 10,000-15,000 s.f./acre, Office, Commercial, Hotel</td>
</tr>
<tr>
<td><strong>Professional Office</strong></td>
<td>15.6</td>
<td>10,000 - 20,000 s.f./acre</td>
<td>Office, Commercial, Hotel</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>57.2</td>
<td>30,000 - 60,000 s.f./acre</td>
<td>3, Office, Commercial, Hotel</td>
</tr>
<tr>
<td><strong>Neighborhood Office</strong></td>
<td>6.9</td>
<td>8,000 - 10,000 s.f./acre</td>
<td>2, Office</td>
</tr>
<tr>
<td><strong>Office/Hotel</strong></td>
<td>8.0</td>
<td>Hotel 100-200 Rooms</td>
<td>6, Office, Commercial, Hotel</td>
</tr>
</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.*
Wilson Bridge Corridor Zoning

Current Zoning:
Wilson Bridge Corridor Zoning

Current Zoning Permitted Height:

- 3 stories
- 3 stories
- 3 stories
- 4 stories
- 2 ½ stories
Wilson Bridge Corridor Zoning

Proposed Zoning:

Approach #2 – Zoning- Updated: March 14, 2016
Proposed Building Heights:

- 3 stories
- 3-4 stories
- 4 stories
- 2 ½ stories
- 3 stories
- 3-4 stories
- 3 stories
- 2 ½ stories
- 2 ½ stories

Approach #2 – Building Heights - Updated: March 14, 2016
Wilson Bridge Corridor Zoning

Zoning Districts:

• WBC – 1 – Medium Density Residential
• WBC – 2 – Professional Office
• WBC – 3 – Mixed Use
• WBC – 4 – Office
Wilson Bridge Corridor Zoning

Proposed Building Heights:

Approach #2 – Building Heights - Updated: March 14, 2016
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.
  - Multi-Family does not mean just apartments, it includes condos that could be owner occupied. Example: Ville Charmante

- 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.
Proposed Building Heights:
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’.
Wilson Bridge Corridor Zoning

Proposed Building Heights:

Approach #2 – Building Heights - Updated: March 14, 2016
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: 3 stories for properties south of Wilson Bridge Rd; except for the WBC-3 Mixed-Use location south of Wilson Bridge Road and west of High Street, where the maximum building height shall be 3 stories within the westernmost 180 feet and 4 stories in the remaining area; 4 stories for properties north of Wilson Bridge Rd.
Wilson Bridge Corridor Zoning
Wilson Bridge Corridor Zoning
Wilson Bridge Corridor Zoning

Proposed Building Heights:

Approach #2 – Building Heights - Updated: March 14, 2016
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: 3-4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories.
Wilson Bridge Corridor Zoning
Wilson Bridge Corridor Zoning

Proposed Building Heights:

Approach #2 – Building Heights - Updated: March 14, 2016
## Wilson Bridge Corridor Zoning

<table>
<thead>
<tr>
<th>Zoning Districts:</th>
<th>Permitted Uses:</th>
<th>Conditional Uses:</th>
</tr>
</thead>
</table>
| **WBC-1**        | Multi-Family Dwellings  
Home Occupations  
Public Uses  
Essential Services  
Accessory Uses | N/A |
| **WBC-2**        | Office Uses  
Essential Services  
Accessory Uses | Public Uses  
Semi-Public Uses |
| **WBC-3**        | Permitted Uses listed in the following districts:  
C-1 District  
C-2 District  
C-3 District | Residential Uses  
Hotels & Motels  
Drive-in Commercial  
Breweries, Distilleries and Wineries |
| **WBC-4**        | Office Uses  
Animal Hospitals  
Essential Services  
Accessory Uses | Hotel  
Public Uses  
Semi-Public Uses |
Wilson Bridge Corridor Zoning

Discussion Items:

• Building Height
• Setbacks
• Tract Coverage
• Design & Materials
• Natural Features
Development Standards:

• Site Layout:
  - Setbacks
    • Buildings less than 50,000 sq. ft. in area 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 facilities and access drives shall be 25’ to the property line
      - Clarification: A parking deck/garage is considered a building/structure and would be required to meet the proposed 50’ setback
  - Right-of-Way Dedication
    • May be required to accommodate public improvements
Development Standards:

• Site Layout:
  
  - Setbacks – City Council Comment – Language added
    
    • Avoid canyon/tunneling effect along corridor.
      
      - Use of floor terracing, changes in building massing, insertion of green commons, recessed seating and dining areas, and lush landscaping will be required.
Wilson Bridge Corridor Zoning

Length: 15.90 ft

Wilson Bridge Rd W

Length: 21.20 ft

Wilson Bridge Road - Varying ROW Widths
High Street - Varying ROW Widths – Westside has a greater setback than the eastside
Wilson Bridge Corridor Zoning

Wilson Bridge Road - Varying ROW Widths – ROW dedication required for planned projects
Wilson Bridge Corridor Zoning

Old Wilson Bridge Road - Varying ROW Widths

Length: 15.95 ft

529.12

Old Wilson Bridge Rd

Length: 7.95 ft
Wilson Bridge Corridor Zoning
Wilson Bridge Corridor Zoning

Approach #2 - Proposed Zoning Categories:

Example Development Scenario
Wilson Bridge Corridor Zoning

Example Development Scenario
Wilson Bridge Corridor Zoning

Example Development Scenario

Possible 1-story parking deck
Example Development Scenario
Wilson Bridge Corridor Zoning

Approach #2 - Proposed Zoning Categories:

Example Development Scenario
Wilson Bridge Corridor Zoning

Example Development Scenario
Example Development Scenario
Development Standards:

• Site Layout:
  
  – Setbacks – City Council Comment – Language added

  • Avoid canyon/tunneling effect along corridor.
    
    – Use of floor terracing, changes in building massing, insertion of green commons, recessed seating and dining areas, and lush landscaping will be required.

  • High Street Setback – North of Wilson Bridge Road
    
    – 50’ setback along High Street
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.
Wilson Bridge Corridor Zoning

Development Standards:

• Site Layout:
  - Tract Coverage – Maximum Impervious Surface
    • 75% - Proposed
      - Other jurisdictions range in the 80%-90% range
  - 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
    • Avoid a canyon/tunneling effect along the corridor, the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping will be required.
Wilson Bridge Corridor Zoning

Development Standards:

• Buildings:
  - Design
    • Avoid extensive blank walls
    • Details & materials shall be varied horizontally to provide scale and three-dimensional qualities
    • Entrances shall be well marked
    • Designing for different uses, an identifiable break between buildings ground floors and upper floors shall be provided.
    • Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provided sustainable benefits and visual interest.
Development Standards:

• Buildings:
  - Materials – City Council Comment – Updated Language
    • 75% of materials consisting of brick, stone, cultured stone, wood or fiber cement board siding.
    • No vinyl siding permitted.
    • Color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.

• Windows & Doors
  • Ground-floor windows and doors
  • Provide an unobstructed view
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
Wilson Bridge Corridor Zoning

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
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 may have a sign facing each ROW
      – Businesses occupying 25% or more of a building abutting I-270 ROW may 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 125% 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
Wilson Bridge Corridor Zoning

Development Standards:

• Buildings:
  - Landscaping
    • Natural Features
      - 6” caliper or larger shall be retained, or replaced
      - $150.00 per caliper inch of tree lost and not replaced
        » Varies by jurisdiction:
          • City of Delaware - $100.00/caliper inch
          • City of Dublin - $150.00/caliper inch
          • City of Westerville - $300.00/caliper inch
          • City of Hilliard - $100.00/caliper inch
    • 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
Natural Features:

- The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community.
- In areas located near the Olentangy River, stormwater quality treatment requirements, downstream surface water protection, and stream corridor protection areas shall be designated, protected, and/or mitigated as required by Ohio EPA’s “Construction Site Storm Water in the Olentangy River Watershed” General Permit or the Ohio Department of Natural Resources Rainwater and Land Development Manual, whichever greater.
- Wetland areas shall be delineated and mitigated as required by the Clean Water Act Sections 401 and 404. A Flood Hazard Permit is required to be filed with the City for all work within the FEMA designated floodplain.
Traffic, Stormwater and Other Impacts:

- Each project is required to do a Traffic Study and Stormwater Analysis to show impact on the surrounding roadways and the natural environment.
  - This is required when properties rezone or completely redevelop. The Traffic Study and Stormwater Analysis would look at each proposed use and the findings would be included for consideration as the project proceeds through the public rezoning/redevelopment process.

- The City has hired traffic and environmental consultants to help the City review and analyze information and related requirements for development projects.
  - This analysis would be evaluated by the City to ensure compliance by each property owner with requirements outlined in the City's Codified Ordinances, Stormwater Manual and by the Ohio Environmental Protection Agency.

- Other impacts (water and sewer capacities, schools, fire & police)
Wilson Bridge Corridor Zoning

Discussion Item:

• Redevelopment and/or change of use proposals in the WBC shall be a minimum 3-acres of land and 200’ of frontage along the Right-of-Way.
  – Possible 2-acres vs. 3-acres with 200’ frontage
Wilson Bridge Corridor Zoning

Discussion Items:

• Building Height
• Setbacks
• Tract Coverage
• Design & Materials
• Natural Features
Questions
Wilson Bridge Corridor Zoning

27” Sewer Line

Length: 123.56 ft

Length: 137.02 ft

Length: 219.01 ft