



MEMORANDUM

TO: Matthew H. Greeson, City Manager
Robyn Stewart, Assistant City Manager
David McCorkle, Assistant City Manager

FROM: R. Lee Brown, Director of Planning & Building

DATE: June 17, 2021

SUBJECT: Ordinance to Rezone 199, 207, 217, 227, 235, 247 & 261 E. Wilson Bridge Rd155, 163 & 173 E. Wilson Bridge Rd. from the R-10 District, Low Density Residential to WBC-1 District, Medium Density Residential – **REZ 03-2021**

Background & Request:

The Wilson Bridge Road Corridor Study, adopted in 2011, makes recommendations for the Wilson Bridge Road corridor from the Olentangy River to the west to the Railroad Crossing to the east. The Study recommends the need to promote the redevelopment of the Wilson Bridge Road Corridor into a mixed-use area that will generate new economic growth within the City. These recommendations are intended to foster development that strengthens land use and economic value; encourages a mix of uses; enhances livability of the area; augments pedestrian and bicycle connections; and promotes construction of high-quality buildings and public spaces that create and sustain long-term economic vitality.

City Council adopted the Wilson Bridge Corridor Zoning on April 18, 2016, creating new zoning districts and development standards for the Wilson Bridge Corridor. The next step in the process of achieving the Study recommendations is to initiate the rezoning of parcels in the corridor to be in compliance with the adopted Wilson Bridge Road Corridor Study and the Wilson Bridge Corridor Zoning.

The request before you is to rezone approximately 5.74 +/- acres on the south side of E. Wilson Bridge Rd. The request is to rezone seven parcels 100-002479, 100-002480, 100-002481, 100-002482, 100-002483, 100-002484 & 100-000977, also known as 199, 207, 217, 227, 235, 247 & 261 E. Wilson Bridge Rd. from the R-10 District, Low Density Residential to the WBC-1 District, Medium Density Residential. These seven parcels are currently used as single-family homes. This rezoning action would result in the three single-family homes becoming non-conforming legal uses. The single-family residential use would be permitted to continue unless it is discontinued or abandoned for six consecutive months or for eighteen months

during any three-year period. It would prevent large scale expansion or redevelopment of new single-family homes in this area envisioned by the Study to be multi-family.

R-10 District – Low Density Residential – Current Zoning

For low density residential development which has ready access to most community facilities. Community water and sewerage facilities are required.

(1) Permitted Uses:

- Single-family dwelling
- Public uses
- Essential services
- Accessory uses
- Home occupation

(2) Conditional Uses:

- Public service facility
- Plant production
- Noncommercial recreational facility
- Semipublic uses
- Co-located child day care center, nursery school and preschool

(3) Development Standards:

Zoning	Minimum Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback	Max Height of Building Stories	Max Height
R-10 District	80-feet	10,400 sq. ft.	30-feet	30-feet	8-feet, 12-feet	2 ½ - stories	30-feet

WBC-1 District – Medium Density Residential – Proposed Zoning

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.

(1) Permitted Uses:

- Multi-family dwellings
- Home Occupations
- Public uses
- Essential services
- Accessory uses

(2) Conditional Uses:

- N/A

(3) Development Standards – South side of E. Wilson Bridge Rd.:

Zoning	Minimum Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback	Max Height of Building Stories	Max Height
WBC-2 District	200-feet	2-acre	5-feet to 20-feet	50-feet	No Minimum	2 ½ - stories	35-feet

Surrounding Zoning & Land Uses:

Direction	Current Zoning	Recommended Land Use
North	C-3 – Institutions & Offices	WBC-4 - Office
East	R-10 – Low Density Residential	WBC-1 – Medium Density Residential
South	R-10 – Low Density Residential	R-10 – Low Density Residential
West	WBC-1 – Medium Density Residential/Granby Place	WBC-1 – Medium Density Residential

Worthington Planning & Zoning Code

[1151.06 Nonconforming Uses of Structures or of Structures & Premises in Combination](#)

If lawful use involving individual structures with a replacement cost of one thousand dollars (\$1,000) or more, or of structures and premises in combination, exists at the effective date of adoption of this Zoning Ordinance (Ordinance 51-71, passed December 13, 1971), or amendment thereto, that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (a) No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- (b) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- (c) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may as a special exception be changed to another nonconforming use provided that the Board of Zoning Appeals either by general rule or by making findings in the specific case, finds that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accord with the provisions of this Ordinance.
- (d) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.
- (e) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for eighteen months during any three-year period, except when government action impedes access to the premises, the

structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located; and

(f) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than fifty percent of the replacement cost at time of destruction.

Land Use Plans:

[Comprehensive Plan Update & 2005 Strategic Plan for Worthington](#)

The 2005 Comprehensive Plan Update states that majority of the housing stock is at least 30-years old, and a significant amount is over 50-years old. Young professionals and singles are seeking apartments with more group amenities and maintenance included, and they prefer to be in areas with other singles. Entry point cost is also a factor, as is proximity to activity and recreation centers. The real estate market indicates that many empty nesters prefer condominium units that still have the space and feel of a single-family home, including some private outdoor space. High level amenities and services are also important. Retired seniors are looking for condominium units with a one-story floor plan, inclusive services, and close proximity to facilities such as libraries, churches, and parks.

If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve. If new residential units are created within Worthington, they should be of a type that addresses the demographic needs of the community.

Condominiums and apartments will target those Worthington residents whose children have left their single-family home and those former children, newly on their own, who wish to come back to the City. It will place people in close proximity to Worthington activity centers and encourage them to be involved in the City.

[Wilson Bridge Road Corridor Study](#)

The Wilson Bridge Road Corridor Study, adopted in 2011, makes recommendations for the Wilson Bridge Road corridor from the Olentangy River to the west to the Railroad Crossing to the east. The Study recommends the need to promote the redevelopment of the Wilson Bridge Road Corridor into a mixed-use area that will generate new economic growth within the City. These requirements are intended to foster development that strengthens land use and economic value; encourage a mix of uses; enhance livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that create and sustain long-term economic vitality.

The Study recommends incorporating a small amount of medium density residential housing. New infill housing in this area should complement the residential and architectural patterns and styles in Worthington and include multiple housing options (styles & prices) to avoid a monochromatic design. Parking should be located as to not dominate the front of the structure, side loaded, or detached garages are preferred. Front

porches and patios are encouraged in this area. New development should also be walkable with a distinct center and edge, include usable open spaces, and well-designed internal streets/drives. New development should also be context sensitive to surrounding land uses through architectural styles, vegetative buffers, and other carefully planned site elements.

The 2011 Wilson Bridge Road Corridor Study identifies this area as Medium Density Residential for residential uses and a recommended height of 2 ½ stories in height in this area.

[Wilson Bridge Corridor Districts](#)

Chapter 1181 was adopted by City Council in 2016 to facilitate implementation of the Wilson Bridge Road Corridor Study, which promotes the redevelopment of the Wilson Bridge Road Corridor into a mixed-use area that will generate new economic growth within the City. These requirements are intended to foster development that strengthens land use and economic value; to encourage a mix of uses; enhance the livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that help create and sustain long-term economic vitality.

The area was recommended for [WBC-1 Medium Density Residential](#) that would allow for a office uses with a height of 2 ½ stories. 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.

Staff Analysis:

- If the properties are rezoned to medium density residential, the current residential use of the property would be considered a non-conforming use. The residential use would be permitted to continue unless it is discontinued or abandoned for six consecutive months or for eighteen months during any three-year period.
- As long as we continue to have R-10 zoning, the City cannot prevent new or significantly renovated/expanded single-family houses on these parcels. Significant new single-family investment makes it more challenging and more expensive for the City to achieve the goals of the Wilson Bridge Corridor Study for this area.
- The City should rezone the parcels to the recommended zoning (WBC-1 Medium Density Residential). Once rezoned, the current structures and uses would be able to continue as non-conforming uses within the new zoning, however they would be prohibited from major expansion or new construction as single-family residential properties, thus setting the stage for eventual redevelopment into office.
- Future development on these parcels is still subject to an approved Preliminary and Final Plan that must be approved by the Municipal Planning Commission and City Council.
- The City was proactive and rezoned two parcels to the WBC-1 – Medium Density Residential District in 2017 where the Granby Place apartments now stand to prohibit future single-family residential redevelopment on those parcels.

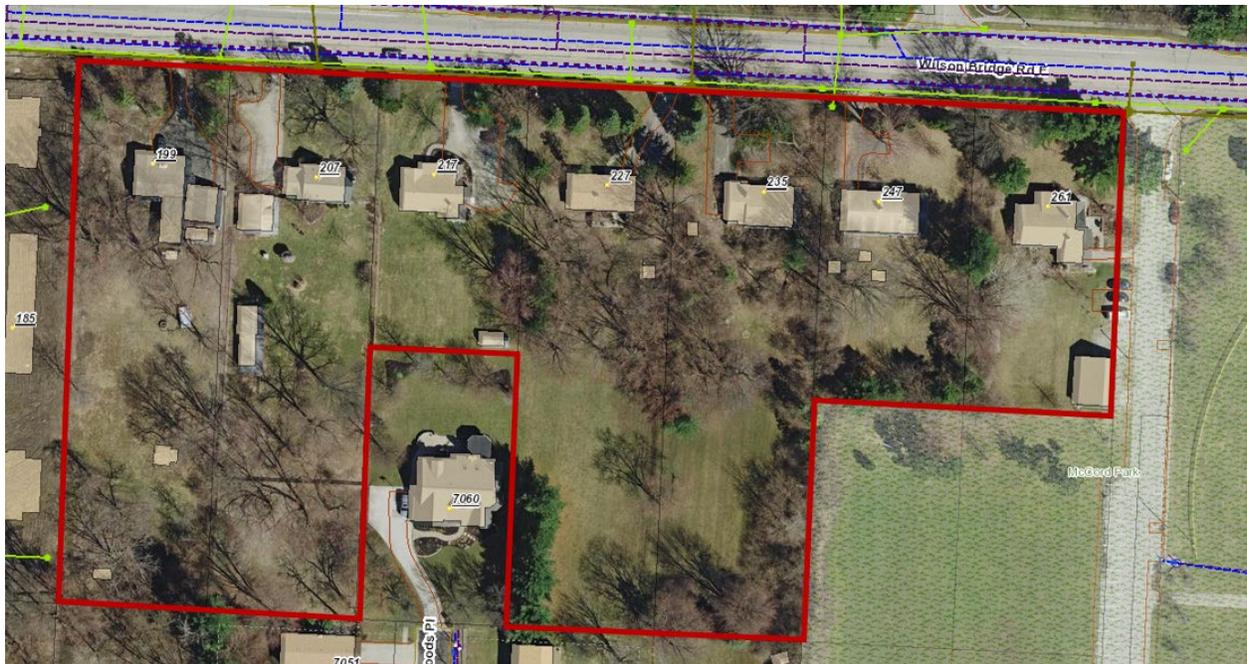
- There are two parcels in the corridor that are recommended for professional office and medium density residential that have had significant investment in new single-family homes.
 - Both these property owners were made aware of the City's vision for the corridor prior to construction.

Next Steps:

After its introduction, the City's Codified Ordinances required City Council to refer the Ordinance to the Municipal Planning Commission (MPC) for investigation and report. The Municipal Planning Commission expects to review this item on Thursday, September 9, 2021 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans to City Council.

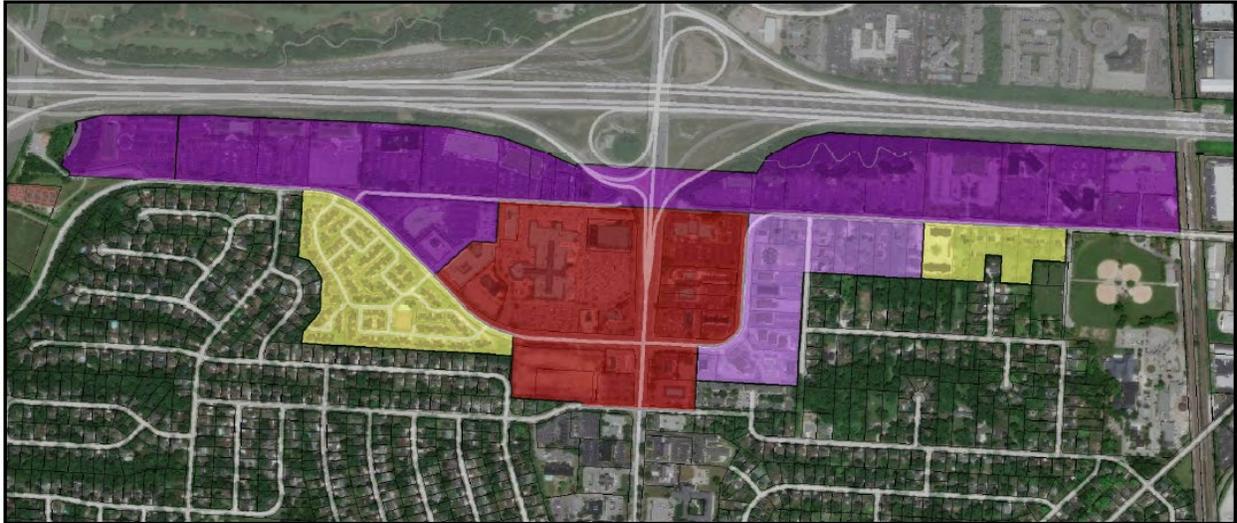
Future development on these parcels is still subject to an approved Preliminary and Final Plan that must be approved by the Municipal Planning Commission and City Council.

Please see attached maps for reference:



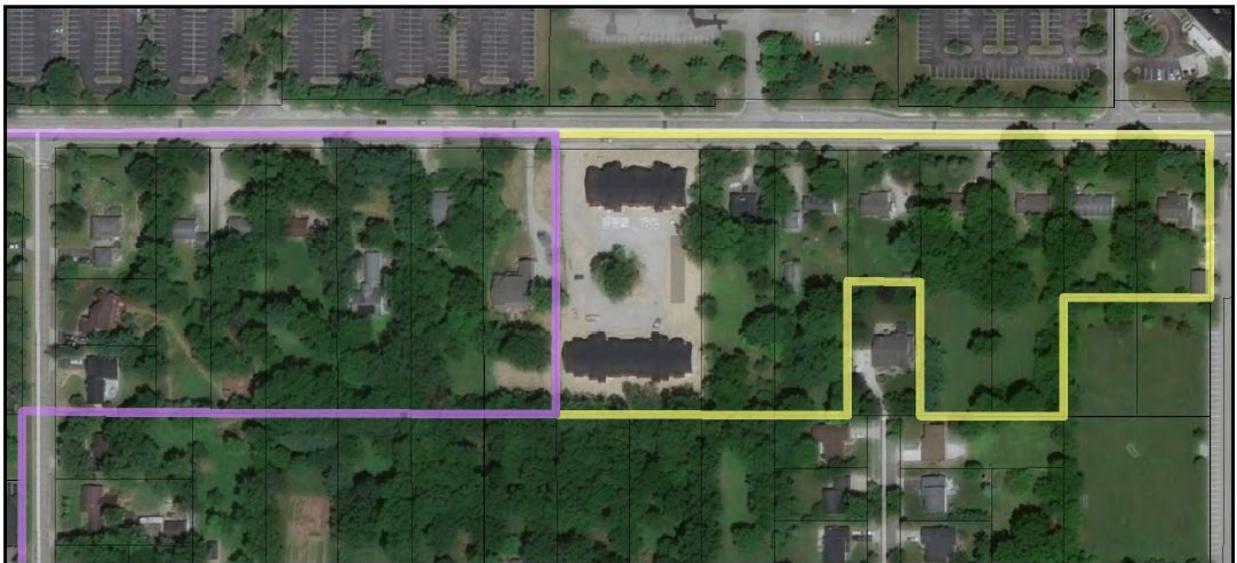
Proposed Zoning

- WBC-1 - Medium Density Residential
- WBC-2 - Professional Office
- WBC-3 - Mixed Use
- WBC-4 - Office



Proposed Zoning

- WBC-1 - Medium Density Residential
- WBC-2 - Professional Office



WBC Properties

- CIC Owned Property
- New Residences
- Multi-Family

