City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR110-12
Date Received 10-12-12
Fee $200
Meeting Date 10-25-12
Filing Deadline 10-12-12
Receipt # 55514

1. Property Location THE SHOPS AT WORTHINGTON PLACE, 7227 N. HIGH ST. WORTHINGTON, OH 43085
2. Present/Proposed Use MALL PARKING LOT / MULTI-FAMILY RESIDENTIAL
3. Zoning District WILSON BRIDGE ROAD CORRIDOR
4. Applicant M+A ARCHITECTS (TOM LINZELL, TOML@MA-ARCHITECTS.COM)

   Address 775 YARD ST., SUITE 325; COLUMBUS, OH 43212

   Phone Number(s) 614-764-0407 DIRECT: 614-389-0796 CELL: 614-592-1025
5. Property Owner CRAWFORD HOYING DEVELOPMENT PARTNERS (NELSON YODER)

   Address 555 METRO PLACE SUITE #600; DUBLIN, OH 43017

   Phone Number(s) 614-335-2020 DIRECT: 614-335-2078 CELL: 614-332-2065
6. Project Description SEE ATTACHED

7. Project Details:

   a) Design _____

   b) Color _____

   c) Size _____

   d) Approximate Cost $ 10 M Expected Completion Date 04/01/2014

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Tabled 10/25/12, 11/8/12

Applicant (Signature) 10/12/2012 Date

Property Owner (Signature) 10/12/12 Date

City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case #	CU 09-12
Date Received	10-26-12
Fee	$25.00
Meeting Date	11-8-12
Filing Deadline	10-26-12

1. Property Location THE SHOPS AT WORTHINGTON PLACE (7227 N. HIGH ST WORTHINGTON, OH 43085)
2. Zoning District WILSON BRIDGE ROAD CORRIDOR
3. Applicant M+A ARCHITECTS (TOM LINZELL, TOML@MA-ARCHITECTS.COM

   Address 775 YARD ST. SUITE 325, COLUMBUS, OH 43212

   ~~Home~~ CELL Phone 614-592-1025 Work Phone 614-389-0796
4. Property Owner CRAWFORD HOYING DEVELOPMENT PARTNERS

   Address 555 METRO PLACE, SUITE 600, DUBLIN, OH 43017

   ~~Home~~ CELL Phone 614-332-2065 (NELSON YODER) Work Phone 614-335-2078

   NYODER@CRAWFORDHOYING.COM
6. Business Name
7. Type of Business/Conditional Use RESIDENTIAL DEVELOPMENT

PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

Property Owner (Signature)

Amendment to Development Plan

Application

Case # ADP 11-12
Date Received 10-12-12
Fee $50
Meeting Date 10-25-12
Filing Deadline 10-12-12
Rcp# 55512

1. **Property Location** THE SHOPS AT WORTHINGTON PLACE; 7227 N. HIGH ST. WORTHINGTON, OH 43085
2. **Present Use & Proposed Use** MALL PARKING LOT / MULTI-FAMILY RESIDENTIAL
3. **Present & Proposed Zoning** _____
4. **Applicant** M+A ARCHITECTS (TOM LINZELL, TOML@MA-ARCHITECTS.COM)

   Address 775 YARD ST. SUITE 325; COLUMBUS, OH 43212

   Phone 614-764-0407 DIRECT: 614-389-0796 CELL: 614-592-1025
5. **Property Owner** CRAWFORD HOYING DEVELOPMENT PARTNERS (NELSON YODER)

   Address 555 METRO PLACE SUITE 600, DUBLIN, OH 43017

   Phone 614-335-2020 DIRECT: 614-335-2078 CELL: 614-332-2065
6. **Project Description** SEE ATTACHED
7. **Variances Requested** _____

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature) — Date: 10/12/2012

Property Owner (Signature) — Date: 10/12/12

MPC Approval Date:

City Council Approval Date:

City of Worthington
SUBDIVISION APPLICATION

Case # SUB 03-12
~~Preliminary Plat~~
Fee $150.00
~~Date Received~~ 10-12-12
Action/Date 10-25-12
Final Plat
Fee $100.00
Date Received _____
Action/Date

A. General Information

1. Property Location THE SHOPS AT WORTHINGTON PLACE 7227 N. HIGH ST, WORTHINGTON, OH

2. Zoning and Use _____

3. Applicant M+A ARCHITECTS (TOM LINZELL, TOML@MA-ARCHITECTS.COM)

   Address 775 YARD ST, SUITE 325, COLUMBUS, OH 43212

   ~~Home~~ CELL Phone 614-592-1025 Work Phone 614-764-0407, 614-592-1025

4. Property Owner CRAWFORD HOYING DEVELOPMENT PARTNERS (NELSON YODER)

   Address 555 METRO PLACE, SUITE 600, DUBLIN, OH 43017

   ~~Home~~ CELL Phone 614-332-2065 Work Phone 614-335-2020, 614-335-2078

5. Surveyor or Engineer EMHRT

   Address 5500 NEW ALBANY ROAD, COLUMBUS, OH 43054

   Phone 614-775-4500

B. Existing

1. Number of lots _____ 2. Area _____

C. Proposed

1. Number of lots _____ 2. Area _____ 3. Dimensions _____

4. Frontage _____ 5. Utilities available? _____

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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Applicant (Signature) 10/12/2012 Date

Property Owner (Signature) 10/12/12 Date

m+a architects

ma-architects.com

WORTHINGTON PLACE APARTMENTS

worthington, ohio

front elevation

2.1.2013

© 2013, M+A Architects

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ma-architects.com

WORTHINGTON PLACE APARTMENTS

worthington, ohio

building 2 : front elevation

2.7.2013

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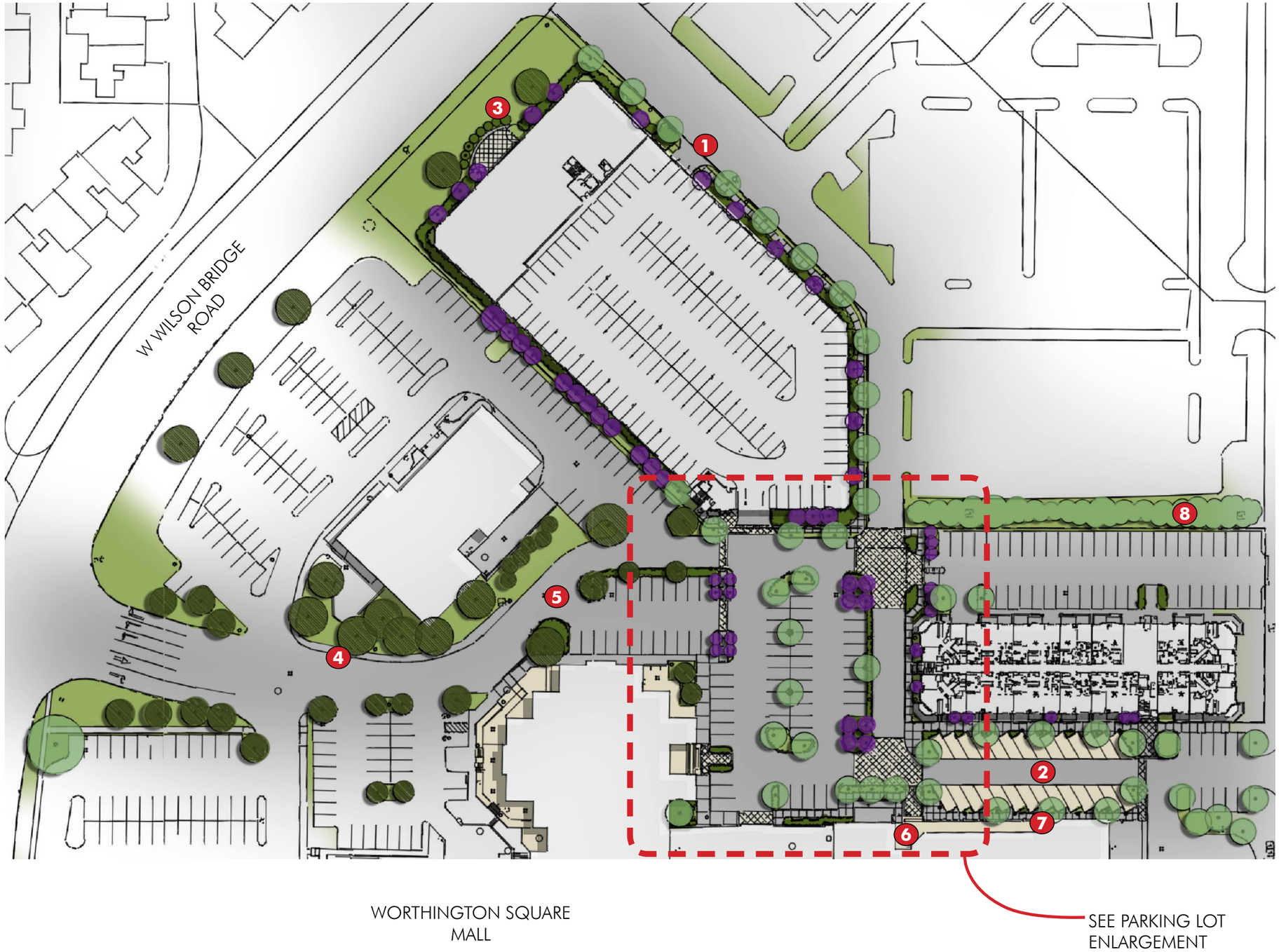


Key:

1. ENTRY STREETSCAPE
   - tree lawn
   - sidewalk
   - street trees
   - seating
   - street lights
2. RESIDENTIAL STREETSCAPE
   - angled parking
   - pervious pavement
   - tree pockets
   - private patios
   - seating
   - street lights
3. OUTDOOR SEATING PLAZA
4. EXISTING TREES TO REMAIN (typ.)
5. RE-ALIGN PARKING LOT ENTRY/EXIT
6. MALL MAIN ENTRY
7. REMOVE EXISTING RAMP; ADD WALK
8. EXISTING SCREENING TO REMAIN

0 40′ 80′ 160′

SCALE :1″=80′-0″

Worthington Place Residential Overall Site Plan | 02.07.2013

100 Northwoods Blvd. Suite A Columbus, Ohio 43235 p614.255.3399 f 614.255.3999

Key:

1. GATED APARTMENT ENTRY
2. WAYFINDING SIGNAGE
3. PRIVATE PATIOS
4. PERVIOUS PAVING AT ANGLED PARKING
5. MALL MAIN ENTRY
6. HANDICAP ENTRY RAMP
7. PARKING LOT TREES
8. FOCAL PLANTER URNS (TYP. OF 2)
9. SPECIALTY PAVING CROSSWALKS TO MALL ENTRANCE
10. SPECIALTY PAVING (typ.)
11. STREET LIGHTS (typ.)
12. BENCH (typ.)
13. SECONDARY MALL ENTRY

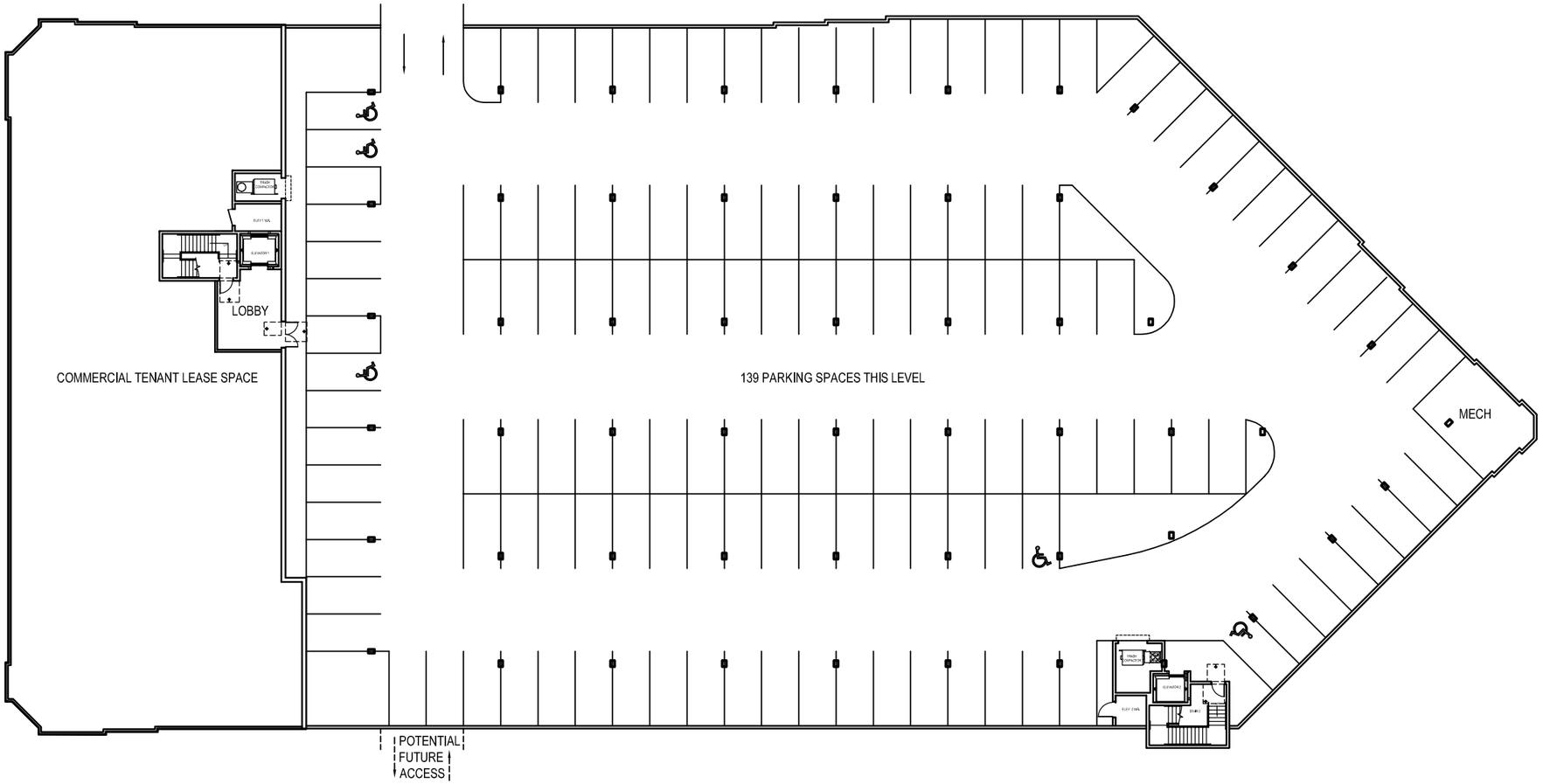
0 15′ 30′ 60′

SCALE :1″=30′-0″

Worthington Place Residential Parking Lot Enlargement | 02.07.2013

POD design landscape architecture | planning | urban design

100 Northwoods Blvd. Suite A Columbus, Ohio 43235 p614.255.3399 f 614.255.3999



first floor plan

1/32"=1'-0"

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m+a architects.com

WORTHINGTON PLACE APARTMENTS

worthington, ohio

building one - first floor plan

02.08.2013

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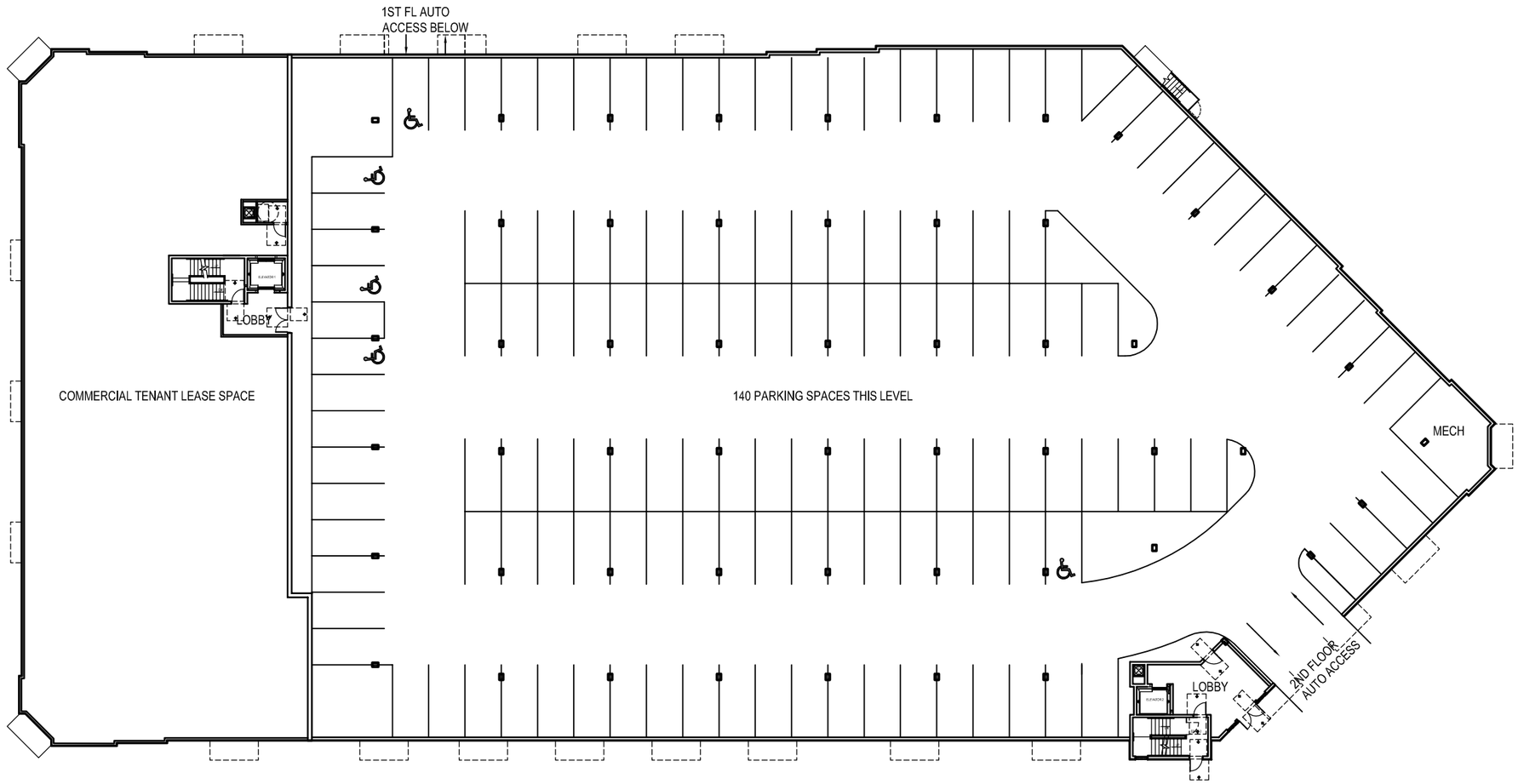

second floor plan

1/32"=1'-0"

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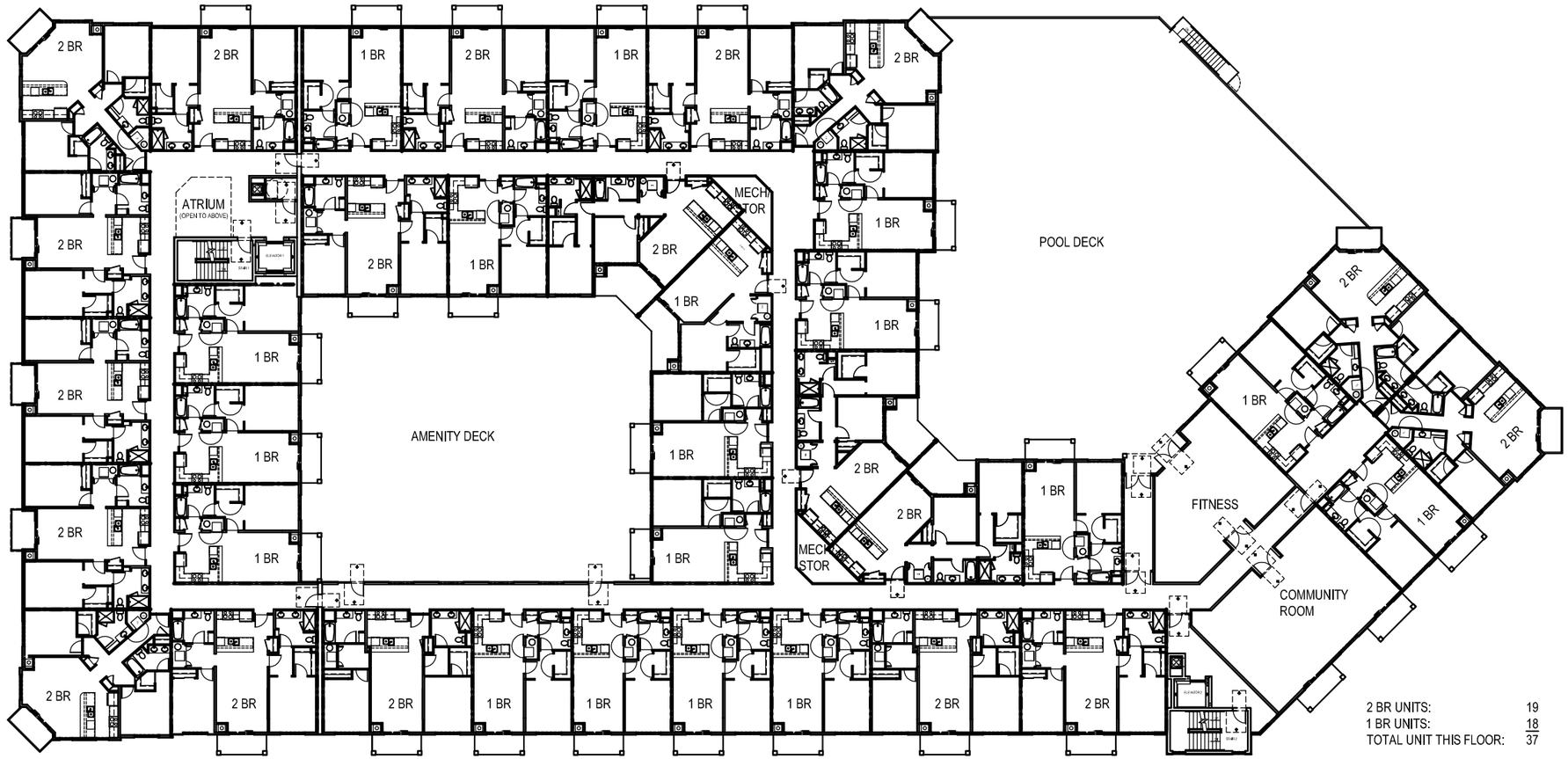
WORTHINGTON PLACE APARTMENTS

worthington, ohio

building one - second floor plan

02.08.2013

© 2013 M+A Architects



2 BR UNITS:	19
1 BR UNITS:	18
TOTAL UNIT THIS FLOOR:	37

third floor plan

1/32"=1'-0"

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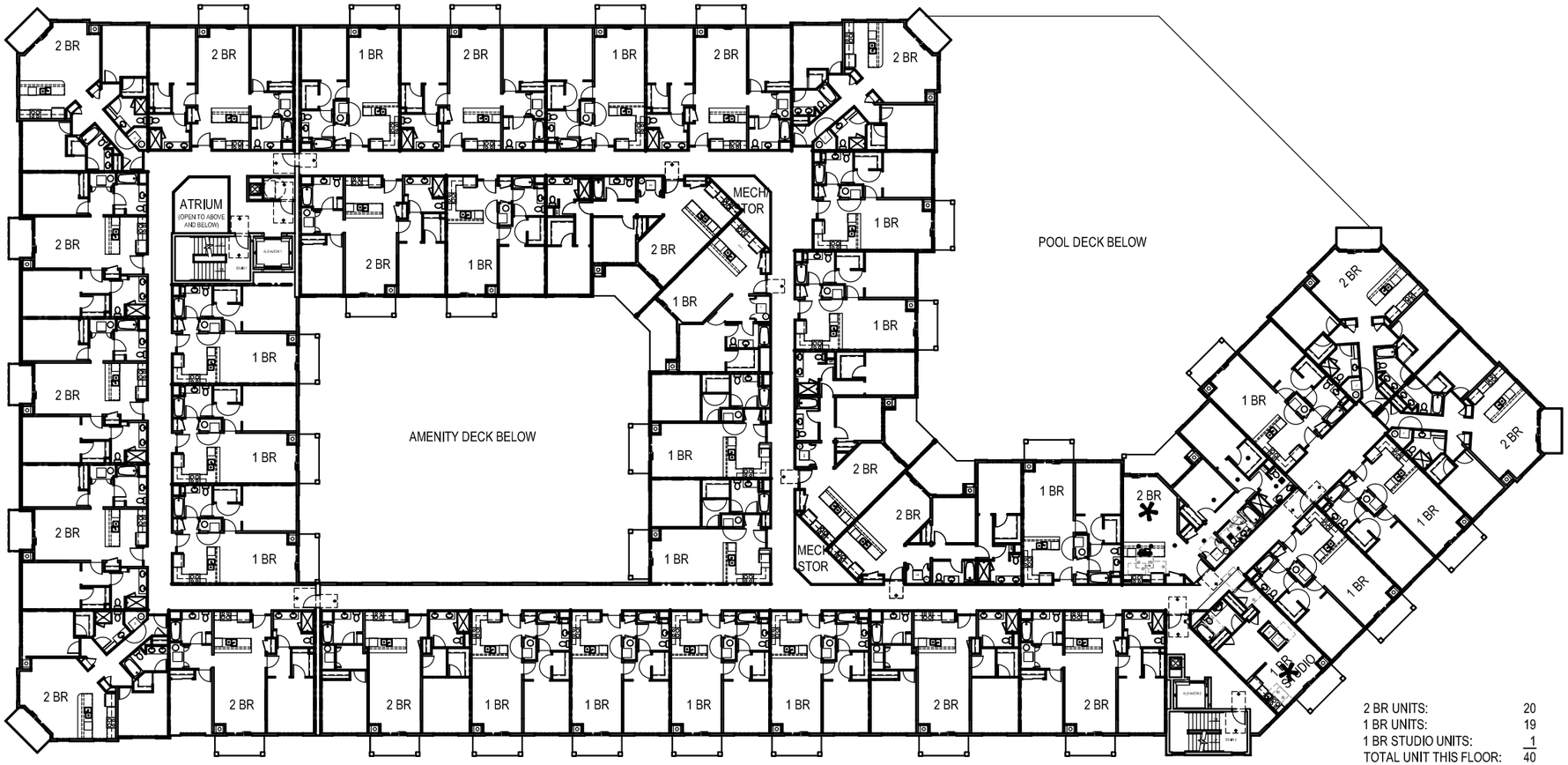
WORTHINGTON PLACE APARTMENTS

worthington, ohio

building one - third floor plan

02.08.2013

© 2013 M+A Architects



2 BR UNITS:	20
1 BR UNITS:	19
1 BR STUDIO UNITS:	1
TOTAL UNIT THIS FLOOR:	40

fourth & fifth floor plan

1/32"=1'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building one - fourth & fifth floor plan

02.08.2013

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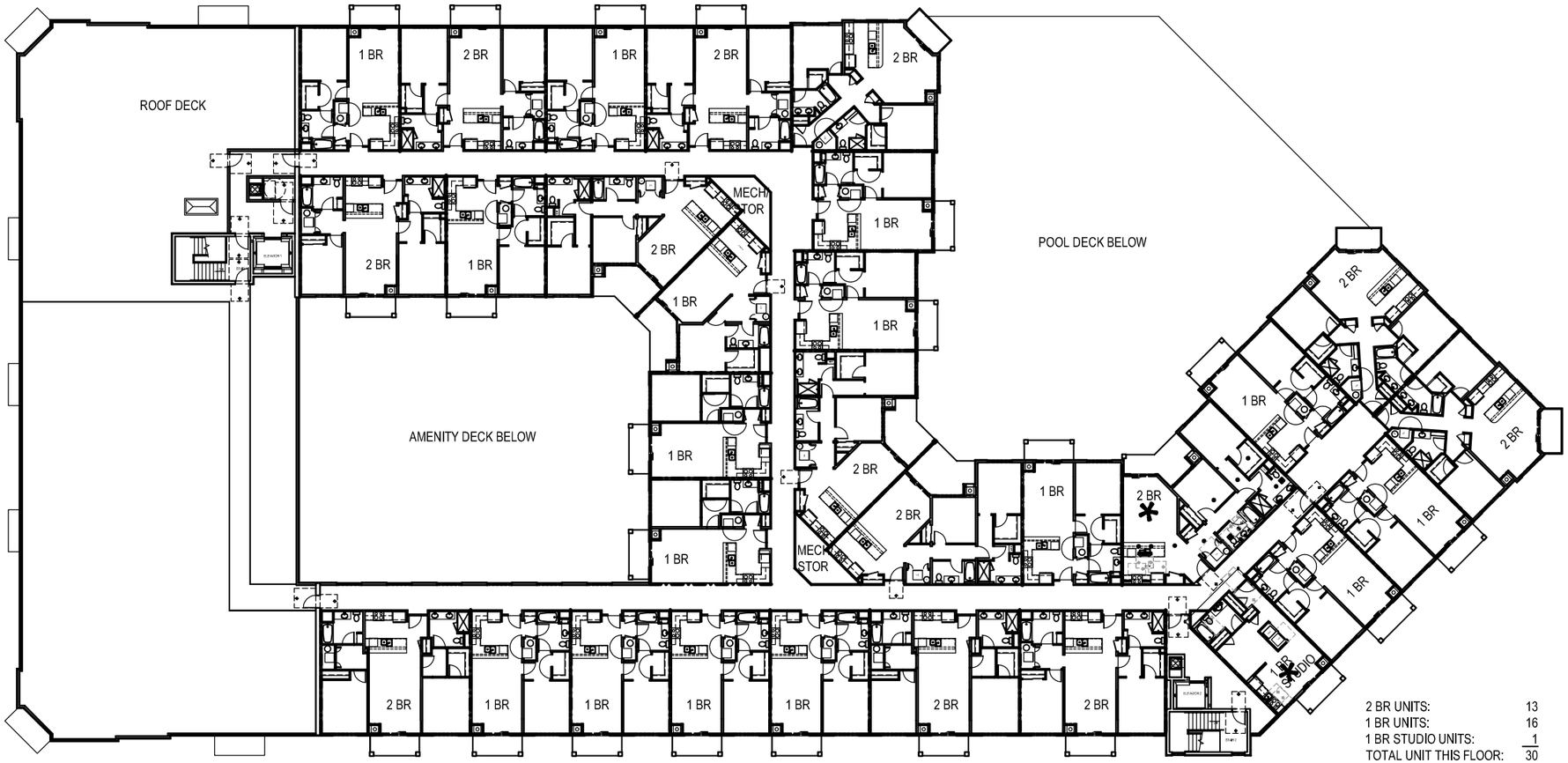

2 BR UNITS:	13
1 BR UNITS:	16
1 BR STUDIO UNITS:	1
TOTAL UNIT THIS FLOOR:	30

sixth floor plan

1/32"=1'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building one - sixth floor plan

02.08.2013

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building one - southwest elevation - wilson bridge road

1" = 20'-0"

building one - southeast elevation

1" = 20'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building one - elevations

02.08.2013

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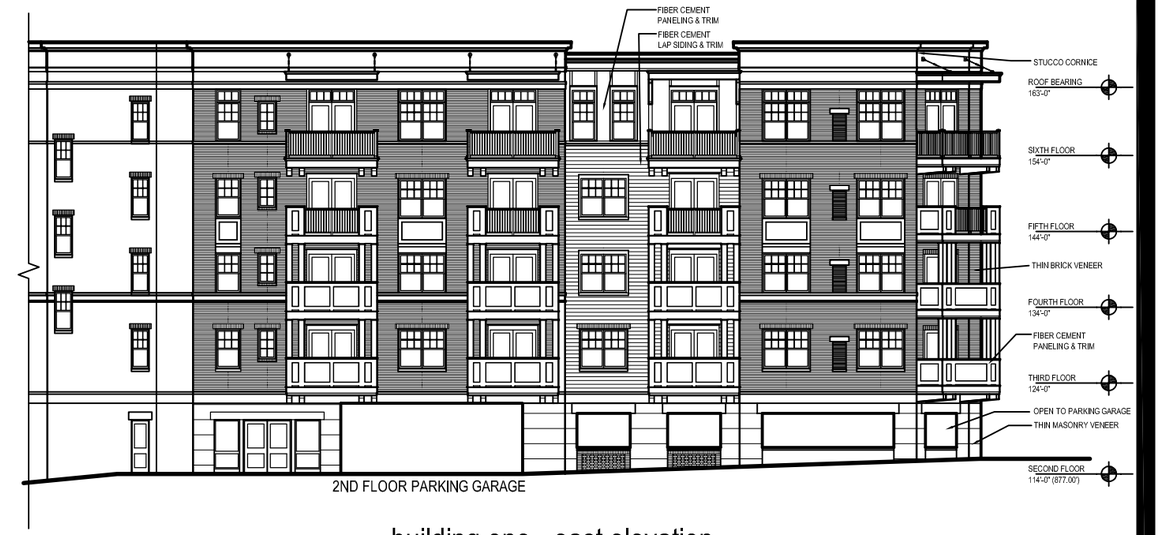
building one - north elevation

1" = 20'-0"



building one - east elevation

1" = 20'-0"

building one - northwest elevation - corporate hill drive

1" = 20'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building one - elevations

02.08.2013

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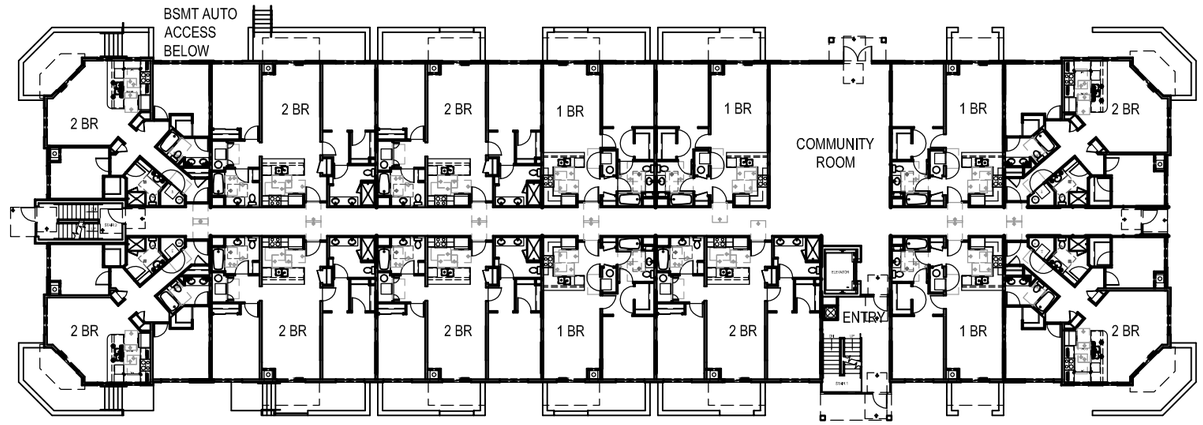
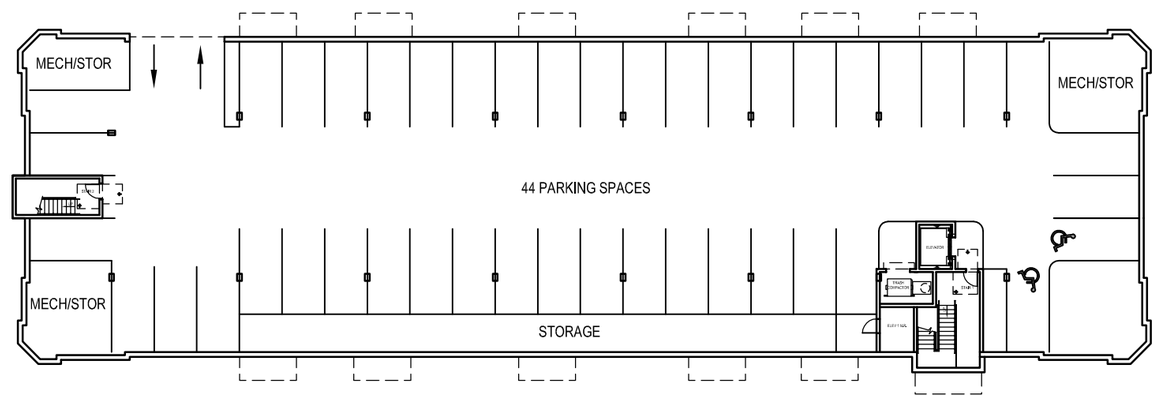


2 BR UNITS:	9
1 BR UNITS:	5
TOTAL UNIT THIS FLOOR:	14

first floor plan

1/32"=1'-0"



basement floor plan

3/32"=1'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building two - floor plans

02.08.2013

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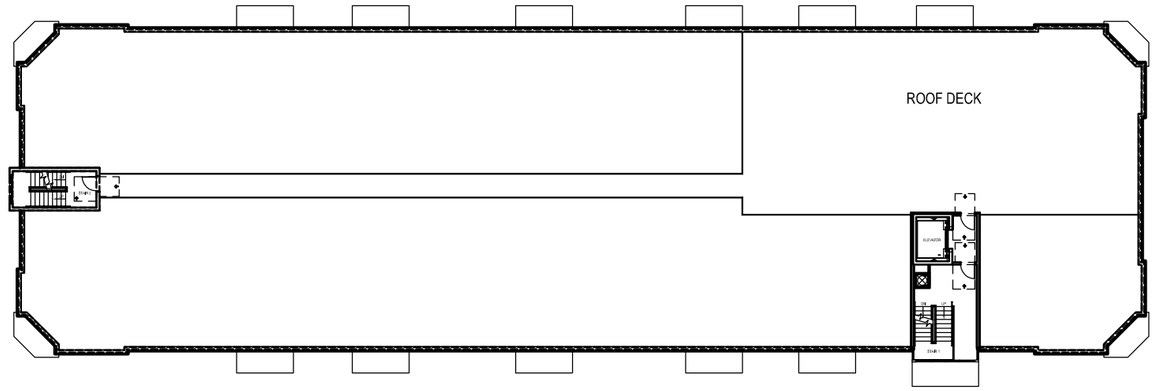

roof plan

3/32"=1'-0"

2 BR UNITS:	9
1 BR UNITS:	6
TOTAL UNIT THIS FLOOR:	15

2nd - 4th floor plan

3/32"=1'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building two - floor plans

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building two - north elevation

1" = 20'-0"

building two - east elevation

1" = 20'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building two - elevations

02.08.2013

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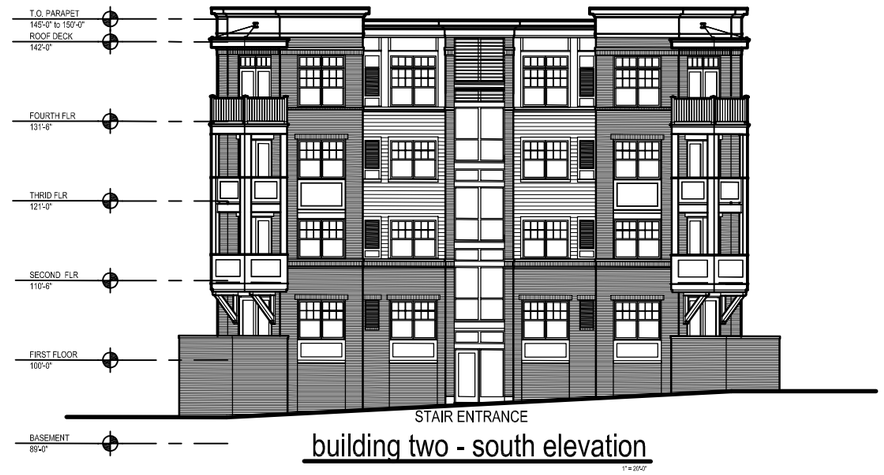

building two - south elevation

1" = 20'-0"

building two - west elevation

1" = 20'-0"

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WORTHINGTON PLACE APARTMENTS

worthington, ohio

building two - elevations

02.08.2013

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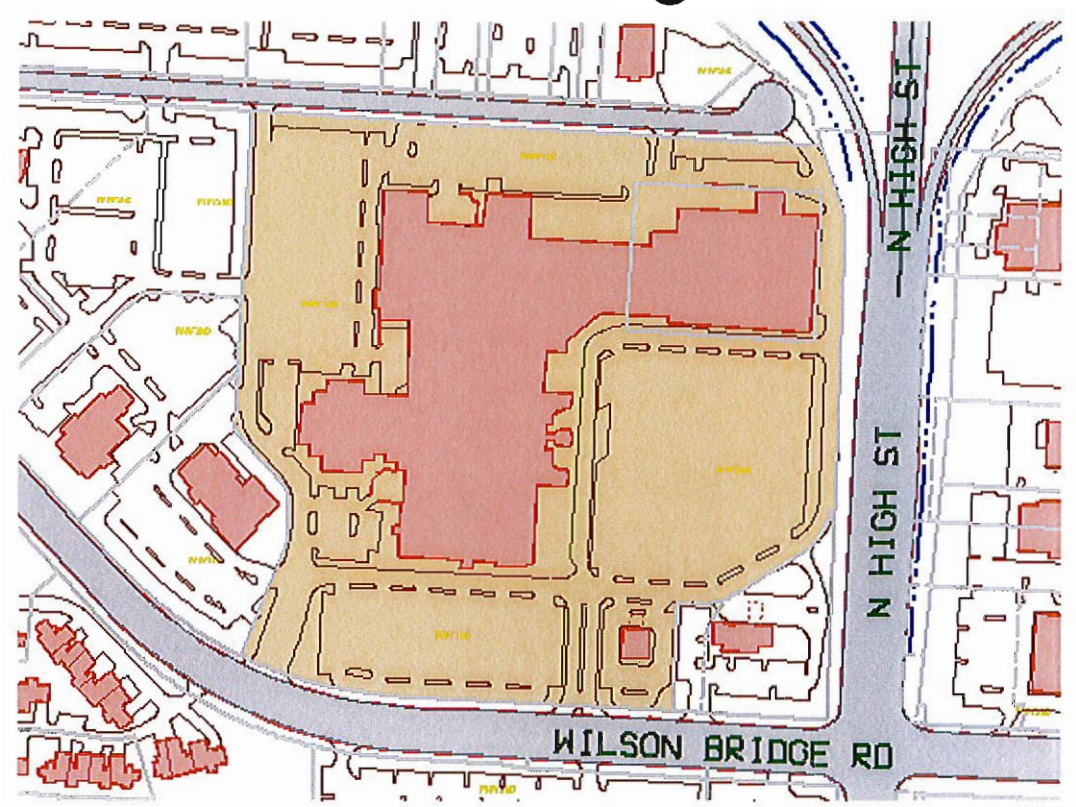
Abutting Property Owners List for
7227 N. High St.

BP		7141 N. High St.	Worthington, OH 43085
Englefield Oil Co.	John S. Gordon	447 James Parkway	Heath, OH 43056
He Hari Inc.		7007 N. High St.	Worthington, OH 43085
Tsai & Chan LLC		40 Northwoods Blvd.	Columbus, OH 43235
Buca Di Beppo		60 E. Wilson Bridge Rd.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Telhio Credit Union		54 W. Wilson Bridge Rd.	Worthington, OH 43085
COSI		7166 N. High St.	Worthington, OH 43085
T-Mobile		7170 N. High St.	Worthington, OH 43085
Jimmy John's		7172 N. High St.	Worthington, OH 43085
Starbucks Coffee Co.		7176 N. High St.	Worthington, OH 43085
ImmediaDent		7174 N. High St.	Worthington, OH 43085
Continental Properties		150 E. Broad St., Ste. 800	Columbus, OH 43215
Park National Bank		7100 N. High St.	Worthington, OH 43085
The Kroger Co.		4111 Executive Parkway	Westerville, OH 43081
Eleanor Popper		539 Old Farm Rd.	Columbus, OH 43213
Kroger		60 Worthington Mall	Worthington, OH 43085
Paradigm Properties		2600 Corporate Exchange #175	Columbus, OH 43231
Ohio Automobile Club		90 E. Wilson Bridge Rd.	Worthington, OH 43085
McDonalds Corporation		P.O. Box 182571	Columbus, OH 43218
McDonalds		80 E. Wilson Bridge Rd.	Worthington, OH 43085
Insight Bank	Harvey Glick	150 W. Wilson Bridge Rd.	Worthington, OH 43085
Corporate Hill LLC		470 Old Worthington Rd.	Westerville, OH 43082

7227 N. High St.



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