2014 Proposed Operating Budget

Department of Planning & Building

Planning & Building

Division of Planning:

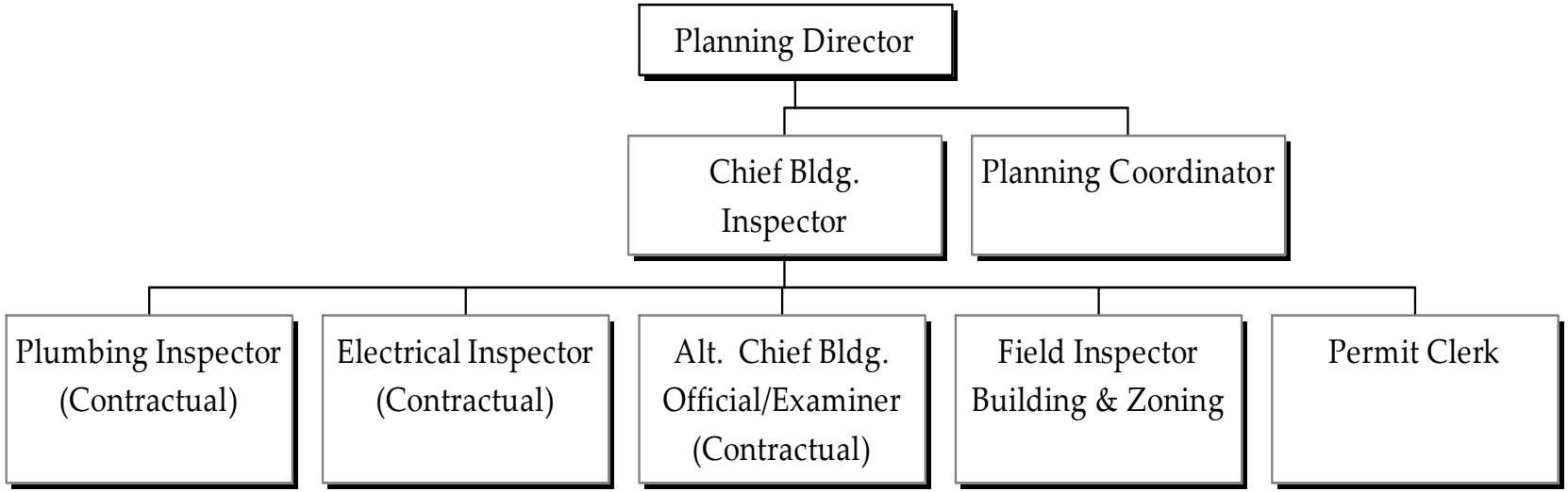
- Land use planning and zoning
  - Administering the City's Comprehensive Plan
  - Prepare reports and studies
  - Advise and provide staff to the following:
    - Municipal Planning Commission - MPC
    - Architectural Review Board - ARB
    - Board of Zoning Appeals - BZA
    - City Council

Planning & Building

Division of Building Regulation

- Issuance of building and related permits
- Performance of building inspection
- Provision of enforcement of the City building and zoning codes
- Compliance with City Planning & Zoning regulations
  - Receive and review applications
  - Provision of staff support to Board of Zoning Appeals (BZA), Municipal Planning Commission (MPC) and Architectural Review Board (ARB)
  - Provision of enforcement of the regulations as necessary

Organization



2013 Accomplishments

- Reorganization and creation of the Planning and Building Department.
- Completion of Dewey's Pizza, which includes a public plaza as part of the redevelopment of the site.
- Continued improvements to The Shops at Worthington Place, including the addition of GNC and Piada.
- Creation of a Planned Unit Development (PUD) regulation to promote variety, flexibility and quality for new development in the City.
- Expansion of Saint Michael Catholic Church.
- Approval of the Worthington Place Apartments, creating 202 apartments with approximately 23,000 sq. ft. of Class A office space.
- State of Ohio adopted a new Residential Building Code on January 1, 2013.

2013 Accomplishments

- Investigated 194 building code, property maintenance, and zoning complaints requiring 860 contacts, while closing 202 complaints as of October 31, 2013.
  - Average case closure time is 66 days
- Issued a total of 1,252 permits, while conducting 2,344 inspections as of October 31, 2013.
  - 4.3% increase compared to 2012
- Collected fees in the amount of $252,240.36 as of October 31, 2013 representing a valuation of $36,592,816.00.
  - 74% increase in fees collected
  - 108% increase in valuation of construction – I.e. Worthington Place Apartments
- Administered 79 applications to the Architectural Review Board, 39 to the Board of Zoning Appeals and 13 to the Municipal Planning Commission as of October 31, 2013. Issued 39 Temporary Use Permits during the same time period.

2013 Accomplishments

2014 Objectives

- Provide plan review, permit administration and field inspection for all construction projects regulated by the Ohio Building Code, the Residential Code of Ohio and City Codified Ordinances.
- Receive applications and provide staff support and enforcement for the planning, zoning and architectural review regulations.
- Conduct investigations and pursue enforcement where necessary for City regulations related to zoning, building and property maintenance.
- Visioning UMCH – An update to the Comprehensive Plan incorporating the Community's vision for the United Methodist Children's Home site.

2014 Objectives

- Creation of the Wilson Bridge Road Zoning District.
- Development of Linworth Crossing (Former Segna Motors Site).
- Expansion and redevelopment of the United Dairy Farmers store at Linworth Road and Dublin-Granville Road (SR-161).
- Involvement in the Wilson Bridge Road Multi-Use Trail Design.
- Involvement in the Wilson Bridge Road Corridor Enhancement Project, including a citywide wayfinding program.
- Involvement in the Worthington Bike & Pedestrian Plan.

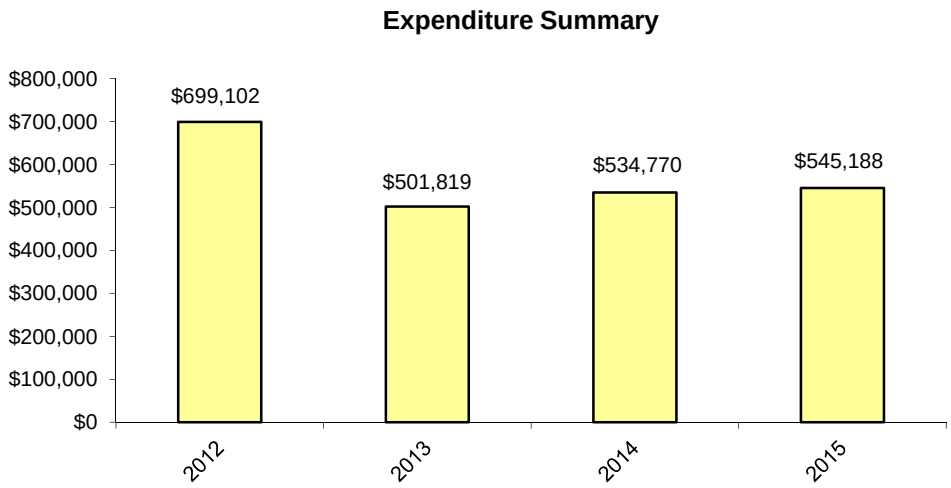
2014 Objectives

- Continue to update and refine our current code to be in compliance with all adopted policies and plans.
- Identify codified ordinance changes that might be necessary to more effectively achieve the land use goals of the City.
- Effectively manage the development review process for major development projects, such as the Shops at Worthington Place, Worthington Place Apartments, and United Methodist Children's Home property development, etc...
- Increase responsiveness in property maintenance and code enforcement program.

Funding & Expenditure Summary

Planning & Building (Formerly Engineering Department)

Category	Actual 2012	Original 2013	Budget 2014	Forecast 2015
Personal Services	$ 571,961	$ 371,683	$ 400,588	$ 409,726
Additional Personal Services	78,387	58,986	63,032	64,312
Supplies and Materials	1,543	2,000	2,000	2,000
Capital Equipment	-	600	600	600
Contractual Services	47,211	68,550	68,550	68,550
Total	**$ 699,102**	**$ 501,819**	**$ 534,770**	**$ 545,188**



Addition of one part-time position

Performance Measures

Planning, Zoning and Building Code Investigations:

- Voluntary Compliance:
  - Worthington – Average Case Time – 66 days
  - Comparison Cities – 3 days to 67 days, average = 22 days
- Forced Compliance:
  - Worthington – 478 days
  - Comparison Cities – 3 days to 478 days, average = 120 days

Planning, Zoning and Building Code Enforcement:

- One FTE spends approximately 28% of their time on enforcement, remaining time is spent conducting building inspections.
  - Average for the entire year, less amount of time available in the summer hours for enforcement, however more time spent during the winter on enforcement.

*Source: International City/County Management Association – Center for Performance Measurement

Worthington

Founded 1803