



# 2015 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
    - Architectural Review Board
    - Board of Zoning Appeals
    - City Council



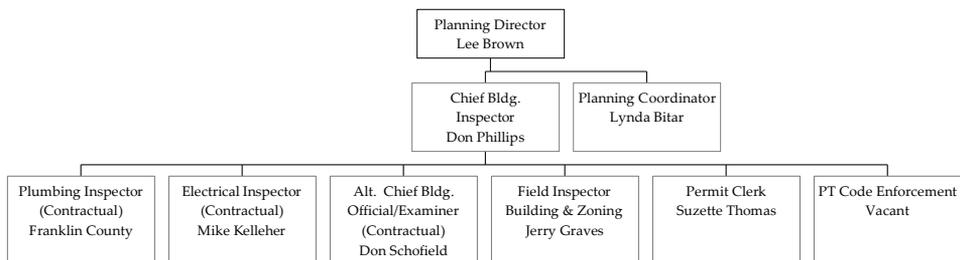
## Planning & Building

### 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), Architectural Review Board (ARB) and City Council
  - Provision of enforcement of the regulations as necessary



## Organization





## 2014 Accomplishments

- Visioning UMCH – City Council approved an amendment to the Comprehensive Plan & 2005 Strategic Plan Update for the United Methodist Children’s Home Focus Area to guide future development of the site and encourage the economic viability and growth of the City.
- Fresh Thyme Farmers Market – City Council approved the first PUD to allow for the construction of a new 30,000 sq. ft. grocery store.
- The Heights at Worthington Place – Building #2 with 59 units opened in September. Building #1 with 134 units and 23,000 sq. ft. of Class A Office Space will be opening in Spring 2015.
- Linworth Crossing – Rezoned and combined lots to assist in the future redevelopment of the site.
- Wilson Bridge Road Corridor Overlay & Zoning Districts – Draft language created to facilitate implementation recommendations.

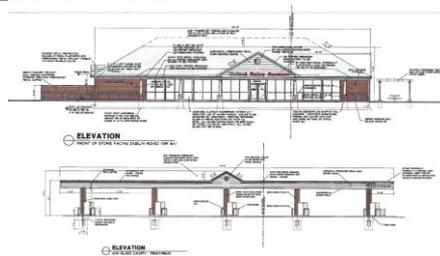


## 2014 Accomplishments

- Worthington Industries – Expansion and extensive remodeling of headquarters. Continued reinvestment in the corridor.
- Simsbury Place Townhomes – 10 new townhomes constructed on Proprietors Road.
- United Dairy Farmers – Expansion and redevelopment of a key site at the intersection of Linworth and Dublin-Granville Roads to construct a new 4,480 sq. ft. convenience store and gas station. Joint review with the City of Columbus.
- Masonic Lodge & Snow House – Reviewing the proposed redevelopment of two key sites in Downtown Worthington.
- Revisions to the 2011 Ohio Building Code, 2011 Ohio Plumbing Code and the 2013 Residential Code Of Ohio becoming effective on July 1, 2014.



## 2014 Accomplishments



## 2014 Statistics:

- Investigated 203 building code, property maintenance, and zoning complaints requiring 790 contacts, while closing 195 complaints as of October 27, 2014.
  - Average case closure time is 73 days.
    - Will improve with the creation of the Part-time Code Enforcement Officer
- Issued a total of 1,083 permits, while conducting 2,286 inspections as of October 27, 2013.
  - 1.6% decrease compared to 2013
- Collected fees in the amount of \$198,496.46 as of October 27, 2014 representing a valuation of \$18,309,586.
  - 21% decrease in fees collected
  - 49% decrease in valuation of construction – i.e. The Heights at Worthington Place
- Administered 71 applications to the Architectural Review Board, 40 to the Board of Zoning Appeals, 42 to the Municipal Planning Commission and 11 to City Council as of October 27, 2014.
  - Issued 37 Temporary Use Permits during the same time period.



## 2014 Statistics:

### 2013 Applications:

\*(January-October)

- ARB – 102 (90)
- MPC – 25 (21)
- BZA – 57 (46)
- City Council – 6 (4)

### 2014 Applications:

\*(January-October)

- ARB – 71
- MPC – 42
- BZA – 40
- City Council - 11



## 2015 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.
- Adoption of the Wilson Bridge Road Corridor Overlay and Zoning Districts to further the implementation of the Wilson Bridge Road Corridor Study.
- Development of Linworth Crossing (former Segna Motors).



## 2015 Objectives

- Wilson Bridge Road Corridor Enhancement Project – Implement the streetscape recommendations found in the Wilson Bridge Road Corridor Study.
- Wayfinding Project – Wilson Bridge Road Corridor & Downtown Worthington – Implement “Wayfinding” as a way to navigate from one place to another. Accentuate the Wilson Bridge Road Corridor and downtown’s identity, as well as improve movement for pedestrians, cyclists and motorists throughout the City.
- United Dairy Farmers – Expansion and redevelopment of a key site at the intersection of Linworth Road and Dublin-Granville Road in coordination with the City of Columbus.



## 2015 Objectives

- Worthington Bike & Pedestrian Plan – Continued staff involvement and support after adoption.
- 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 future redevelopment of the United Methodist Children’s Home site.
- Increased responsiveness in property maintenance and code enforcement program.



# Council Retreat Discussion Items

## Planning & Building - Lead Department - Goals:

- Foster housing development to meet the needs of residents and achieve greater housing stock variety.
- Develop land use design guidelines that brand a consistent image at important City gateways.

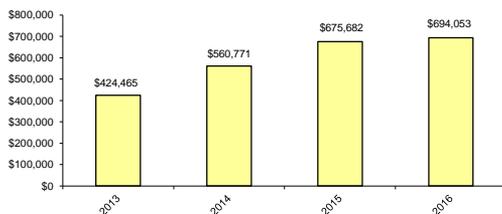


# Funding & Expenditure Summary

### Planning & Building

Category	Actual 2013	Approved 2014	Budget 2015	Forecast 2016
Personal Services	\$ 325,667	\$ 400,589	\$ 409,395	\$ 418,301
Additional Personal Services	57,438	63,032	176,137	185,502
Supplies and Materials	1,672	2,000	2,100	2,200
Capital Equipment	-	600	1,200	1,200
Contractual Services	39,688	94,550	86,850	86,850
<b>Total</b>	<b>\$ 424,465</b>	<b>\$ 560,771</b>	<b>\$ 675,682</b>	<b>\$ 694,053</b>

Expenditure Summary



\*Funding for Part-time Code Enforcement Officer



## Planning & Building

# Questions

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