



MEMORANDUM

TO: Matthew H. Greeson, City Manager

FROM: R. Lee Brown, Director

DATE: March 23, 2016

SUBJECT: Ordinance to Amend Code - Chapter 1181 – Wilson Bridge Corridor (**AZP 05-15**)

Background & Purpose:

Chapter 1181 Wilson Bridge Corridor (WBC) is proposed for consideration to be added to the Codified Ordinances to implement the findings of the Wilson Bridge Road Corridor Study. Adopted in 2011, the Study 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.

District Boundaries:

The Wilson Bridge Corridor (WBC) includes all parcels with access from Wilson Bridge Road and Old Wilson Bridge Road, between the Olentangy River to the west, and the railroad to the east. The WBC also includes the parcels adjacent to North High Street, from I-270 to Caren and Highland Avenues, but excludes any parcels owned by the City that are used for parkland purposes. Several of these properties are also located in the Architectural Review District, in the event of a conflict between standards, the more restrictive standards shall apply. (Please attached maps)

Wilson Bridge Corridor Zoning Layout:

Chapter 1181

1. Purpose
2. District Boundaries
3. Definitions

4. General Provisions
5. Development Standards
6. Establishment of Wilson Bridge Corridor Zoning Districts
 - a. WBC-1 – Medium Density Residential
 - b. WBC-2 – Professional Office
 - c. WBC-3 – Mixed Use
 - d. WBC-4 – Office
7. Procedures for Review

Chapter 1141.01 Division into Districts

- Open Areas, Residential Districts, Commercial Districts, Industrial Districts and Wilson Bridge Corridor Districts

Chapter 1141.06 Wilson Bridge Corridor Districts

Chapter 1107.01 Variations to Council Action

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.

- (1) Permitted Uses: Multi-family dwellings, Home Occupations, Public uses, Essential services and Accessory uses.
- (2) 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’.
- (3) 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.

“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.

- (1) Permitted Uses: Office uses, Essential services and Accessory uses.
- (2) Conditional Use: Public uses and Semi-public uses.
- (3) 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’.

“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.

- (1) 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.
- (2) Conditional Uses: Residential Uses, Hotels, Motels, Drive-in Commercial Uses, and Breweries, Distilleries and Wineries.
- (3) 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. (Revised 01.20.2016)

“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.

- (1) Permitted Uses: Office uses, Animal Hospitals, Essential services and Accessory uses.
- (2) Conditional Uses: Hotel, Public uses and Semi-public uses.
- (3) Maximum Building Height: 4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories. (Revised 03.15.2016)

Building Setbacks:

- Buildings 50,000 sq. ft. in area or less shall be located between 5 feet and 20 feet from the ROW line.
- Buildings greater than 50,000 sq. ft. in area shall be located at least 20 feet from the ROW line.
- Buildings on properties abutting properties in the “R” districts shall not be closer than 50 feet from a property line, access drives and parking facilities shall not be located closer than 25 feet.
- Avoid canyon/tunneling effect along the corridor.
 - Use of floor terracing, changes in building massing, insertion of green commons, recessed seating and dining areas, and lush landscaping will be required. (Revised 01.20.2016)
- Buildings located along High Street north of Wilson Bridge Road shall be located at least 50’ from the adjacent Right-of-Way lines. (Revised 02.16.2016)

Tract Coverage:

- Maximum of 75% of the property shall be covered with impervious surfaces. (Revised 02.16.2016)

Buildings:

- Design:
 - Oriented parallel to Wilson Bridge Road, operational entry facing the street.
 - Height shall be a minimum of 18 feet for flat roof buildings and 12 feet for

pitched roof buildings

- Avoid canyon/tunneling effect along the corridor.
 - Use of floor terracing, changes in building massing, insertion of green commons, recessed seating and dining areas, and lush landscaping will be required. (Revised 01.20.2016)

- **Materials:**

- Building façade should include 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding.
- No vinyl siding permitted. (Revised 01.20.2016)

Landscaping:

- **Natural Features**

- Natural Features shall not be removed, damaged, altered or destroyed without approval.
- All healthy 6” caliper or larger trees shall be retained, or replaced with a total tree trunk equal in diameter to the removed tree.
- When full replacement is not feasible, a fee of \$150.00/per caliper inch is required to be deposited in the Special Parks Fund for reforestation on public property. (Revised 02.16.2016)
- 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. (Revised 02.16.2016)

Building Height:

Zoning Districts:	Height
WBC-1	3 stories on the south side of Wilson Bridge Road except between Westview Drive & McCord Park should be limited to 2 ½ stories and 30 feet in height
WBC-2	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 feet in height
WBC-3	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.
WBC-4	4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories

Permitted Uses & Conditional Uses:

Zoning Districts:	Permitted Uses:	Conditional Uses:
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

Density:

Zoning Districts:	Density
WBC-1	14 units/acre
WBC-2	N/A
WBC-3	No density specified
WBC-4	N/A

Recommendations:

- Staff is recommending *approval* of the proposed amendment to Code. Staff believes it further implements the Wilson Bridge Road Corridor Study. The proposed amendment to Code also complements the Wilson Bridge Corridor enhancement projects planned for the corridor.
- The Wilson Bridge Road Corridor Steering Committee recommended *approval*.
- On September 24, 2015 the Municipal Planning Commission reviewed and recommended *approval* to City Council on an Ordinance to Amend the Codified Ordinances of the City of Worthington

Updated Information:

- Pg. #2 – Modified minimum acreage from 3-acres to 2-acres.
- Pg. #3 and Pg. #4 – Added language concerning building height related to setbacks along the street corridor. The goal is to mitigate any potential for canyon/tunneling effect along the corridor.
- Pg. #3 – Added language related to buildings located along High Street north of Wilson Bridge Road shall be located at least 50’ from the adjacent Right-of-Way lines.
- Page #3 – Added language as building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential “canyon/tunneling” effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.
- Page #4 – Maximum of 75 % of the property shall be covered with impervious surfaces.
- Page #5 - To avoid a potential “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.
- Pg. #5 – Moved roof-mounted equipment to the end of the section under Building Design.
- Pg. #5 – Increased the percentage from 40 % to 75% of materials must be full set clay bricks, stone, cultured stone, wood or fiber cement board siding.
- Pg. #5 – No vinyl siding and other less durable materials should be used.
- Pg. #6 – Decreased the Tree Replacement Fee from \$450.00/caliper inch to \$150.00/caliper inch.
- Pg. #10 – Building Height WBC-3 – Mixed Use
 - The maximum building height was adjusted for the WBC-3 Mixed Use location, we adjusted the 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.
- Pg. #11 – Building Height WBC-4 – Office
 - The maximum building height was adjusted from 6 stories to 4 stories except buildings abutting the Wilson Bridge Rd. right-of-way should be limited to 3 stories.
- Pg. #11 & Pg. #12 – Removed WBC-5 – Office/High Density Residential
 - WBC- 5 District was completely removed. This area is now recommended to be in the WBC-4 – Office District in the future.
- Pg. #12 – Added language pertaining to natural features on a site.
 - 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.

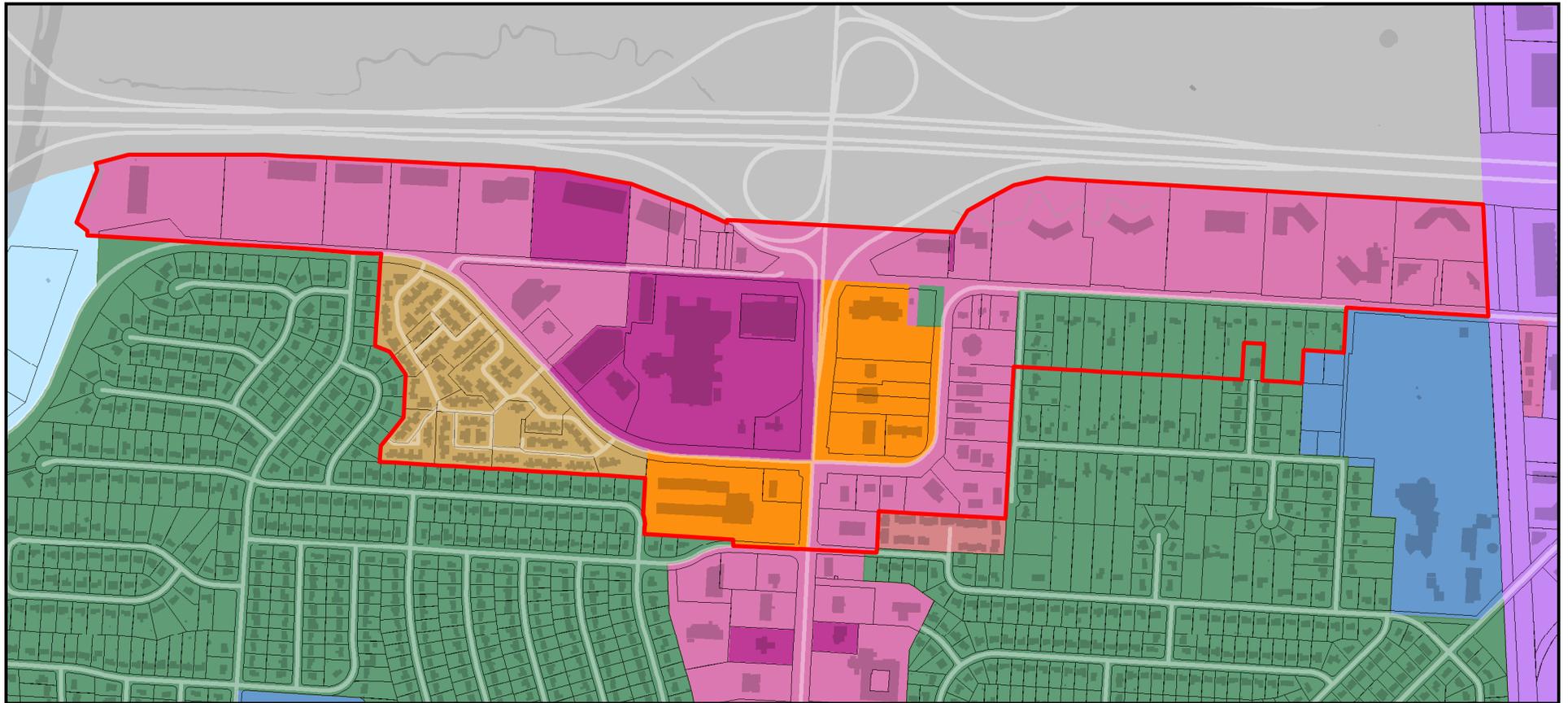
Wetland areas shall be delineated and mitigated as required by the Clean Water Act Sections 401 and 404. A Flood Hazard Permit is required to be filed with the City for all work within the FEMA designated floodplain.

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, March 11, 2016 and again on March 15, 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
 - Approach #2 Presentation posted to the City’s website on March 15, 2016 and email went out to those on the Notify Me distribution list.
 - Alternate proposal presented at the meeting.
 - Email correspondence and meetings with residents who have questions and concerns.
- Introduce Legislation – April 4, 2016
- Public Hearing – April 18, 2016
 - 60-Day Referendum Period for proposed Code Amendment.

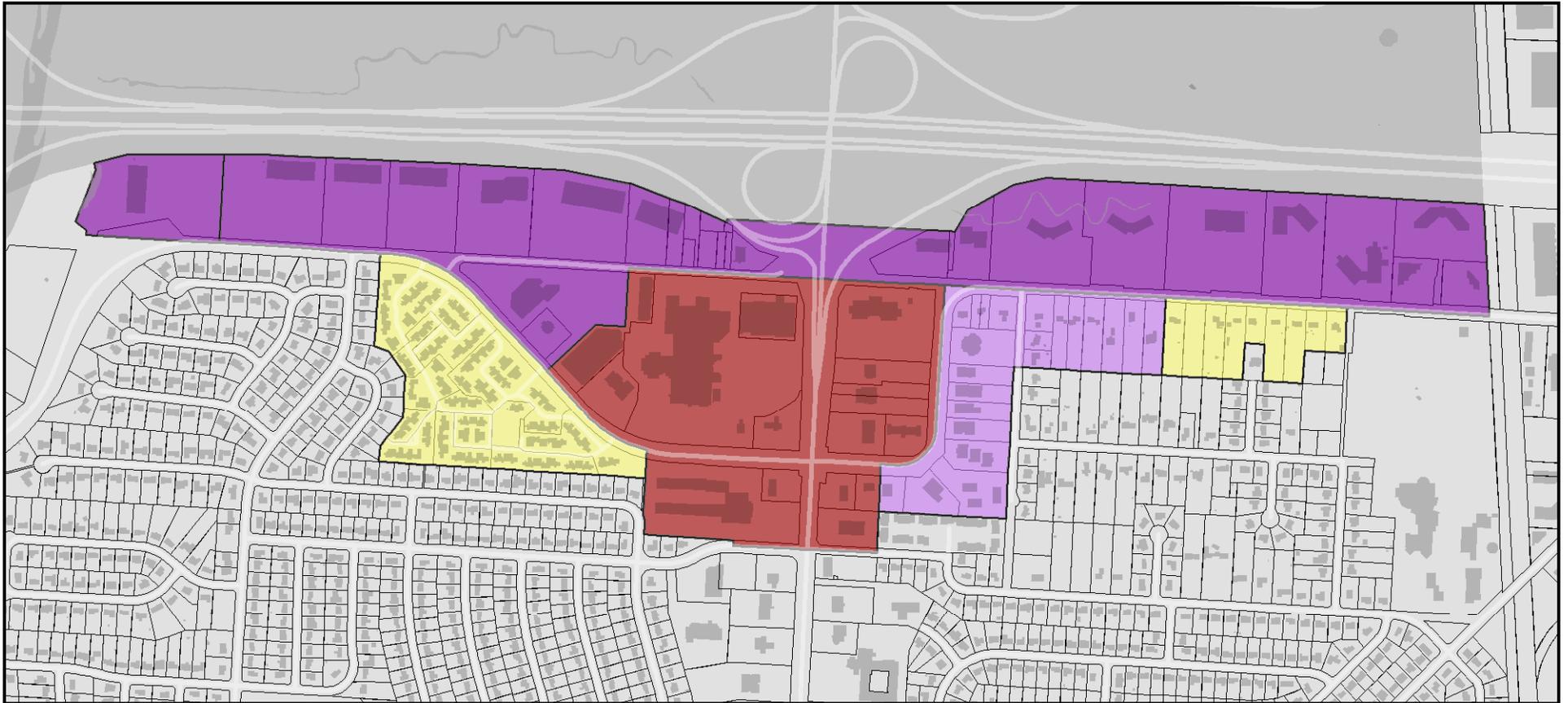
Existing Zoning

- | | | | |
|--|------------------------|---|------|
|  | F-1 |  | AR-3 |
|  | S-1 |  | C-2 |
|  | R-10 |  | C-3 |
|  | AR-4.5 |  | C-4 |
|  | Proposed Rezoning Area |  | I-1 |



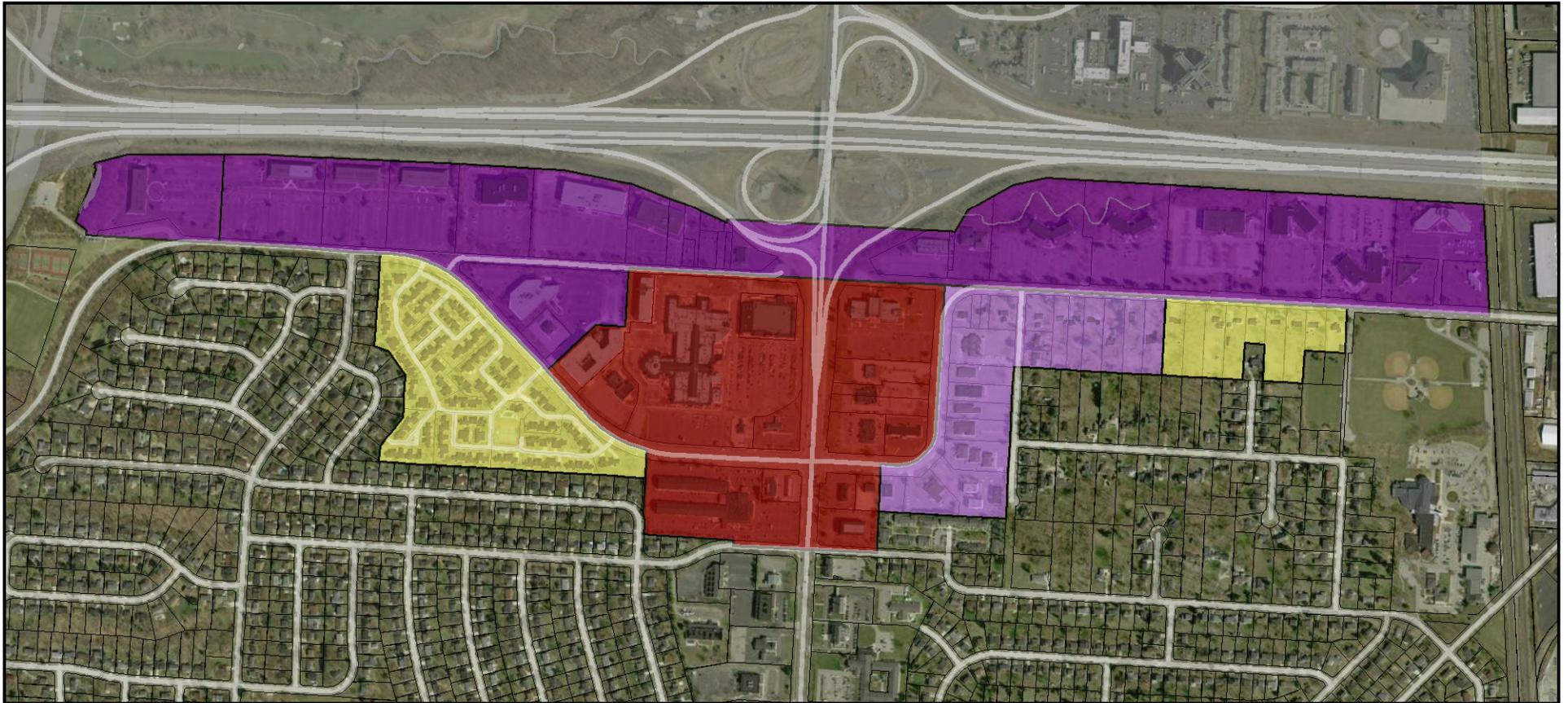
Proposed Zoning

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



Proposed Zoning

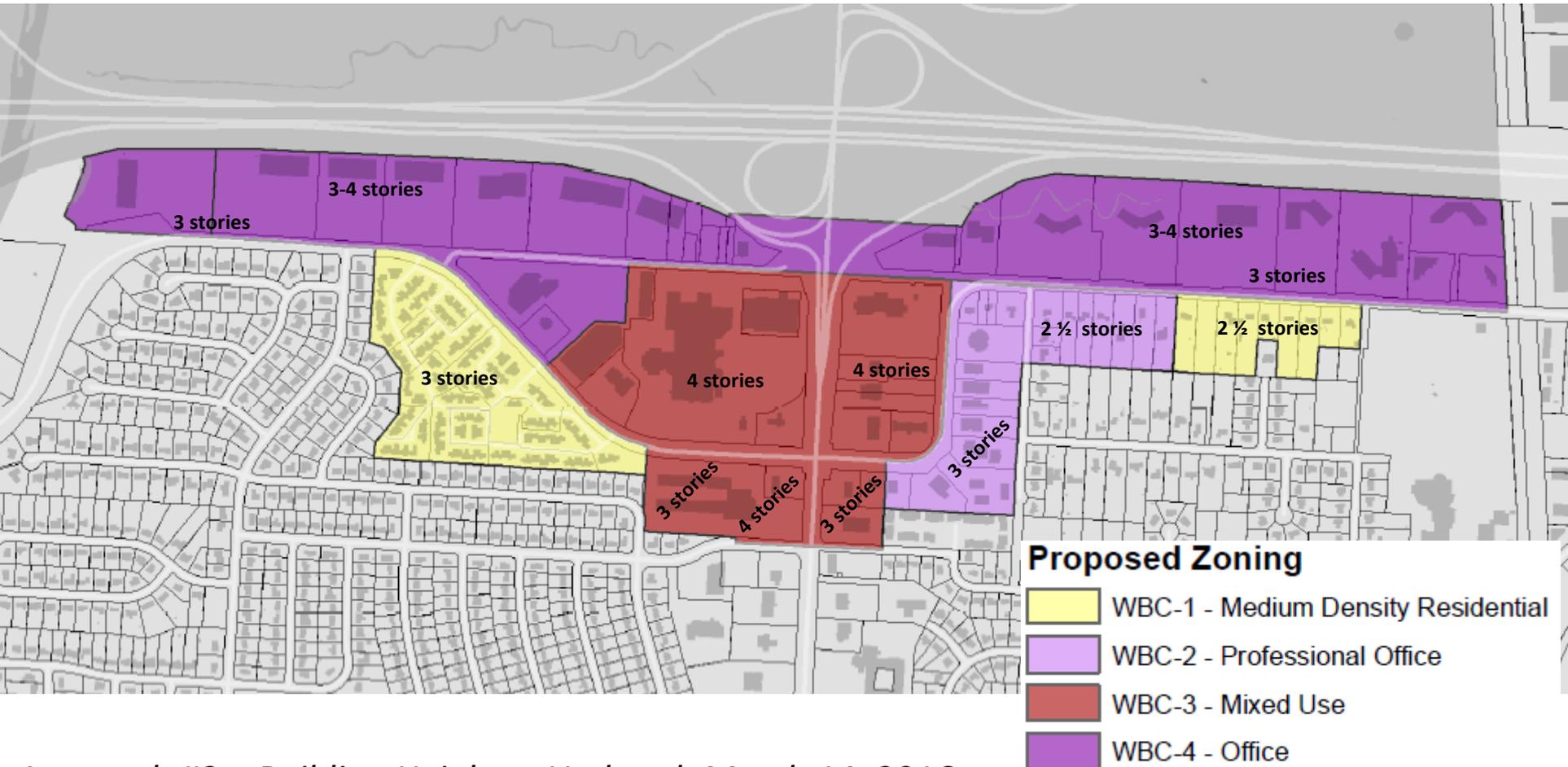
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Wilson Bridge Corridor Zoning

Proposed Building Heights:



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