

2016 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

Planning Director
Lee Brown

Chief Bldg.
Inspector
Don Phillips

Planning Coordinator
Lynda Bitar

Plumbing Inspector
(Contractual)
Franklin County

Electrical Inspector
(Contractual)
Mike Kelleher

Alt. Chief Bldg.
Official/Examiner
(Contractual)
Don Schofield

Field Inspector
Building & Zoning
Jerry Graves

Permit Clerk
Suzette Lynch

PT Code Enforcement
Chris Keppler



2015 Accomplishments

- Masonic Lodge – Development – City Council approved a rezoning to allow for the conversion of the Masonic Lodge to 6 residential units; and the construction of 3 new residential units on E. New England Ave.
- Linworth Crossing – City Council approved the Final Development Plan & Subdivision to allow for the construction of two 20,000 sq. ft. commercial retail buildings at the intersection of Dublin-Granville Rd. (SR-161) & Linworth Rd.
- Code Amendment – City Council approved a Code Amendment defining Co-Located Child Day Care Center, Nursery School and Preschool, and providing for these to be considered a Conditional Use in a residential district.
- The Heights at Worthington Place – Building #1 with 93 units, pool, clubhouse, workout facility & 23,000 sq. ft. of Class A office space opened in May 2015.



2015 Accomplishments

- FC Bank – ARB, MPC & BZA approved the redevelopment of 6600 North High Street to permit the construction of a new 18,500 sq. ft. two story bank headquarters to the north of City Hall.
- SNAP Fitness – MPC approved a Conditional Use for a fitness facility to operate in the northern portion of the first and second floors of the Worthington Hardware Store.
- Highline Coffee Co. – MPC approved a Conditional Use for a new coffee shop at 691 High Street in the former Care Uniforms store.
- Congregation Beth Tikvah – MPC approved a Conditional Use to operate an early childhood program at its facility at 6121 Olentangy River Road.



2015 Accomplishments

- McConnell Arts Center of Worthington – ARB & BZA approved a freestanding off-premise sign with changeable banners along West Dublin-Granville Rd. to assist in guiding visitors to the site and advertise special events.
- UMCH – MPC held a Special Informational Meeting on June 29, 2015 to hear a presentation by Lifestyle Communities concerning their proposal for the UMCH site. Approximately 350 residents attended this meeting at the Worthington Educational Center.
- Fresh Thyme Farmers Market – City Council approved the rezoning in 2014 to allow for the redevelopment of a site at 933 High Street to allow for the construction of a 30,000 sq. ft. grocery store and the demolition of two existing office buildings.
- Continued improvements to The Shops at Worthington Place, including new light poles and LED lighting on the site.



2015 Accomplishments

- Wilson Bridge Road Corridor Overlay and Zoning Districts – Draft language created to facilitate implementation of the Wilson Bridge Road Corridor Study, which promotes redevelopment of the Wilson Bridge Road Corridor into a mixed use area that will generate new economic growth within the City.
 - The Steering Committee has recommended the draft language to MPC for adoption.
- United Dairy Farmers – MPC and ARB approved the redevelopment UDF on their expansion and redevelopment of a key site at the intersection of Linworth Rd. and Dublin-Granville Rd. (SR-161) in coordination with the City of Columbus to construct a new 4,480 sq. ft. convenience store, gasoline pumps, ice cream parlor and outdoor patio area on the site.



2015 Accomplishments

- Wilson Bridge Road Corridor Enhancement Project – Further implement the streetscape recommendations found in the Wilson Bridge Road Corridor Study from the Olentangy River to the west to the Railroad Crossing to the east.
- Wayfinding Project – Wilson Bridge Road Corridor, Old Worthington & Citywide – Working with Studio Graphique and MKSK to implement wayfinding, which uses local landmarks, signage, pathways and environmental elements to help orient residents and visitors to the City of Worthington.
 - The system will accentuate the Wilson Bridge Road Corridor and downtown’s identity, as well as improve movement for pedestrians, cyclists and motorists throughout the City.



2015 Accomplishments

- Followed revisions to the 2011 Ohio Building Code, 2011 Ohio Plumbing Code, and the 2013 Ohio Residential Code of Ohio. The 2014 National Electrical Code was adopted in Ohio for all except 1-, 2-, and 3-family dwellings effective January 1, 2015.
- Part-time Code Enforcement Officer Chris Keppler started January, 2015.



2015 Accomplishments





2015 Statistics

- Investigated 255 building code, property maintenance, and zoning complaints requiring 997 contacts through October 27, 2015.
 - Average case closure time is 69 days.
 - 5% increase in closure time.
- Administered 112 applications to the Architectural Review Board, 49 to the Board of Zoning Appeals, 50 to the Municipal Planning Commission and 16 to City Council through October 27, 2015.
 - Issued 37 Temporary Use Permits during this period.
- Issued a total of 1,293 permits, while conducting 2,727 inspections as of October 27, 2015.
 - 19% increase in since 2014
- Collected fees in the amount of \$ 115,829.48 as of October 27, 2015 representing a valuation of \$24,171,324.00.
 - 42% decrease in fees since 2014
 - 32% increase in valuation since 2014



2015 Statistics:

2014 Applications:

*(January-October)

- ARB – 89 (71)
- MPC – 52 (42)
- BZA – 49 (40)
- City Council – 11 (11)

2015 Applications:

*(January-October)

- ARB – 112
- MPC – 50
- BZA – 46
- City Council - 16



2016 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.
- United Dairy Farmers – Expansion and redevelopment of a key site at the intersection of Linworth Road and Dublin-Granville Road (SR-161) in coordination with the City of Columbus.



2016 Objectives

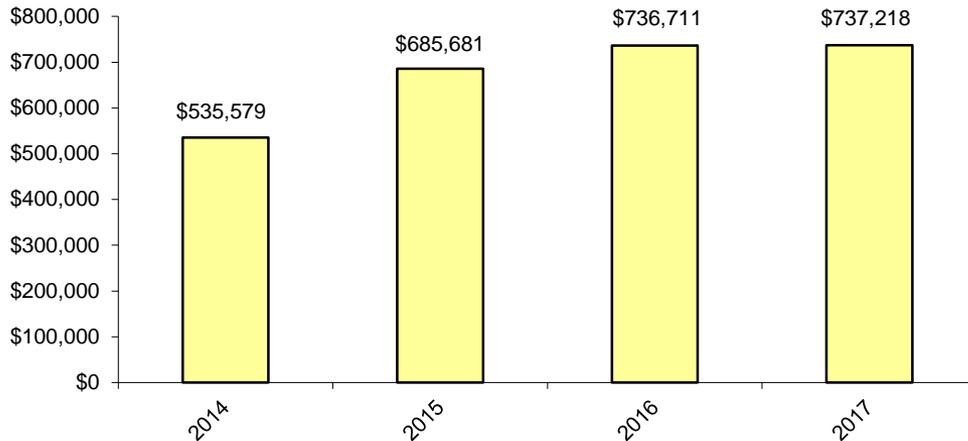
- UMCH – Review future development plans for the site and guide them through the rezoning process once the applicant has submitted their formal application.
- Wilson Bridge Road Corridor Enhancement Project – Implementation of the streetscape recommendations for the Wilson Bridge Road Corridor from the Olentangy River to the west to the Railroad Crossing to the east.
- Wayfinding Project – Wilson Bridge Road Corridor and Downtown Worthington – Working – Implementation of the wayfinding recommendations.
- Continue to update and refine the current code to be in compliance with all adopted policies and plans.
- The Division of Building Regulation is pursuing a blanket permit process for projects to replace its system of building, electrical, mechanical, plumbing, and fire suppression.



Funding & Expenditure Summary

Planning & Building				
Category	Actual 2014	Approved 2015	Budget 2016	Forecast 2017
Personal Services	\$ 378,276	\$ 409,395	\$ 421,229	\$ 429,698
Additional Personal Services	59,681	176,136	201,432	210,770
Supplies and Materials	1,783	2,100	2,350	2,450
Capital Equipment	581	1,200	5,600	1,200
Contractual Services	95,258	96,850	106,100	93,100
Total	\$ 535,579	\$ 685,681	\$ 736,711	\$ 737,218

Expenditure Summary





Planning & Building

Questions