



## MEMORANDUM

TO: Matthew H. Greeson, City Manager  
Robyn Stewart, Assistant City Manager  
David McCorkle, Assistant City Manager

FROM: R. Lee Brown, Director of Planning & Building

DATE: June 30, 2021

SUBJECT: Ordinance to Rezone 127, 133, 139 & 145 E. Wilson Bridge Rd. from the R-10 District, Low Density Residential to WBC-2 District, Professional Office – **REZ 04-2021**

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### **Background & Request:**

The Wilson Bridge Road Corridor Study, adopted in 2011, 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 recommendations 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.

City Council adopted the Wilson Bridge Corridor Zoning on April 18, 2016, creating new zoning districts and development standards for the Wilson Bridge Corridor. The next step in the process of achieving the Study recommendations is to initiate the rezoning of parcels in the corridor to be in compliance with the adopted Wilson Bridge Road Corridor Study and the Wilson Bridge Corridor Zoning.

The request before you is to rezone approximately 3.25 +/- acres on the south side of E. Wilson Bridge Rd. The request is to rezone four parcels 100-002470, 100-002555, 100-2709 & 100-002473, also known as 127, 133, 139 & 145 E. Wilson Bridge Rd. from the R-10 District, Low Density Residential to the WBC-2 District, Professional Office. Three of the four parcels are currently vacant with one being rented; however, all owned by the Worthington Community Improvement Corporation.

**Worthington Community Improvement Corporation:**

The Worthington Community Improvement Corporation (“WCIC”) is an Ohio non-profit corporation created and funded by the City of Worthington. The purpose and mission of the WCIC is to serve the residents of the City in the revitalization and enhancement of property and the business environment within the City by advancing, encouraging and promoting industrial, commercial and civic development.

The WCIC has entered into an Economic Development Agency Agreement with the City whereby the WCIC acts as the agent of the City by engaging in activities to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of Worthington and Ohio. It has the authority to encourage and cause the maintenance, location, relocation, expansion, modernization and equipment of sites, buildings and structures. Its activities are pursued with the intent to maintain and create additional opportunities for employment within the City in order that tax revenues may be available to provide services for the preservation of the public health, safety, and general welfare of the City. The WCIC has a Board of Directors: Rebecca Princehorn (Chair/President), Doug Smith (Vice Chair/Secretary), Chris Peffly (Treasurer), Tom Carter, Scott Green, Matthew Greeson, Matt Gregory, Kathy Holcombe, Bonnie Michael and Matt Welch.

**R-10 District - Low Density Residential - Current Zoning**

For low density residential development which has ready access to most community facilities. Community water and sewerage facilities are required.

(1) Permitted Uses:

- Single-family dwelling
- Public uses
- Essential services
- Accessory uses
- Home occupation

(2) Conditional Uses:

- Public service facility
- Plant production
- Noncommercial recreational facility
- Semipublic uses
- Co-located child day care center, nursery school and preschool

(3) Development Standards:

<b>Zoning</b>	<b>Minimum Lot Width</b>	<b>Minimum Lot Area</b>	<b>Front Setback</b>	<b>Rear Setback</b>	<b>Side Setback</b>	<b>Max Height of Building Stories</b>	<b>Max Height</b>
<b>R-10 District</b>	80-feet	10,400 sq. ft.	30-feet	30-feet	8-feet, 12-feet	2 ½ - stories	30-feet

**WBC-2 District – Professional Office – Proposed Zoning**

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
- Accessory uses.

(2) Conditional Uses:

- Public uses and Semi-public uses

(3) Development Standards – South side of E. Wilson Bridge Rd.:

Zoning	Minimum Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback	Max Height of Building Stories	Max Height
<b>WBC-2 District</b>	200-feet	2-acre	5-feet to 20-feet	50-feet	No Minimum	2 ½ - stories	35-feet

**Surrounding Zoning & Land Uses:**

Direction	Current Zoning	Recommended Land Use
North	C-3 – Institutions & Offices	WBC-4 - Office
East	R-10 – Low Density Residential	WBC-2 – Professional Office
South	R-10 – Low Density Residential	R-10 – Low Density Residential
West	C-3 – Institutions & Offices	WBC-2 – Professional Office

**Land Use Plans:**

[Comprehensive Plan Update & 2005 Strategic Plan for Worthington](#)

The 2005 Comprehensive Plan Update states that office space has always been an important part of a well-balanced community because it provides employment centers and professional services for residents. Today, however, the companies located in Worthington’s professional office corridors are crucial to the financial well-being of the City. The employees of these businesses generate a significant portion of the income tax revenues that sustain the City budget. Approximately four percent of the land within the City of Worthington is devoted to commercial office land uses. By today’s standards for Ohio cities, this would be considered a low percentage. Still, there is adequate commercial freeway office area to support a strong tax base for Worthington if it remains occupied and of high quality.

[Wilson Bridge Road Corridor Study](#)

The Wilson Bridge Road Corridor Study, adopted in 2011, 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.

The Study recommends incorporating a mix of small to medium sized office spaces designed to serve local and regional markets. A range of office types and styles are desired in this area that are flexible and adaptable. New development should occur in a way that complements and enhances the streetscape through architectural design that is pedestrian in scale (i.e., setbacks, windows, façade treatments). Parking should be located to the side or rear of the structure or incorporated or shared with adjoining uses when possible.

The 2011 Wilson Bridge Road Corridor Study identifies this area as Professional Office for office uses and a recommended height of 2 ½ stories in height in this area.

#### [Wilson Bridge Corridor Districts](#)

Chapter 1181 was adopted by City Council in 2016 to facilitate implementation of the Wilson Bridge Road Corridor Study, which promotes 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; to encourage a mix of uses; enhance the livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that help create and sustain long-term economic vitality.

The area was recommended for [WBC-2 Professional Office](#) that would allow for a office uses with a height of 2 ½ stories. Areas to promote small to medium sized office uses. A variety of office types and styles are encouraged to promote flexibility and adaptability.

#### **Next Steps:**

After its introduction, the City's Codified Ordinances require City Council to refer the Ordinance to the Municipal Planning Commission (MPC) for investigation and report. The Municipal Planning Commission expects to review this item on Thursday, September 9, 2021 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans to City Council.

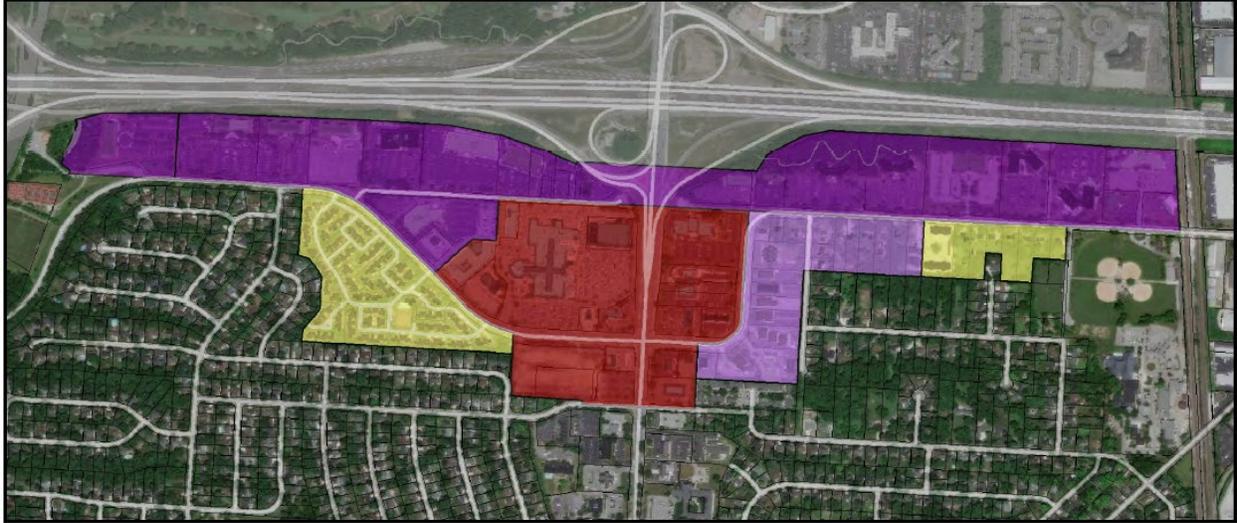
Future development on these parcels is still subject to an approved Preliminary and Final Plan that must be approved by the Municipal Planning Commission and City Council.

Please see attached maps for reference:



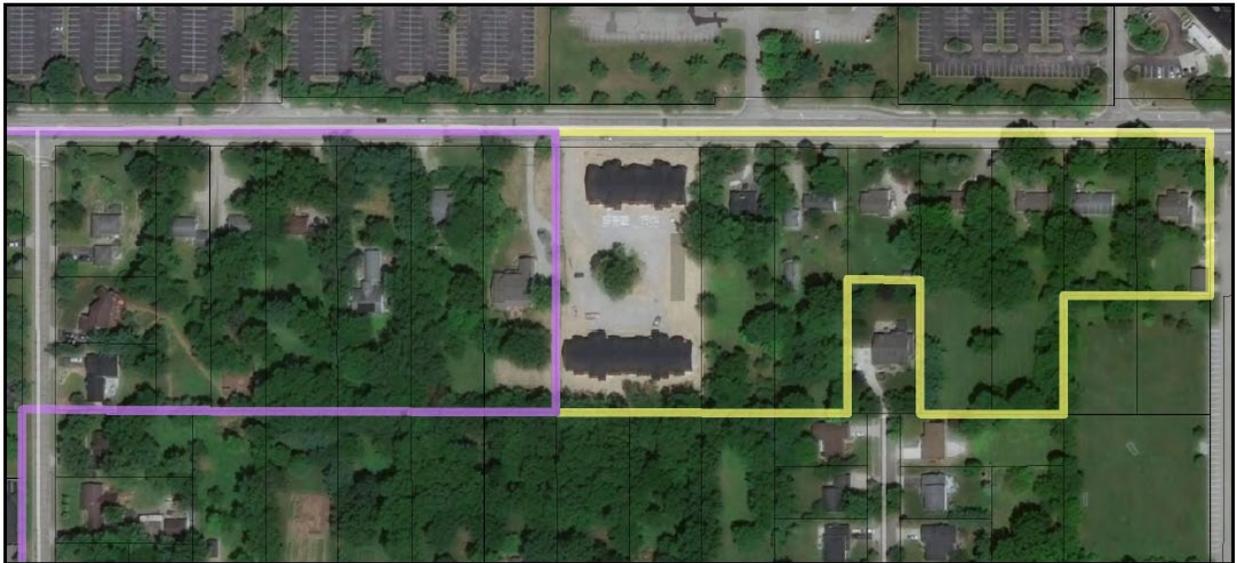
Proposed Zoning

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



Proposed Zoning

- WBC-1 - Medium Density Residential
- WBC-2 - Professional Office



### WBC Properties

- CIC Owned Property
- New Residences
- Multi-Family

