

# COMPREHENSIVE PLAN UPDATE

## Comprehensive Plan Land Use Recommendations:

- High Street Mixed Use
- Worthington Estates Edge
- Neighborhood Core
- Tucker Creek Preserve



# COMPREHENSIVE PLAN UPDATE

## General Land Use Recommendation



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## General Land Use Recommendation – Tucker Creek



Natural preserve with sensitive multi-use path, possibly amphitheater

# COMPREHENSIVE PLAN UPDATE

## General Land Use Recommendation – Worthington Estates Edge



Single-family residential, similar density to Worthington Estates and Old Worthington

# COMPREHENSIVE PLAN UPDATE

## General Land Use Recommendation – Residential Core



Residential neighborhood, integrated site design, similar density to Ville Charmante and Harrison Park, three-story height limit

# COMPREHENSIVE PLAN UPDATE

## General Land Use Recommendation – High Street Mixed Use



Mixed-use commercial/residential, tax base focus, two-to-five stories, shared parking

# PLANNING TEAM RECOMMENDATIONS

## Parks and Open Space:

1. Expect Developer to dedicate Tucker Creek ravine natural area.
2. Work with Developer(s) at time of rezoning to dedicate additional parkland integrated into the site with community desired amenities.
3. Identify funding options for parks and open space.

## Connectivity:

1. Provide multiple pedestrian, bicycle, and vehicular connections.
2. Design must discourage cut-through, non-local, and commercial traffic from High Street to connected residential streets.
3. A Traffic Study must be conducted as part of any development of this site.



## Development:

1. Provide a mix of housing types not well represented in Worthington.
2. Incorporate housing types that provide the opportunity to “age in place” within Worthington.
3. Transition residential density from the west and north sides of the site to High Street (lower to higher).
4. Attract as much office development to High Street as possible (to improve city revenue base).
5. Allow for neighborhood service retail uses along High Street that are incorporated into the development.