

TEMPORARY ORDINANCE NO. 3-10

PERMANENT ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP NEAR THE NW CORNER OF W. FAIR AVENUE AND ETY ROAD WHICH IS PART OF THE RESERVE "D" OF THE EXISTING SUBDIVISION ENTITLED "THE OVERLOOK SECTION 1"

WHEREAS, the City Planning Commission approved on January 14, 2010, a rezoning of the above property from RM-0/PUD (Residential Multi-Family District) to CG (Commercial General District); and

WHEREAS, the City must pass an ordinance to revise the zoning;

BE IT ORDAINED by the Council of the City of Lancaster, State of Ohio

SECTION 1. That the zoning ordinance of the City of Lancaster, Ohio is and the same is hereby revised by changing the zoning from RM-0/PUD (Residential Multi-Family District) to CG (Commercial General District).

SECTION 2. The City Engineer is directed to make changes on the zoning map.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law after its passage by Council and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Planning, Zoning and Economic Development Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 2010 and _____, 2010 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

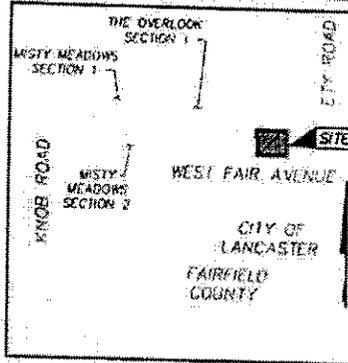
EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5520 New Albany Road, Columbus, OH 43224
Phone: 614.775.4500 Fax: 614.775.4600

ZONING EXHIBIT
SECTION 34, TOWNSHIP 15, RANGE 19
CONGRESS LANDS
CITY OF LANCASTER, COUNTY OF FAIRFIELD, STATE OF OHIO

C M X X V

Title of Zoning Change
From: RM-D (Residential Medium Density District)
with PUD Overlay District
To: CG - General Commercial



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 2000'

ROCKFORD
HOMES, INC.
43

ROCKFORD
HOMES, INC.
44

ROCKFORD
HOMES, INC.
45

Peter M.
Porchoff
46

ROCKFORD
HOMES, INC.
RESERVE "C"

THE OVERLOOK
SECTION 1
P.O. 2, S.L. 146
RESERVE "D"
S89°44'06"E 433.00'

N00°10'32"E
76.89'

N15°32'02"W
73.87'

N00°10'32"E
202.03'

3.370 AC.

WESTOVER COMMUNITIES, LLC
11.700 AC.
O.R. 1413, P. 1968

S00°10'32"W 350.00'
ILLICIA F. HELBER AND
QUINN S. HELBER
G.P. 1239, P. 36

N89°44'06"W 413.00'

SECTION 34, TOWNSHIP 15
SECTION 3, TOWNSHIP 14

CITY OF LANCASTER
D.B. 435, P. 269

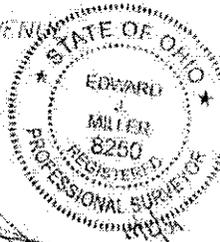
WEST FAIR AVENUE

NOTE:
This exhibit is for zoning purposes only, and is not intended to create a lot split, and not for deed transfer. The surveyor is signing and sealing the description to meet the City of Lancaster Code Requirements for zoning application submittals.

NOTE:
The subject parcel is wholly within City of Lancaster Corporation Limits, therefore unable to show existing corporation lines.



GRAPHIC SCALE
(IN FEET)



By: _____
Professional Surveyor No. 8250

**ZONING EXHIBIT
3.370 ACRES**

Situated in the State of Ohio, County of Fairfield, City of Lancaster, lying in Section 34, Township 15, Range 19, Congress Lands, being part of Reserve "D" of that subdivision entitled "The Overlook Section 1" of record in Plat Cabinet 2, Slot 146 as conveyed to Westover Communities, LLC by deed of record in Official Record 1413, Page 1968 (all references refer to the records of the Recorder's Office, Fairfield County, Ohio), and described as follows:

BEGINNING at a point on the northerly right-of-way line of West Fair Avenue, at the southwesterly corner of said Reserve "D", and at the southeasterly corner of Reserve "C" of said "The Overlook Section 1";

thence North 00° 10' 32" East, with the westerly line of said Reserve "D", the easterly line of said Reserve "C" and Lot 46 of said "The Overlook Section 1", a distance of 202.03 to a point;

thence North 15° 32' 02" West, with the westerly line of said Reserve "D", the easterly line of said Lot 46 and Lot 45 of said "The Overlook Section 1", a distance of 73.87 feet to a point;

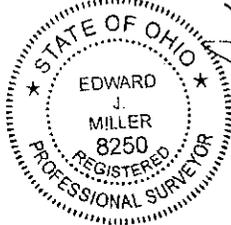
thence North 00° 10' 32" East, with the westerly line of said Reserve "D", the easterly line of said Lot 45 and Lot 44 of said "The Overlook Section 1", a distance of 76.89 feet to a point;

thence South 89° 44' 06" East, across said Reserve "D", a distance of 433.00 feet to the northwesterly corner of that tract conveyed to Lloyd F. Helber and Diann L. Helber by deed of record in Official Record 1299, Page 661;

thence South 00° 10' 32" West, with the line common to said Reserve "D" and said Lloyd F. Helber and Diann L. Helber tract, a distance of 350.00 feet to the southeasterly corner of said Reserve "D", being on the northerly right-of-way line of West Fair Avenue;

thence North 89° 44' 06" West, with said northerly right-of-way line, a distance of 413.00 feet to the POINT OF BEGINNING and containing 3.370 acre of land, more or less.

This exhibit is for zoning purposes only, and is not intended to create a lot split and not for deed transfer. The surveyor is signing and sealing the description to meet the City of Lancaster Code Requirements for zoning application submittals



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250

Date