

TEMPORARY ORDINANCE NO. 7-14

PERMANENT ORDINANCE NO. 7-14

AN ORDINANCE TO AUTHORIZE AND DESIGNATE A REVITALIZATION DISTRICT WITHIN THE CITY OF LANCASTER PURSUANT TO OHIO REVISED CODE SECTION 4301.81

WHEREAS, an application has been filed with Mayor Smith on or about March 28, 2014 by David Scheffler seeking the designation of a Revitalization District in downtown Lancaster, in accordance with Ohio Revised Code §4301.81; and

WHEREAS, the application, attached hereto as Exhibit 1, conforms to all statutory requirements, and notice of the filing of such application has been published as provided by law; and

WHEREAS, the application is supported by the Downtown Lancaster Special Improvement District as evidenced by letter of President, Kate Ervin, dated March 28, 2014 and attached hereto as Exhibit 2; and

WHEREAS, Mayor Smith has submitted his written recommendation to Council, attached hereto as Exhibit 3, that the application be granted for the reason that the proposed district will substantially contribute to entertainment, retail, educational, sporting, social, cultural and arts opportunities for the community; and

WHEREAS, Council has conducted a public hearing seeking input from the community in regard to the creation of a downtown Revitalization District.

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

SECTION 1. That in accordance with Ohio Revised Code §4301.81, Council hereby authorizes and designates the area identified in the application of David Scheffler as the Downtown Revitalization District for the reason that such district will substantially contribute to entertainment, retail, educational, sporting, social, cultural and arts opportunities for the community.

SECTION 2. Council hereby finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with applicable law.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

Passed: 5/5/14 after 3RD reading. Vote: Yeas 8 Nays 0

Approved: 5/6/14

Clerk: Jeresa Lee Sandy

Offered by: John Hale

Second by: Harry E. Hale

Requested by Law Committee

Cathy J. Pilleo
President of Council

David Smith
Mayor

**APPLICATION TO MAYOR OF THE CITY OF LANCASTER, OHIO
TO ESTABLISH A COMMUNITY REVITALIZATION DISTRICT
PURSUANT TO 4301.81 OF THE OHIO REVISED CODE**

- (1) I, David Scheffler, 112 East Main Street, Suite 300, Lancaster, Ohio, being the owner of property located within the proposed district, do hereby petition to the City of Lancaster, Ohio, pursuant to Section 4301.81 of the Ohio Revised Code, for the designation of a Community Revitalization District.
- (2) A map of the proposed district is attached hereto (Exhibit A). An Address Range Guide is also attached to clarify exactly which properties are within the district (Exhibit B).
- (3) The proposed downtown district is the area that is targeted for reinvestment in the Downtown Lancaster Special Improvement District's Ten Year Vision, adopted by Lancaster City Council in 2012. The area includes the Special Improvement District as well as potential reinvestment areas to the north and south. These Revitalization District boundaries are the same as those designated as the Central Business District by the City of Lancaster Zoning Code.

The area historically was the retail center of Lancaster and the broader community, though in recent decades much retail and restaurant activity has spread to the north, while government and professional services have increased downtown. There is currently a boutique hotel, five museums, seven restaurants (four with bars), three stand-alone bars, two coffee shops, residential apartments, many salons, and a few small retail establishments selling books, shoes, jewelry, and gifts. The community hopes an increase in full-service restaurants and the patrons they bring will increase the vibrancy of our downtown as a mixed-use destination.

- (4) The area has been entirely developed in the past, though it struggles with some building vacancy. A very large vacant building at the center of the district is currently undergoing renovation to become the new courthouse this year; another is the focus of a community-led preservation effort. The former Lancaster Glass industrial site has recently been remediated through a Clean Ohio grant and a developer is seeking an anchor tenant, perhaps a large restaurant which would benefit from the creation of this district. A vacant pharmacy is being renovated by the bar next door to become a large gastropub. Many other downtown property owners have publicly cited these new projects as spurring their own recent investments in numerous building renovations.
- (5) The district boundaries are the same as the area zoned Central Business District by the City of Lancaster Zoning Code. The Central Business District is a broad commercial and mixed-use district encouraging a wide range of higher-density development, including restaurants and nightclubs. The uses of land within this proposed district are in accord with this zoning and the creation of a Revitalization District could help attract desired entertainment and retail offerings to the downtown area.
- (6) The area of the district is estimated to be 103.6 acres (Exhibit A).



David Scheffler
Fairfield Building Condominiums, Inc.
Petitioner



Downtown Lancaster Community Revitalization District (Exhibit A)

LEGEND

-  Parcels
-  Application Area

**District Acreage:
103.6 Acres**

Disclaimer:

All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness or accuracy. The City of Lancaster does not warrant, guarantee or represent the data to be fit for a particular use or purpose.

Please notify the City of Lancaster, Department of Information Technology with any discrepancies or for data requests.
gis@ci.lancaster.oh.us

Map prepared by: Scott F. Shider, GISP



Exhibit B
Community Revitalization District
Address Range Reference

Bradford Court:

450 Bradford Ct – 455 Bradford Ct

Broad Street:

109 N. Broad St – 219 N. Broad St
108 S. Broad St – 541 S. Broad St

Chestnut Street:

119 E. Chestnut St – 132 E. Chestnut St
116 W. Chestnut St – 218 W. Chestnut St

Columbus Street:

103 N. Columbus St – 230 N. Columbus St
107 S. Columbus St – 557 S. Columbus St

Front Street:

312 Front St – 443 Front St

Grogan Street:

113 Grogan St

High Street:

501 S. High St – 511 S. High St

Main Street:

104 E. Main St – 210 E. Main St
116 W. Main St – 240 W. Main St

Memorial Drive:

202 N. Memorial Dr – 211 N. Memorial Dr
222 S. Memorial Dr

Mulberry Street:

110 W. Mulberry St – 242 W. Mulberry St

Perry Street:

121 Perry St – 219 Perry St

Porter Street:

167 Porter St – 177 Porter St

Walnut Street:

110 E. Walnut St – 126 E. Walnut St
112 W. Walnut St – 145 W. Walnut St

Water Street:

205 Water St

Wheeling Street:

111 W. Wheeling St – 239 W. Wheeling St

Winding Street:

116 Winding St



Kate Ervin
President
109 N. Broad St, Ste 100
Lancaster, Ohio 43130
www.downtownlancastersid.com

March 28, 2014

Dear Mayor Smith:

Enclosed is an application that I am forwarding on behalf of David Scheffler, a downtown property owner who would like Lancaster to pass a Community Revitalization District, a tool to help attract more restaurants to our downtown. If passed by the Lancaster City Council, this would allow for up to fifteen more restaurant-only (D-5L) liquor licenses within the Central Business District. The Downtown Special Improvement District Board of Directors has voted to fully support this application and the proposal has been presented to the City's Law Committee with no concerns raised.

As outlined in the Ohio Revised Code 4301.81, upon receipt of this application you are asked to review it and make a recommendation to Council within thirty days. After that, Council is asked to publish two weekly public notices within another thirty days and then vote on the application within seventy-five days of today's date.

The Special Improvement District feels that this could be a useful tool to lift a potential barrier to restaurant recruitment as we work to make out downtown more of a thriving entertainment district. We hope that you and Council will agree. Please let me know if you have any questions or concerns that I can address.

Thank you for consideration of this matter,

A handwritten signature in cursive script, appearing to read "Kate Ervin".

Kate Ervin
President
Downtown Lancaster
Special Improvement District





CITY OF LANCASTER

David S. Smith, Mayor

Municipal Building
104 East Main Street
Room 101

Lancaster, OH 43130
740-687-6600 ~ 740-687-6698 (fax)
mayor@ci.lancaster.oh.us

MEMO

To: Members of Lancaster City Council

From: David S. Smith, Mayor 

Cc: David Scheffler, Fairfield Buildings Condominiums; Kate Ervin, President of Downtown Lancaster SID; Randall T. Ullom, Law Director

Date: April 14, 2014

Re: Application to Establish a Revitalization District per R.C. §4301.81

On March 28, 2014, I received an application to establish a Revitalization District in downtown Lancaster.

It is my understanding, based upon conversations with Mr. Ullom and other attorneys in the Law Director's Office, that a Revitalization District is one that includes a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to hotels, restaurants, retail sales establishments and arts and entertainment venues. It was created by statute (see R.C. §4301.81) in 2008 to assist in the redevelopment of municipal corporations having a population of less than 100,000. When declared by the municipal legislative authority, the division of liquor control may, where the number of existing D-5 permits within the municipality exceeds that which would be allowable under the population quota restrictions for that permit, issue the newly created D-5(L) liquor permits to establishments located within that district in which the sale of food and meals constitutes not less than 75% of total gross annual receipts (limited to one permit for every five acres of land in the district, and not more than 15 total permits within that district).

Such an application has been received from David Scheffler of Fairfield Buildings Condominiums, Inc. As you may know, Mr. Scheffler has been involved both personally and professionally with the redevelopment of the downtown. In my opinion, the work done by Mr. Scheffler is indicative of his dedication to the preservation and promotion of our downtown.



A number of Ohio communities similar to ours (City of Marietta, City of Wooster, City of Van Wert, City of St. Mary's, and City of Cambridge to name a few) have already taken steps to approve such districts in an effort to promote economic development and revitalization. By all appearances, these districts have fulfilled expectations and been a positive impact within the community, particularly in revitalizing downtown districts.

The proposed district area, which mirrors the Central Business District as defined by our local zoning ordinance, has already been identified by our community as one ripe for growth and revitalization. Promoting the growth of restaurant and entertainment venues would be an ideal way to attract people to our downtown and spur economic development of this historically vibrant district.

In that spirit, I would encourage Lancaster City Council to adopt an ordinance approving Mr. Scheffler application for the creation of a Revitalization District in our downtown.

TO: EAGLE GAZETTE
FROM: Teresa L. Sandy, CLERK OF COUNCIL, LANCASTER, OHIO
DATE: April 16, 2014
RE: NOTICE OF PUBLIC HEARING & PUBLIC NOTICE

Language to be Published:

Permanent Ordinance 4-14, AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE CHAPTER 919 STORM WATER SEDIMENT AND SOIL EROSION PROTECTION AND TO REPEAL EXISTING CHAPTER 919, AND TO DECLARE AN EMERGENCY

Permanent Ordinance 5-14, AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE CHAPTER 913 DRAINAGE GENERALLY, AND TO REPEAL EXISTING CHAPTER 913, AND TO DECLARE AN EMERGENCY

Permanent Ordinance 6-14, AN ORDINANCE TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ACCEPT 0.678 ACRES, MORE OR LESS, OF PROPERTY SITUATED IN THE STATE OF OHIO, FAIRFIELD COUNTY, CITY OF LANCASTER, ZANE'S ORIGINAL TOWN PLAT, SEVENTH SQUARE, PLAT BOOK 1, PAGE 2, AND DECLARING AN EMERGENCY

The above ordinances were all passed by Council of the City of Lancaster, Ohio at its regular meeting on April 14, 2014. The complete text of the ordinances may be obtained or viewed at the Clerk of Council of the City of Lancaster, OH.

A Public Hearing will be held on Temporary Ordinance 7-14, on Monday, April 28, 2014, during Regular Session of Council, in Lancaster City Council's Chambers on the following:

Temporary Ordinance 7-14, AN ORDINANCE TO AUTHORIZE AND DESIGNATE A REVITALIZATION DISTRICT WITHIN THE CITY OF LANCASTER PURSUANT TO OHIO REVISED CODE SECTION 4301.81

Public Notice: In compliance with Ohio Revised Code, Section 4301.81, the application for a revitalization district, is on file with the Clerk of Council. It is available for public inspection between the hours of 8:00 a.m. and 4:00 p.m. at the Lancaster City Law Director's Office, 123 East Chestnut Street, Lancaster, OH,

Please publish all of the above on the following dates:

April 19, 2014

April 26, 2014

PLEASE SEND VERIFICATION OF PUBLICATION.

Bill to:

ACCOUNT # L77000-3
Lancaster City Council
Contact: Teresa L. Sandy, Clerk
P.O. Box 1008
Lancaster, OH 43130