

TEMPORARY ORDINANCE NO. 36-16

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING MAP FOR THE 184.264 ACRES ON THE WEST SIDE OF WHILEY ROAD AND NORTH OF ROYALTON ROAD PARCEL #0571000200

WHEREAS, a petition to rezone the above property from CH High Intensity Commercial, RM-3 Residential Multifamily and RS-3 Single Family Residential to CH High Intensity Commercial, IH Heavy Industrial and RS-3 Single Family Residential was received on September 8, 2016; and

WHEREAS, the City Planning Commission approved on November 10, 2016, a rezoning of the above property; and

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

NOW THEREFORE 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 be and the same is hereby revised by changing the zoning for the 184.264 acres, described in Official Record 1706, Page 2512, to include 41.304 acres of RS-3 Single Family Residential, 18.743 and 3.646 acres CH Commercial High Intensity and 121.952 acres IH Heavy Industrial, as described in the exhibits attached to the application.

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

SECTION 3. This Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Code Enforcement & Zoning Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 20\_\_\_\_ and \_\_\_\_\_, 20\_\_\_\_ the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council

RECEIVED  
CITY OF LANCASTER  
SEP 08 2016  
ENGINEERING DEPARTMENT  
FILE No. \_\_\_\_\_



Filed \_\_\_\_\_  
Planning Commission Review Date \_\_\_\_\_  
Rezoning Fee Paid (\$150+\$10/parcel) \$160.00  
Sign Posting Fee (\$50) \$50.00

**APPLICATION FOR DISTRICT CHANGE**

Lancaster, Ohio

NOTE: Applications for any change of district boundaries or classifications of property as shown on the Zoning Map, and for regulation amendments, shall be submitted to the Planning Commission, at the City Engineer's Office upon such forms, and all shall be accompanied by such data and information, as may be prescribed for that purpose by the Planning Commission, so as to assure the fullest practicable presentation of facts for the permanent record. Such data shall include a plan or map drawn to the required specifications. Each such application shall be verified by at least one of the owners or leasees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the application. Applications for amendments or district changes initiated by the Planning Commission itself shall be accompanied by its own motion pertaining to such proposed amendment.

NOTE: List of Property Owners: Any person or persons desiring a change in the zoning shall file with the application for such change a statement giving the names and addresses of the owners of all properties contiguous to, directly across the street and/or alley from any part of the exterior boundaries of the parcel which is proposed to be changed, and all landowners of property within the proposed parcel to be rezoned. This list is to be obtained from records in the County Auditor's Office or the County Treasurer's Office.

1. Name of Petitioner: Robert E Ruble
2. Address & Phone Number: 7333 Lancaster Circleville Rd LAN - Ohio 43130
3. Petitioner's Attorney or Agent's Name, Address and Phone Number: Mark Riegel  
144 MAIN ST LAN, O 43130 Ph. 7406536464 Send To BOB Ruble
4. General Area and Location of Request: St Rt 189 Whaley Rd
5. Present Zoning District: Parcel No 0571000200 LAN Corporation Top Hocking  
Present Zoning MULTIFAM FAMILY

6. Requested Zoning District: I H

7. Reason for this Application: MIKE PETIT requested it be changed

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Legal Description of the Property: ATT. and owner a.T.T also

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: LEGAL DESCRIPTION MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER'S OFFICE BEFORE SUBMITTING AN APPLICATION TO THE PLANNING COMMISSION.

9. Has there been a previous application for district change of the above parcels? YES

10. If so, give date: KENT HOUSTON changed it 4 times from 2000-2004

11. Does the notice go to petitioner or agent? \_\_\_\_\_

12. The above statements and the statements contained in all exhibits transmitted herewith are true.



GAIL LYNN RUBLE

NOTARY PUBLIC  
STATE OF OHIO

Sworn before me a Notary Public in and for said  
Ohio day of September, 2010.  
My Commission Expires October 18, 2020

Robert E Ruble  
Applicant (Property Owner's Signature)

Fairfield County and State of \_\_\_\_\_

Gail Lynn Ruble  
Notary

\_\_\_\_\_  
Engineer's Approval & Date

41.304 ACRES

Situated in the State of Ohio, County of Fairfield and City of Lancaster, part of the West Half of Section 5, Township 14, Range 19, Congress Lands East of the Scioto, being part of the 184.264-acre tract conveyed to Robert E. Ruble by deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio, and being more particularly described as follows:

Commencing at the northeast corner of said 184.264-acre tract;

Thence along the centerline of Whiley Road, South 00° 00' 00" East, 2828.47 feet;

Thence, South 90° 00' 00" West, 30.00 feet to the Point of Beginning.

Thence crossing said 184.264-acre tract, the following (2) courses and distances: South 00° 00' 00" East, 201.00 feet; South 90° 00' 00" West, 479.82 feet;

Thence along the boundary of said 184.264-acre tract, the following (2) course and distances: South 00° 00' 00" East, 288.00 feet; South 09° 32' 24" East, 476.36 feet;

Thence crossing said 184.264-acre tract, the following (3) courses and distances: South 78° 46' 55" West, 502.26 feet; South 77° 30' 50" West, 229.08 feet; North 54° 59' 10" West, 127.80 feet;

Thence along the boundary of said 184.264-acre tract, the following (3) course and distances: North 35° 01' 15" East, 435.60 feet; North 54° 57' 00" West, 800.15 feet; South 35° 01' 15" West, 435.60 feet;

Thence crossing said 184.264-acre tract, North 54° 57' 00" West, 60.01 feet;

Thence along the boundary of said 184.264-acre tract, the following (4) course and distances: North 35° 00' 24" East, 299.02 feet; North 54° 57' 00" West, 641.25 feet; North 58° 38' 16" West, 268.20 feet; South 27° 51' 41" West, 306.50 feet;

Thence crossing said 184.264-acre tract, North 75° 36' 10" West, 74.37 feet;

Thence along the boundary of said 184.264-acre tract, North 00° 03' 19" West, 725.20 feet;

Thence crossing said 184.264-acre tract, the following (3) courses and distances: South 90° 00' 00" East, 600.00 feet; South 55° 51' 46" East, 1223.84 feet; South 90° 00' 00" East, 1111.48 feet to the Point of Beginning, CONTAINING 41.304 Acres.

The foregoing description is intended to establish zoning district boundaries within the City of Lancaster and was prepared based on the legal description found in the deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio.

*Curtis M. Shonk*  
8/19/16



3.646 ACRES

Situated in the State of Ohio, County of Fairfield and City of Lancaster, part of the West Half of Section 5, Township 14, Range 19, Congress Lands East of the Scioto, being part of the 184.264-acre tract conveyed to Robert E. Ruble by deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio, and being more particularly described as follows:

Commencing at the northeast corner of said 184.264-acre tract;

Thence along the centerline of Whiley Road, South 00° 00' 00" East, 1658.67 feet;

Thence, South 90° 00' 00" West, 30.00 feet to the Point of Beginning.

Thence crossing said 184.264-acre tract, South 00° 00' 00" East, 331.00 feet;

Thence along the boundary of said 184.264-acre tract, South 90° 00' 00" West, 479.82 feet;

Thence crossing said 184.264-acre tract, the following (2) course and distances: North 00° 00' 00" West, 331.00 feet; South 90° 00' 00" East, 479.82 feet to the Point of Beginning,  
CONTAINING 3.646 Acres.

The foregoing description is intended to establish zoning district boundaries within the City of Lancaster and was prepared based on the legal description found in the deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio.

*Curtis M. Shonk*  
8/8/16



121.952 ACRES

Situated in the State of Ohio, County of Fairfield and City of Lancaster, part of the West Half of Section 5, Township 14, Range 19, Congress Lands East of the Scioto, being part of the 184.264-acre tract conveyed to Robert E. Ruble by deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio, and being more particularly described as follows:

Beginning the northeast corner of said 184.264-acre tract;

Thence along the boundary of said 184.264-acre the following (7) courses and distances: South 00° 00' 00" East, 200.00 feet; South 89° 46' 00" West, 484.00 feet; South 00° 00' 00" East, 360.00 feet; North 89° 46' 00" East, 223.00 feet; South 00° 00' 00" East, 335.00 feet; North 89° 46' 00" East, 261.00 feet; South 00° 00' 00" East, 273.10 feet;

Thence crossing said 184.264-acre tract, the following (4) courses and distances: South 90° 00' 00" West, 30.00 feet; South 00° 00' 00" East, 490.57 feet; South 90° 00' 00" West, 479.82 feet; South 00° 00' 00" East, 331.00 feet;

Thence along the boundary of said 184.264-acre tract, the following (2) courses and distances: South 90° 00' 00" West, 346.31 feet; South 00° 00' 00" East, 152.01 feet;

Thence across said 184.264-acre tract, South 90° 00' 00" West, 1898.31 feet;

Thence along the boundary of said 184.264-acre tract, the following (2) courses and distances: North 00° 03' 19" West, 2131.64 feet; North 89° 47' 29" East, 2756.52 feet to the Point of Beginning, CONTAINING 121.952 Acres.

The foregoing description is intended to establish zoning district boundaries within the City of Lancaster and was prepared based on the legal description found in the deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio.

*Curtis M. Shonk*  
8/8/16



18.743 ACRES

Situated in the State of Ohio, County of Fairfield and City of Lancaster, part of the West Half of Section 5, Township 14, Range 19, Congress Lands East of the Scioto, being part of the 184.264-acre tract conveyed to Robert E. Ruble by deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio, and being more particularly described as follows:

Commencing at the northeast corner of said 184.264-acre tract;

Thence along the centerline of Whiley Road, South 00° 00' 00" East, 2498.47 feet;

Thence, South 90° 00' 00" West, 30.00 feet to the Point of Beginning.

Thence crossing said 184.264-acre tract, the following (4) courses and distances: South 00° 00' 00" East, 330.00 feet; South 90° 00' 00" West, 1111.48 feet; North 55° 51' 46" West, 1223.84 feet; South 90° 00' 00" East, 1298.31 feet:

Thence along the boundary of said 184.264-acre tract, the following (2) course and distances: South 00° 00' 00" East, 356.79 feet; South 90° 00' 00" East, 826.13 feet to the Point of Beginning, CONTAINING 18.743 Acres.

The foregoing description is intended to establish zoning district boundaries within the City of Lancaster and was prepared based on the legal description found in the deed of record in Official Record 1706, Page 2512, Recorder's Office, Fairfield County, Ohio.





PROPERTIES ADJACENT TO RUBLE OF POTENTIAL ZONING CHANGE

0571000110 ; Vineyard Church, 431 Whiley Road SW, Lancaster, Ohio 43130

0170000400; Don and Doris Peters, 4511 Lancaster-Circleville Rd. SW, Lancaster, Ohio 43130

0170000510; Ruth Stoneburner, 350 Whiley Rd. SW, Lancaster, Ohio 43130

0170000500; Ruth Stoneburner, 350 Whiley Rd. SW, Lancaster, Ohio 43130

057100140; EC Babbert, PO Box 203 Canal Winchester, Ohio 43110

0571000220; 0571000210; 0170000350; Jeff and Joni Frazier, 8593 Whiley Rd. SW, Lancaster, Ohio

0571001300; WB Casey LLC, 935 Champion Ave., Lancaster, Ohio 43130

014011220; Tracy Kraner, 145 Whiley Rd. SW, Lancaster, Ohio 43130

0140112000; Leigh and Ruth Miller, 4340 Sand Hill Rd., Amanda, Ohio 43102

0170001030; Countrytime Land LLC, *3451 Kennematta Laneville Rd Lanc, Ohio 43130*

0170001500; Janet Householder, 5235 Royalton Rd. SW, Lancaster, Ohio 43130