

TEMPORARY ORDINANCE NO. 28-17

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

AN ORDINANCE TO ACCEPT THE FINAL DEVELOPMENT PLAN FOR THE VETERAN'S WAY SUBDIVISION

WHEREAS, the Final Development Plan was submitted to the Lancaster City Planning Commission; and

WHEREAS, on the 10<sup>th</sup> day of August, 2017, the said City Planning Commission gave approval of the Final Development Plan, contingent upon various items that have been adequately addressed by the revised Development Plan that has been attached as Exhibit A; and

WHEREAS, the engineering improvement plans must be approved prior to the start of construction;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Final Development Plan for the Veteran's Way subdivision be and the same is hereby approved and accepted.

SECTION 2. That the acceptance specified in Section 1 shall be contingent upon the developer providing a performance bond, for completion of the improvements, as provided in Section 1107.02 of the Codified Ordinances of the City of Lancaster, Ohio.

SECTION 3. That in addition, the developer shall comply with the Public Sites and Open Space requirements of Lancaster Codified Ordinance 1109.12 prior to the recording of the Final Plat.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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

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

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

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

\_\_\_\_\_  
Mayor

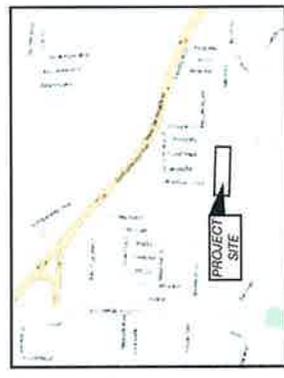
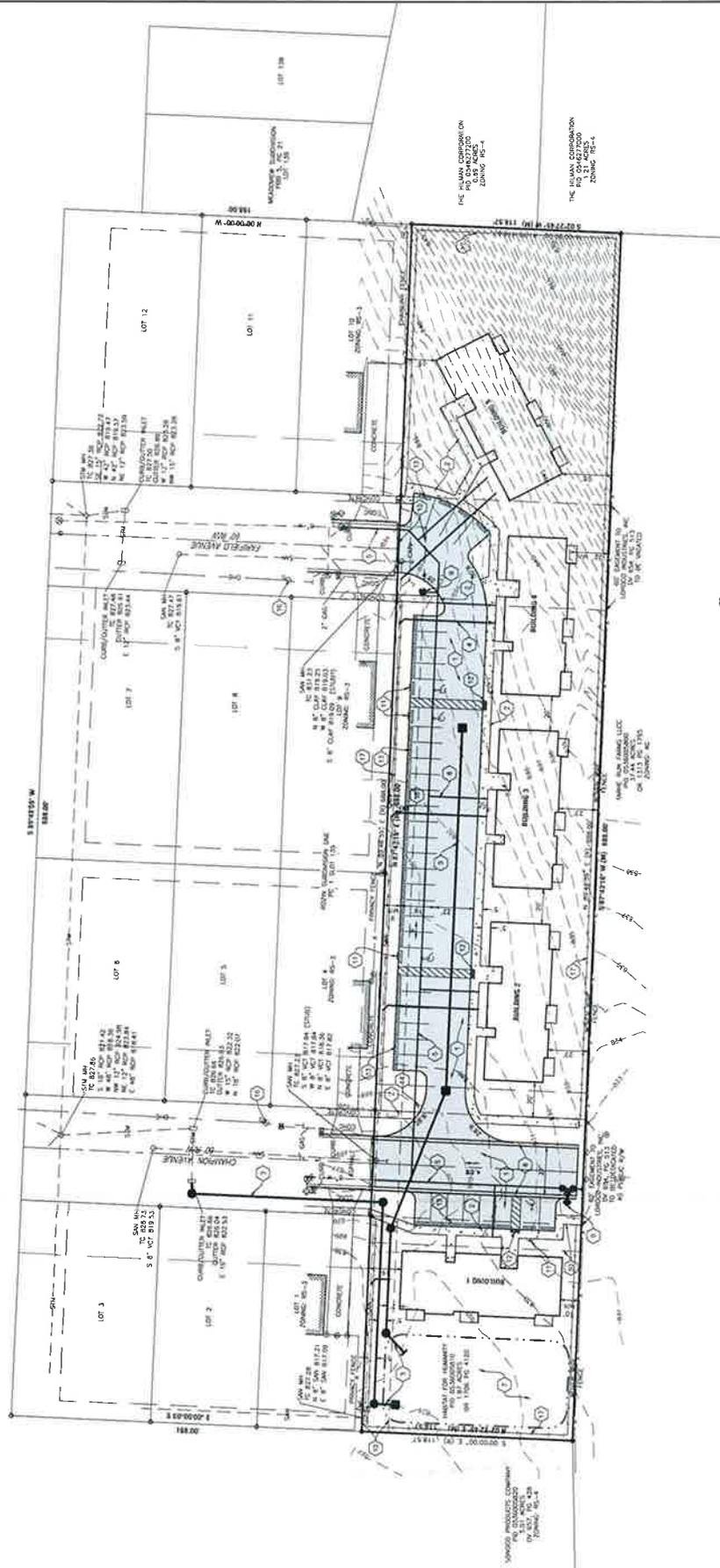
Offered by: \_\_\_\_\_

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

Requested by Code Enforcement & Zoning Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2017 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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



**1 SITE KEYNOTES**

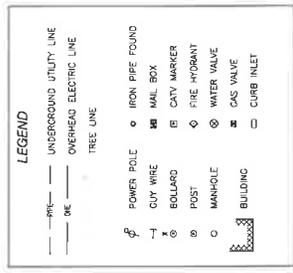
1. STD. CONCRETE SIDEWALK
2. STD. CONCRETE DRIVE
3. STORM SEWER, TYP.
4. WATER SEWER, TYP.
5. 8" WATER LINE
6. WATER SERVICE TYP. FROM BASIN
7. CONCRETE CURB & CUTTER (MOUNTABLE AT PARKING & DRIVE)
8. PROP. 15" UTILITY EASEMENT, TYP. BOTH SIDES OF PROP. CHAMPION AVENUE R/W.
9. ADA COMPLIANT DETECTABLE WARNING
10. WHEEL STOP, TYP. ON ALL PARKING
11. PROP. LIGHT POLE
12. EX. LIGHT POLE
13. SCREENING PER THE REQUIREMENTS OF ICD 1123.1.1.

**SITE DATA**

TOTAL SITE ACREAGE: 1.710 ACRES REMAINDER  
 PRE-DEVELOPMENT IMPERVIOUS AREA: 0 AC  
 POST-DEVELOPMENT IMPERVIOUS AREA: 0.892 AC  
 OPEN SPACE/IMPERVIOUS AREA: 0.818 AC  
 CHAMPION AVENUE EXTENSION: 0.810 REMAINDER  
 PARKING: 15 SPACES REMAINDER - 35 STD./4 ADA  
 VISITOR SPACE PER BUILDING + 15 VISITOR SPACES PER BUILDING EXCEPT BUILDING 3 WHICH HAS NO ADA UNITS  
 CURBOUT SPACES: 0  
 PROPOSED ZONING: RM2 W/ PAID  
 DENSITY: 15 UNITS/AC - 3 UNIT BUILDINGS, 2 ADDRESSOUS/UNIT  
 BUILDING DATA: 30' MAX BUILDING HEIGHT  
 15' MIN BUILDING SETBACK (ALL BUILDINGS EXCEPT BUILDING 1)  
 8.8 UNITS PER ACRE

**NOTES**

- CHAMPION AVE TO BE EXTENDED AS PUBLIC STREET IN PROPOSED 60' R/W. OLD AVE. TO BE PRIVATE DRIVE.
- EXISTING EASEMENT (OV 604 PC 513) TO BE VACATED.
- UTILITIES: NATURAL GAS LINE WILL BE LOCATED IN PROPOSED EASEMENT AND WILL BE LOOSED FROM EXISTING LINE IN DETAILS ARE PROVIDED. EXISTING LINE IN PARKFIELD AVE (LOCATION & DETAILS ARE PROVIDED).
- WATER: PROPOSED WATER LINE WITHIN PROPOSED CHAMPION AVE. REQUIREMENTS PER CITY REQUIREMENTS.
- STORM: PROPOSED STORM SEWER WITHIN PROPOSED CHAMPION AVE. REQUIREMENTS PER CITY REQUIREMENTS.
- LIGHTING: PROPOSED STREET LIGHT IS SHOWN ON PLAN ON CHAMPION AVE. LIGHTING DETAILS ARE PROVIDED IN THE EXISTING STREET LIGHTS ARE TO BE REMOVED. THE PROPOSED DEVELOPMENT ON BOTH CHAMPION AVE AND PARKFIELD AVE.
- CHARACTER OF THE DEVELOPMENT: THIS DEVELOPMENT IS PROPOSED AS A CONDOMINIUM STILL COMMUNITY TO ENABLE UNITED STATES MILITARY VETERANS TO OWN THEIR OWN HOME. A COMMUNITY DEVELOPMENT WITHIN THE CITY OF CHAMPION, ILLINOIS. COMMUNITY SERVICES WILL BE PROVIDED TO PROMOTE MAINTENANCE AND CHARACTER OF THE DEVELOPMENT.



**SCHEDULE:**  
 CURRENT SCHEDULE IS FOR CONSTRUCTION TO BEGIN IN SEPTEMBER 2022.  
 CONSTRUCTION OF THE (1) UNIT PER ACRE IS ACCURATE. THIS WOULD RESULT IN FINAL COMPLETION IN SEPTEMBER 2022.

This drawing is a statement of anticipated work to be done by Sands Decker CPS, LLC. It is not a guaranteed document. Sands Decker CPS, LLC, reserves the right to change or delete any portion of this drawing without notice.

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