

TEMPORARY ORDINANCE NO. 12-23

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

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

WHEREAS, the General Assembly of the State of Ohio, by the enactment of ORC Section 4301.81 (the "Revitalization District Designation"), has heretofore authorized municipal corporations to designate Revitalization Districts within their corporation limits to incentivize commercial development in specific areas; and

WHEREAS, City Council previously authorized the establishment of the Downtown Revitalization District in the City in 2014 pursuant to Permanent Ordinance 7-14; and

WHEREAS, an application has been filed with Mayor Scheffler on or about April 21, 2023 (attached hereto and incorporated herein as Exhibit 1) seeking to expand the boundaries of the current Downtown Revitalization District in Lancaster, in accordance with ORC Section 4301.81; and

WHEREAS, said application conforms to all statutory requirements, and notice of the filing of such application will be published as provided by law; and

WHEREAS, the application is supported by the Downtown Lancaster Special Improvement District as well as Mayor Scheffler, whose recommendation is required by law; and

WHEREAS, Mayor Scheffler has submitted his written recommendation to Council, attached hereto as Exhibit 2, 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; now, therefore,

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

SECTION 1. That in accordance with ORC Section 4301.81, Council hereby authorizes and designates the area identified in the application (Exhibit B specifically) signed by Petitioner Dan Signer 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. That this Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this resolution were taken in an open meeting of this Council or its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

SECTION 3. That 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 Economic Development Committee

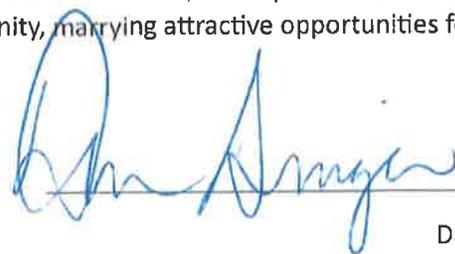
I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2023 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

Received  
4/21/23 @  
9:30 a.m.  
T. Sandy

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, Dan Singer, 222 South Broad Street, & 544 South Broad Street, Lancaster, Ohio, being the owner of property located within the proposed district, as well as a property owner within the established district, do hereby petition to the City of Lancaster, Ohio, pursuant to Section 4301.81 of the Ohio Revised Code, for the expansion of the designated Community Revitalization District (the "District").
- (2) A map of the current District is attached as Exhibit "A" hereto. Also attached as Exhibit "B" is the expanded district map I am proposing.
- (3) The proposed District expands the original revitalization district that was adopted in 2014. The proposed district expands the reinvestment areas to the north, on a block that is in need of development and attention and has valuable historic building stock to meet the growing demand of businesses, and extends one block to the south, including a blank slate of parcels that will inevitably provide valuable recruitment land for a restaurant.
- (4) The proposed District expansion extends north from the Essex block, the site of the recently announced investment of 3.3 million in state historic tax credits, and includes the historic site of Trader's café, now Tiberio's. There are currently four museums, nine restaurants (five with bars), two stand-alone bars, four coffee shops, residential apartments, many salons, and retail establishments selling books, glassware, jewelry, and gifts. Hopefully an increase in full-service restaurants, and the patrons they bring, will increase the vibrancy of our downtown as a mixed-use destination.
- (5) As there are currently no available D5 liquor licenses in Lancaster, the expansion of this district could prove extremely beneficial for this community, marrying attractive opportunities for restaurants and available building stock.

  
\_\_\_\_\_  
Dan Singer

Petitioner

Date 4/13/2023



## Community Revitalization District Overview

Amanda Everitt, Destination Downtown Lancaster/Special Improvement District  
740-215-4488, amanda@destinationdowntownlanaster.com

- **What is it?** A Community Revitalization District is a tool that helps attract more restaurants to a downtown. This type of district is authorized by the Ohio Revised Code to permit more *restaurant-only* (>75% of sales from food) D-5 alcohol permits in a specific geography within a city of less than 100,000 in population.
- **Current Geography:** The current district for Lancaster is the same as the areas designated Central Business District by the City of Lancaster Zoning Code. One new license can be obtained for every five acres within the district, with a cap at 15 licenses. The current district is 103.6 acres, therefore up to 15 licenses are currently available and of these, two are being used with 13 available. See attached map, Exhibit A
- **Proposed Geography:** see attached map, Exhibit B
- **Background:** Currently there are no full D5 liquor licenses available in the city of Lancaster, and developers and restaurateurs are seeking to develop spaces that are currently within the downtown, but outside of the revitalization district. Major development and investment could occur if we were to expand the revitalization district.
- **Process:** The district expansion is initiated by a property owner in the district sending an application to the city. The application consists of a formal letter outlining the parameters of the district along with a proposed map. After receiving the application, the Mayor will then send it on to Council for consideration within thirty days and then advertise the proposed district to the public for thirty days. Council must vote within seventy-five days of the application submission. If passed, this does not create any kind of new bureaucracy, it simply authorizes Ohio Liquor Control to issue more permits.

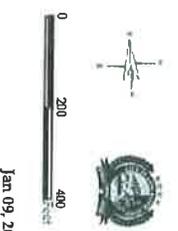
# Downtown Lancaster Community Revitalization District (Exhibit A)

- LEGEND**
- Parcels
  - Application Area

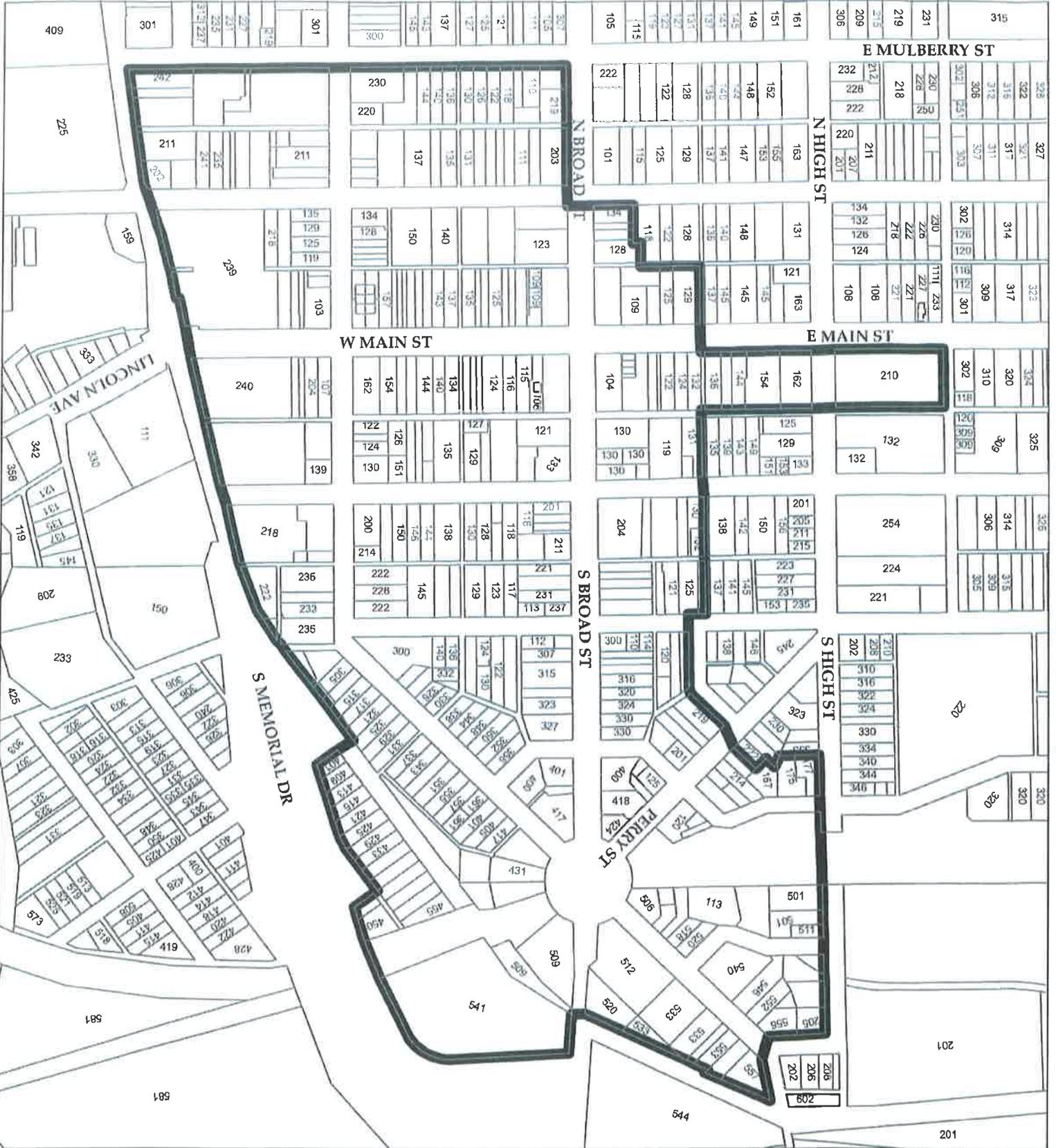
**Disclaimer:**  
 All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness or accuracy. The City of Lancaster does not warrant, guarantee, or represent the data to be fit for a particular use or purpose.

Please notify the City of Lancaster, Department of Information Technology with any discrepancies or for data requests  
[gis@cityoflancasteroh.us](mailto:gis@cityoflancasteroh.us)

Map prepared by: Scott F. Sinder, GISP



Jan 09, 2014



# Lancaster Downtown Community Revitalization District Expansion

## Legend



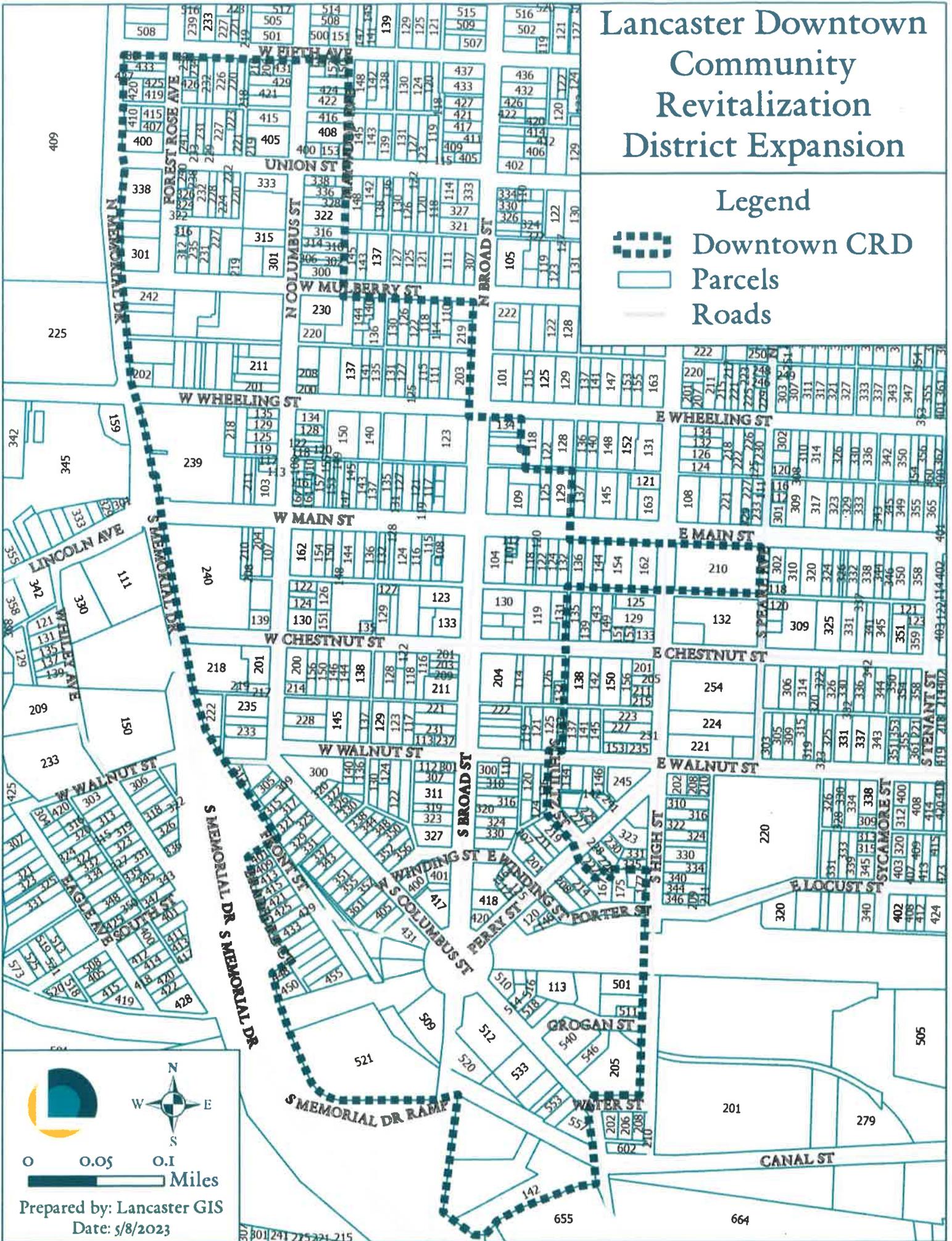
Downtown CRD



Parcels



Roads



Prepared by: Lancaster GIS  
Date: 8/8/2023



# CITY OF LANCASTER

## Mayor's Office

104 East Main Street

Lancaster, Ohio 43130

740-687-6600

Mayor@ci.Lancaster.Oh.US

*David L. Scheffler, Mayor*

May 4, 2023

Lancaster City Council  
Teresa Sandy, Clerk of Council  
DELIVERY VIA EMAIL ONLY

RE: Application to Establish & Expand the Downtown Revitalization District

Dear Members of Council,

Please be advised that on April 21, 2023, I received an application to establish a Revitalization District in downtown Lancaster. Revitalization Districts are a creature of statute; they were created in Ohio Revised Code 4301.81 and serve to encourage the redevelopment of municipal corporations having a population of 100,000 or less. Revitalization Districts typically include a combination of entertainment, retail, educational, sporting, social, cultural and arts establishments that are in close proximity to hotels and restaurants. When a Revitalization District is created by the legislative authority, the Division of Liquor Control may, where the number of existing D-5 permits within the municipality exceeds the number that would be allowable pursuant to population restrictions, issue newly created D-5(L) liquor permits to establishments located within the district in which the sale of food and meals constitutes not less than 75% of the total gross annual receipts. These permits are further limited to one permit for every five acres of land in the district, and not more than 15 total permits within the district.

As you may be aware, Lancaster already has a Downtown Revitalization District which City Council authorized in 2014. Thus far, the Downtown Revitalization District has incentivized multiple new establishments that have added to the social and economic well-being of our community. There are currently no D-5 liquor licenses available in the City based on the population restrictions, so expanding the current district would provide an opportunity to fill available buildings with dining establishments that need those licenses to thrive.

Therefore, I would encourage you to adopt an ordinance approving the submitted application to establish the new boundaries of the Downtown Revitalization District.

Sincerely,

David L. Scheffler



**TO: EAGLE GAZETTE**  
**FROM: Teresa L. Sandy, CLERK OF COUNCIL, LANCASTER, OHIO**  
**DATE: MAY 5, 2023**  
**RE: NOTICE OF PUBLIC HEARING & PUBLIC NOTICE**

**Language to be Published:**

**A Public Hearing will be held on Temporary Ordinance 12-23, on Monday, June 12, 2023 at 6:30 p.m., during Regular Session of Council, in Lancaster City Council's Chambers on the following:**

**Temporary Ordinance 12-23, AN ORDINANCE TO AUTHORIZE AND DESIGNATE A REVITALIZATION DISTRICT WITHIN THE CITY OF LANCASTER PURSUANT TO OHIO REVISED CODE (ORC) 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, 136 W. Main St., Lancaster, OH,**

1. Please publish on May 12, 2023 and May 26, 2023
2. Bill to:

**OLD ACCOUNT # L77000-3**

**NEW ACCOUNT #47405**

Lancaster City Council  
Teresa L. Sandy  
104 East Main Street  
Lancaster, OH 43130

3. PLEASE SEND THE PUBLISHER'S AFFIDAVIT! THANK YOU!
4. Please do not hesitate to contact me at (740) 687-6616 ext. 3012 or email at [tsandy@ci.lancaster.oh.us](mailto:tsandy@ci.lancaster.oh.us)