

TEMPORARY ORDINANCE NO. 42-23

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

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 8.9 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster has received a copy of the Expedited Type II Petition to annex 8.9 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, the Lancaster City Council is currently considering Temporary Ordinance 39-23 to consent to the annexation; and

WHEREAS, the City must pass an ordinance to establish the zoning for newly annexed territory; and

WHEREAS, the negotiated Pre-Annexation Agreement contemplates the newly annexed territory will be zoned as RM – Residential Multi-Family; now, therefore,

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

SECTION 1. That the zoning ordinance and map of the City of Lancaster, Ohio are hereby revised upon successful passage of the Ordinance to Accept the Annexation to establish the City Boundaries and to establish zoning for the 8.9 +/- acres, pursuant to Exhibit A, as follows:

- a. RM (Residential Multi-Family District)

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

SECTION 3. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development and remediate the City's acute housing shortage; wherefore, 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



**PROPOSED ANNEXATION OF 8.9 ACRES +/-  
FROM GREENFIELD TOWNSHIP  
TO CITY OF LANCASTER**

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Section 27, Township 15, Range 19, and being part of that 9.06 acre tract of land as conveyed to JB 2750, LLC, of record in Official Record 1670, Page 1426 and being PID 0140100400 and more particularly described as follows:

**Beginning** at the southeasterly corner of Reserve "B" of a subdivision entitled "General Sherman Junior High School", of record in Plat Cabinet 3, Slot 46, being a point in the westerly line of a subdivision entitled River Valley Highlands Section 4, Phase 3, of record in Plat Cabinet 1, Slot 190 and being a point in the existing City of Lancaster Corporation Line, of record in Official Record 1463, Page 34, Ordinance Number 25\_07, Resolution Number 6.12.19.B and of record in Dedication Record 6, Page 211, Ordinance Number 09\_92, Resolution Number 91.12.17.D;

Thence, South 0°00'00" East, with said existing City of Lancaster Corporation line, the westerly line of said River Valley Highlands Section 4, Phase 3 and with the westerly line of a subdivision entitled Hubbard Industrial Park, of record in Plat Cabinet 1, Slot 170, and with the westerly line of a 4.8034 acre tract, as conveyed to SCF RC Funding III, LLC, of record in Official Record 1739, Page 3947, a distance of 1627.93 feet to a point in the northerly right of way line of North Columbus Street;

Thence, North 75°00'00" West with said northerly right of way line, a distance of 198.99 feet to a point in the easterly line of a 1.117 acre tract as conveyed to Coughlin Properties of Lancaster, LLC, of record in Instrument Number 202100028733;

Thence, with the easterly line of said 1.117 acre tract and the perimeter of an 11.769 acre tract as conveyed to Coughlin Properties of Lancaster, LLC, of record in Instrument Number 202100028733, the following courses:

North 0°00'00" East, a distance of 851.78 feet to a corner of said 11.769 acre tract;

North 89°30'00" West, a distance of 110.04 feet to a corner of said 11.769 acre tract;

North 0°00'00" East, a distance of 723.69 feet to the northeasterly corner of said 11.769 acre tract and being a point in the southerly line of Lot 1 of said "General Sherman Junior High School", and being a point in said existing City of Lancaster Corporation Line;

Thence, South 89°59'59" East, with said Existing City of Lancaster Corporation Line and the southerly line of said Lot 1, a distance of 302.25 feet to the **Point of Beginning** and containing 8.9 acres of land more or less, the total perimeter of this proposed annexation is 3814.68 feet of which 1930.18 are contiguous with the City of Lancaster giving 51% contiguity;

Subject to all covenants, conditions, restrictions, reservations, and easements contained in any Instrument of recording pertaining to the above described tract of land.

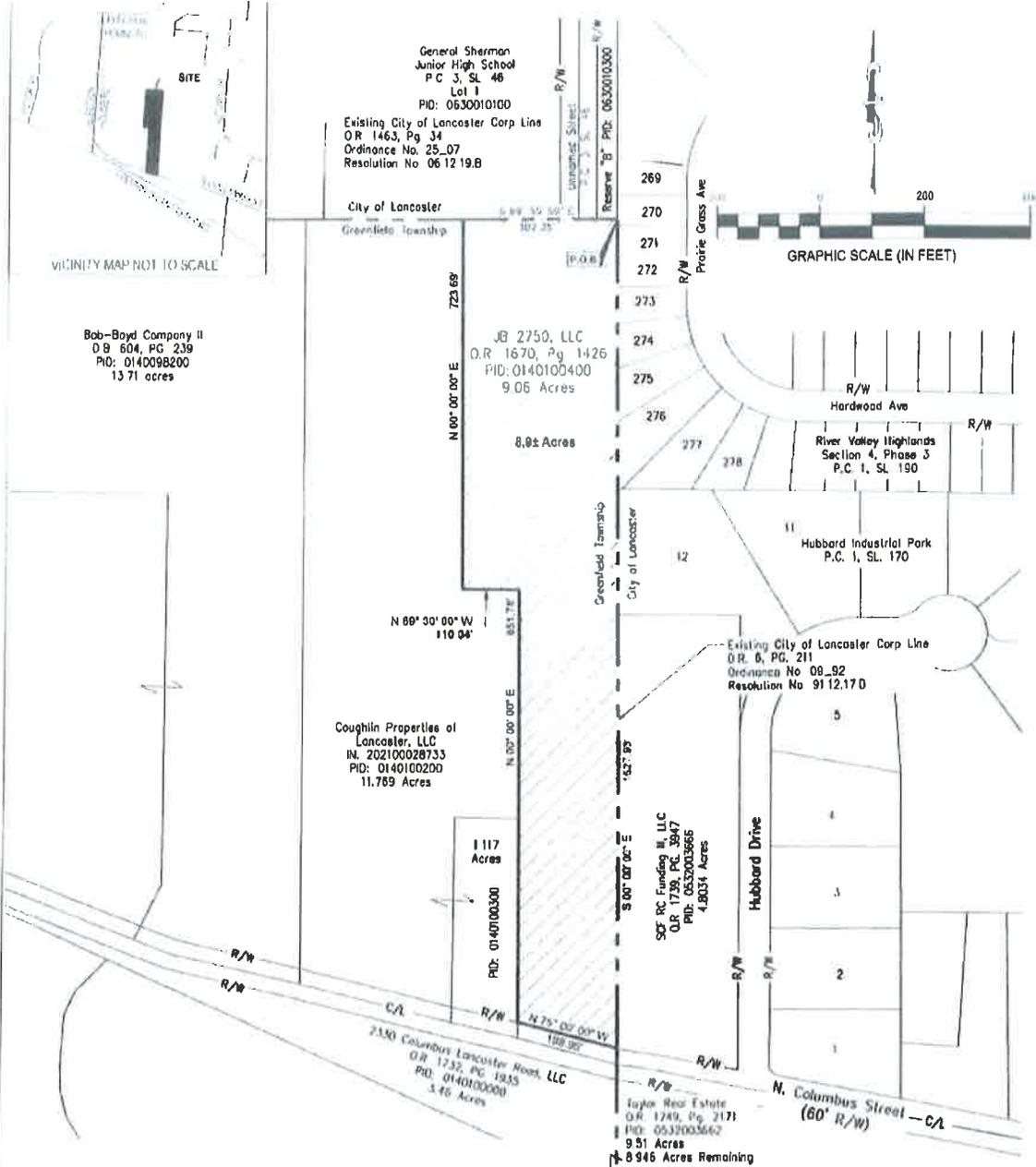
This description was prepared from existing record information and is for annexation purpose only.

CESO Inc

Jeffrey A. Miller, PS  
Registered Surveyor No. 7211

Date





**CONTIGUITY NOTE:**

The total perimeter of annexation area is 3814.68 feet, of which 1930.18 feet are contiguous with the City of Lancaster, giving 61% contiguity.

This exhibit was prepared from record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

LEGEND	
	Exist. City of Lancaster Corp. Line
	Exist. Parcel Line
	Prop. Annexation Corp. Line
	Prop. Area to be Annexed (8.9± ACRES)

JEFFREY A. MILLER, OHIO P.S. NO. 7211 \_\_\_\_\_ DATE \_\_\_\_\_

<b>1</b>	Drawing Title:	<b>Proposed Annexation of 8.9± Acres From Greenfield Township To the City of Lancaster</b>
	Project Number:	782826
Scale:	1" = 200'	
Drawn By:	ABP	
Checked By:	ALB	
Date:	7/14/2023	
Issue:		



**8.9± ACRES**  
 State of Ohio, Fairfield County, Greenfield Township  
 Section 27, Township 15, Range 18  
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