

TEMPORARY ORDINANCE NO. 46-23

PERMANENT ORDINANCE NO. _____

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

WHEREAS, the City of Lancaster has been served with the Expedited Type II Petition to annex 8.9 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, the Lancaster City Council has already accepted and consented to the petition for annexation in Permanent Ordinance 27-23; and

WHEREAS, as a part of the proposed multi-family residential project to be constructed, two (2) additional lots, parcels 0532223500 and 0532223400, already within the City limits that adjoin the proposed property to be annexed will be developed as well;

WHEREAS, parcels 0532223500 and 0532223400 are currently zoned Service Industrial (SI), but will need to be rezoned to Residential Multi-Family (RM) the City must pass an ordinance to establish the zoning for newly annexed territory, see Exhibit A attached hereto; and

WHEREAS, the negotiated Pre-Annexation Agreement contemplates the newly annexed territory will be zoned as Residential Multi-Family (RM) too; and

WHEREAS, pursuant to Ohio Revised Code § 713.12, City Council may amend or modify the recommendation of the Planning Commission as set forth in Exhibit B (to be attached after Planning Commission meets December 14, 2023); 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 Petition for Annexation for Metro Development's 8.9 +/- acres, to change the zoning for parcels 0532223500 and 0532223400, pursuant to Exhibit B, as follows:

FROM: SI (Service Industrial District)
TO: 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



Date Filed: _____
 Planning Commission Review Date: _____
 Application Fee (\$150 + \$10/parcel): _____
 Sign Posting Fee (\$50): _____
 Publication Fee (\$100): _____
 Total Fee: _____

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: Metro Development LLC
2. Address & Phone Number: Attn: Joe Thomas Jr. 470 Olde Worthington Road, Suite 100, Westerville, Ohio 43082
614-540-2400
3. Petitioner's Attorney or Agent's Name, Address and Phone Number: Elizabeth Seedorf,
Vorys, Sater, Seymour and Pease LLP, 52 East Gay Street, Columbus, Ohio 43215, 614-966-6265
4. General Area and Location of Request: Fairfield County Parcel Identification Nos. 0532223400,
0532223500, 0140100400
5. Present Zoning District: Property is being annexed to the City of Lancaster from Greenfield Township

6. Requested Zoning District: Residential Multi-Family District (RM)

7. Reason for this Application: Upon the annexation of the subject property to the City of Lancaster,
the applicant intends to develop the subject property into a 240 multi-family unit development.

8. Legal Description of the Property: See attached.

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? No.

10. If so, give date: N/A

11. Does the notice go to petitioner or agent? Agent

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

Elmer Leedom Agent for Applicant
Applicant (Property Owner's Signature)

Sworn to before me a Notary Public in and for said Franklin County and State of Ohio, on the 15th day of November, 2023.

NJR
Notary

Engineer's Approval & Date



NICKLAUS J. REIS, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Parcel I Legal Description

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 7-18-23
Jeffrey A. Miller, PS Date
Registered Surveyor No 7211



Parcel II Legal Description

The Land is described as follows:

Situated in the City of Lancaster, County of Fairfield and State of Ohio:

Being part of Section 27, Township 15, Range 19, and being Lot 11 of Hubbard Industrial Park, as the same is numbered and delineated on the plat of record in Plat Cabinet 1, Slot 170, Recorder's Office, Fairfield County, Ohio.

Commonly Known As: Hubbard Drive, Lot 11 Hubbard Industrial Park, Lancaster, OH 43130

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

Parcel III Legal Description

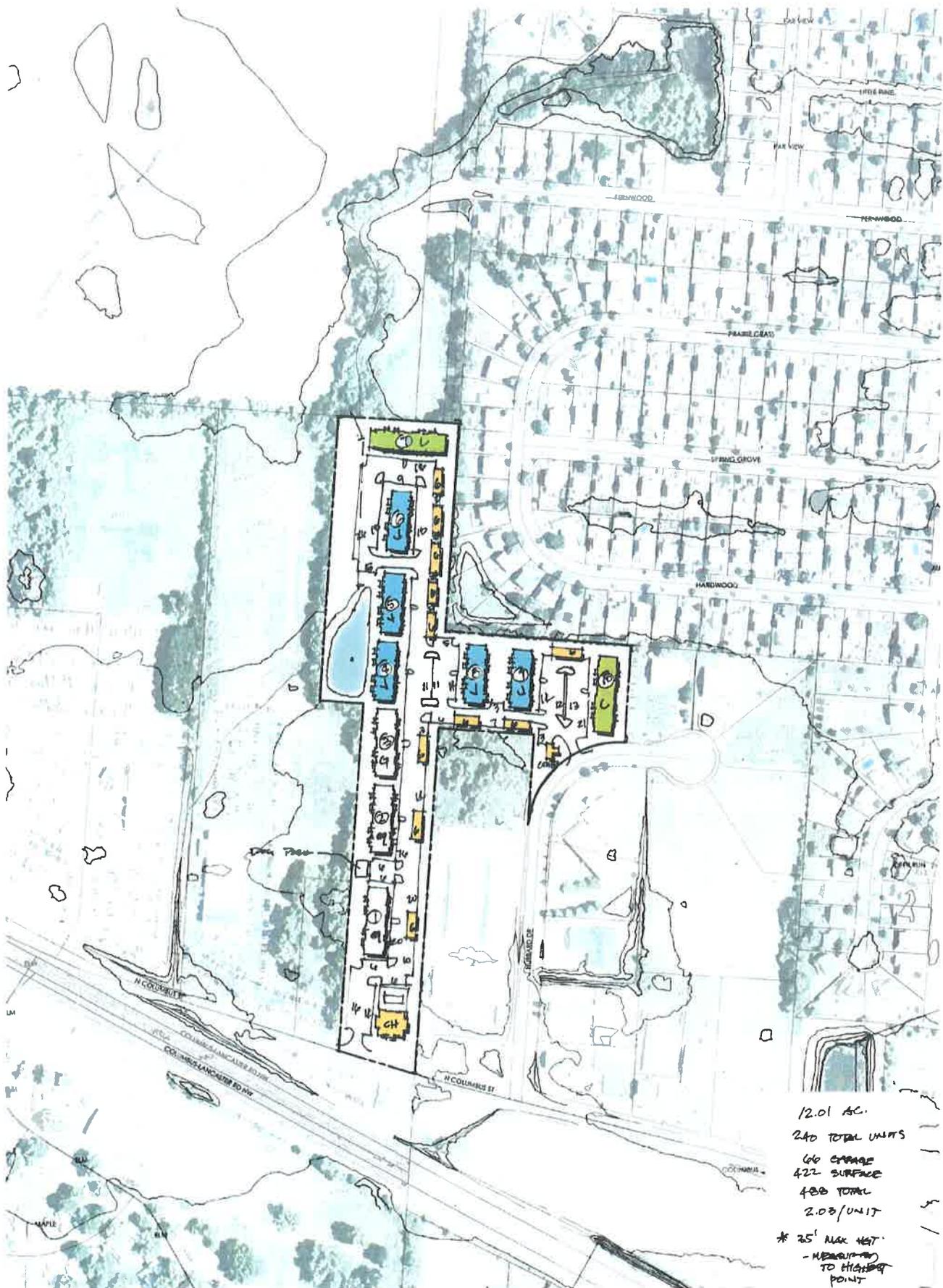
The Land is described as follows:

Situated in the City of Lancaster, County of Fairfield and State of Ohio:

Being part of Section 27, Township 15, Range 19, and being Lot 12 of Hubbard Industrial Park, as the same is numbered and delineated on the plat of record in Plat Cabinet 1, Slot 170, Recorder's Office, Fairfield County, Ohio.

Commonly Known As: Lot 12 Hubbard Industrial Park, Lancaster, OH 43130

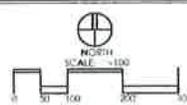
The property address and tax parcel identification number listed herein are provided solely for informational purposes.



12.01 AC.
 240 TOTAL UNITS
 66 GARAGE
 422 SURFACE
 488 TOTAL
 2.03/UNIT
 * 25' MAX HEIGHT
 - MEASUREMENT
 TO HIGHEST
 POINT

SITE PLAN

HUBBARD DR
 PREPARED FOR METRO DEVELOPMENT
 DATE 7 28 23



Faris Planning & Design
 LANDSCAPE ARCHITECTS
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 SUITE 100
 WILMINGTON, DE 19804
 TEL: 302.486.1111
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