

TEMPORARY ORDINANCE NO. 7-24

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

AN ORDINANCE TO REPEAL AND REPLACE PERMANENT ORDINANCE 42-23, TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 8.9 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, on October 31, 2023, the City of Lancaster was served with Petitioner's Petition for Annexation of 8.9 +/- acres from Greenfield Township to the City; and

WHEREAS, City Council subsequently passed all necessary legislation to consent to and serve the annexed territory; and

WHEREAS, on November 28, 2023, the Fairfield County Board of County Commissioners unanimously passed Resolution 2023-11.28a which granted the Petition to annex 8.9 +/- acres from Greenfield Township to the City of Lancaster; and

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

WHEREAS, the negotiated Pre-Annexation Agreement contemplated the annexed territory would be zoned as RM – Residential Multi-Family; and

WHEREAS, Permanent Ordinance 42-23 was passed unanimously on December 11, 2023, after a public hearing was conducted on this Zoning Map change, to establish RM – Residential Multi-Family Zoning, but prior to Planning Commission's December 14, 2023, meeting and recommendation; and

WHEREAS, the Planning Commission notified the Clerk of Council on December 15, 2023, that the Planning Commission voted unanimously to recommend changing the City Zoning Map to establish RM – Residential Multi-Family Zoning for Fairfield County Tax Parcel No. 0532223400, the 8.9 +/- acres annexed; now, therefore,

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

SECTION 1. That existing Permanent Ordinance 42-23, passed by City Council on December 11, 2023, be repealed, and replaced in its entirety.

SECTION 2. 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 3. The City Engineer is directed to change the City Zoning Map accordingly.

SECTION 4. That Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council 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.

SECTION 5. 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 \_\_\_\_\_

I, \_\_\_\_\_, Clerk of Council do hereby certify that on \_\_\_\_\_, 2024 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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



**CITY OF LANCASTER**  
**Planning & Zoning Department**  
104 East Main Street  
Lancaster, Ohio 43130  
(740) 681-5017

December 15, 2023

Teresa Sandy  
Clerk of Council

RE: Planning Commission Meeting – Zoning Map Amendments

Dear Clerk of Council:

The letter is being provided to you to note that, on Thursday, December 14, 2023, the City Planning Commission voted unanimously in favor of recommending to the City Council that the zoning map amendment requests to establish municipal zoning as RM Residential Multi-Unit zoning for parcel number 0140100400 and to rezone parcel numbers 0532223400 and 0532223500 from SI Service Industrial to RM Residential Multi-Unit be approved as submitted. I will send all the accompanying documentation from the Planning Commission meeting.

Thank You,

Phyllicia Campbell, MPA  
City Planner



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 Leida* 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 15<sup>th</sup> 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  
Registered Surveyor No. 7211  
Date

