

TEMPORARY ORDINANCE NO. 5-24

PERMANENT ORDINANCE NO. 13-24

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 45.1 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster was served with an Expedited Type II Petition to annex 45.1 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, the Lancaster City Council is currently considering Temporary Ordinance 3-24 to consent to the annexation; and

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

WHEREAS, the negotiated Pre-Annexation Agreement contemplates the territory to be annexed 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 45.1 +/- 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: April 8, 2024 after 3rd reading. Vote: Yeas 9 Nays 0

Approved: April 8, 2024

Clerk: Kurt M. Curt

Offered by: Cony Johnson

Second by: Mary R. Terner

Requested by Council of the Whole

Jon A. McFarland
President of Council

Jon A. McFarland
Mayor

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

GRAPHIC SCALE



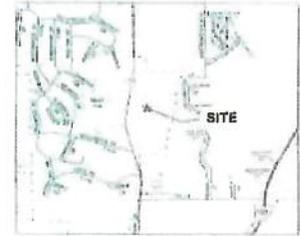
45.1± Ac. Tract

Length of Contiguity: 83,280 feet
Total length of Perimeter: 27,217 feet
Percentage of Contiguity: 3.06%

No islands of township property are created by this annexation.

45.1± ACRE
ANNEXATION FROM THE
TOWNSHIP OF PLEASANT
TO THE CITY OF LANCASTER

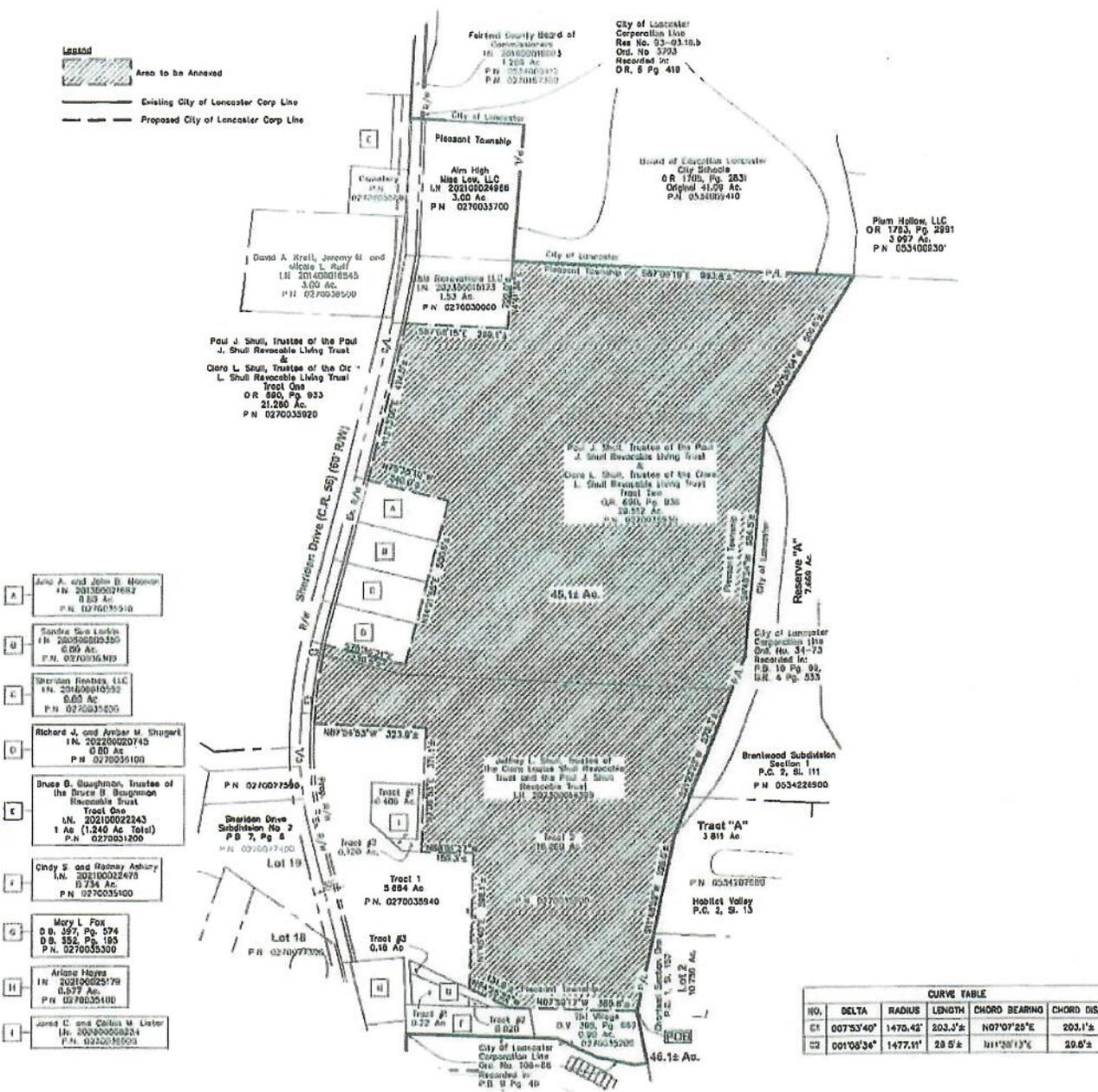
Section 29, Township 15
Range 18, Congress Lands
Township of Pleasant,
County of Fairfield, State of Ohio



Location Map - NTS

Legend

- Area to be Annexed
- Existing City of Lancaster Corp Line
- Proposed City of Lancaster Corp Line



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
01	007°53'40"	1470.42'	203.32'	N07°07'25"E	203.12'
02	001°06'34"	1477.11'	28.82'	N11°38'13"W	20.82'

ADVANCED CIVIL DESIGN
181 Adams Ave. Suite 202
Columbus, Ohio 43210
PH: 614-488-7700
FAX: 614-488-7755

This exhibit is created from information obtained from the Fairfield County Auditor's Office and the Fairfield County Recorder's Office. This exhibit is not to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.
Doug R. Hoak
Reg. No. 7661
Date

EXHIBIT
tabbles
A

**Proposed 45.1± Acre Annexation
from Pleasant Township
to the City of Lancaster
-1-**

Situated in the State of Ohio, County of Fairfield, Township of Pleasant, being part of Section 29, Township 15, Range 18, Congress Lands and containing 45.1± acres of land, more or less, said 45.1± acres being part of a 29.512 acre tract of land conveyed to Paul J. Shull, Trustee of the Paul J. Shull Revocable Living Trust and Clara L. Shull, Trustee of the Clara L. Shull Revocable Living Trust in Official Record 690, Pg. 936 as Tract Two and part of a 16.269 acre tract of land also conveyed to Jeffrey L. Shull, Trustee of the Clara Louise Shull Revocable Trust and the Paul J. Shull Revocable Trust in Instrument No. 202300014399 as Tract 2, said 45.1± acres more particularly described as follows:

Beginning at the southeast corner of said 16.269 acre tract, the northeast corner of a 0.90 acre tract conveyed to Tiki Village in D.V. 395, Pg. 662, an angle point of Lot 2 as numbered and delineated for the Chartwell Section One subdivision in Plat Cabinet 1, Sl. 152, and being on a westerly City of Lancaster Corporation Line (Ordinance No. 34-73, recorded in Plat Book 10, Pg. 99 and D.R. 4, Pg. 533);

Thence **N 87°59'17" W**, with the south line of said 16.269 acre tract, the north line of said 0.90 acre tract, and the north line of a 0.734 acre tract of land conveyed to Cindy S. and Rodney Asbury in Instrument No. 202100022476, 369.6± feet to an angle point of said 16.269 acre tract, the southeast corner of a 0.18 acre tract of land conveyed to Jeffrey A. Fox in Instrument No. 202000020772 as Tract #3, and being on the north line of said 0.734 acre tract;

Thence **N 64°25'22" W**, with the south line of said 16.269 acre tract and the northerly line of said 0.18 acre tract, 131.6± feet to a point on said 0.18 acre tract and the southeast corner of a 5.664 acre tract also conveyed to Paul J. Shull, Trustee of the Paul J. Shull Revocable Living Trust and Clara L. Shull, Trustee of the Clara L. Shull Revocable Living Trust in Instrument No. 202300014399 as Tract 1;

Thence with the east line of said 5.664 acre tract and the west line of said 16.269 acre tract, the following two (2) courses and distances:

1. **N 01°45'40" E, 398.1± feet** to a point;
2. **N 88°01'27" W, 150.3± feet** to an angle point of said 5.664 acre tract and said original 16.269 acre tract and the southeast corner of a 0.120 acre tract of land conveyed to Jared C. and Caitlin M. Lister in Instrument No. 202300008234 as Tract #2;

Thence **N 02°06'53" E**, with the east line of said 0.120 acre tract, the east line of said 5.664 acre tract, and the current west line of said 16.269 acre tract, 371.1± feet to a point;

Thence **N 87°54'53" W**, with the north line of said 5.664 acre tract and a south line of said 16.269 acre tract, 323.9± feet to a point on the easterly right-of-way of Sheridan Drive (C.R. 56) (60' R/W);

Thence across said 16.269 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W), with a curve to the right, a central angle of 07°53'40", a radius of 1475.42 feet, an arc length of 203.3± feet, and a chord bearing and distance of **N 07°07'25" E, 203.1± feet** to a point on the north line of said 16.269 acre tract, the south line of said Tract Two, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence across said 29.512 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W), with a curve to the right, a central angle of 01°08'34", a radius of 1477.11 feet, an arc length of 29.5± feet, and a chord bearing and distance of **N 11°38'13" E, 29.5± feet** to an angle point of said 29.512 acre tract, being on the south line of a 0.80 acre tract of land conveyed to Richard J. and Amber M. Shugert in Instrument No. 202200020745, and the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence **S 75°38'21" E**, with a south line of said 29.512 acre tract and the south line of said 0.80 acre tract, 239.5± feet to the southeast corner of said Shugert tract and an angle point of said 29.512 acre tract;

Thence **N 14° 21' 55" E**, with a west line of said 29.512 acre tract, the east line of said Shugert tract, the east line of a 0.80 acre tract conveyed to Sheridan Rentals, LLC in Instrument No. 201600010552, the east line of a 0.80 acre tract of land conveyed to Sandra Sue Larkin in Instrument No. 200800005350, and the east line of a 0.80 acre tract of land conveyed to Julia A. and John B. Moonan in Instrument No. 201300021662, 500.6± feet to an angle point of said 29.512 acre tract and the northeast corner of said Moonan tract;

Thence **N 75° 35' 10" W**, with the north line of said Moonan tract and a south line of said 29.512 acre tract, 240.0± feet to a point on the north line of said Moonan tract, a south line of said 29.512 acre tract, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence **N 13°13'06" E**, across said 29.512 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W), 474.0± feet to a point on a north line of said 29.512 acre tract, the south line of a 1.53 acre tract of land conveyed to Hazel F. Poston in Deed Book 546, Pg. 806, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence **S 87°08'15" E**, with a north line of said 29.512 acre tract and the south line of said 1.53 acre tract, 299.1± feet to an angle point of said 29.512 acre tract and the southeast corner of said 1.53 acre tract;

**Proposed 45.1± Acre Annexation
from Pleasant Township
to the City of Lancaster**

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Thence N 04°41'36" E, with a west line of said 29.512 acre tract and the east line of said 1.53 acre tract, 200.0± feet to the northwest corner of said 29.512 acre tract, the northeast corner of said 1.53 acre tract, the southeast corner of a 3.00 acre tract of land conveyed to Aim High Miss Low, LLC in Instrument No. 202100024966, a southwest corner of an original 41.09 acre tract of land conveyed to the Board of Education Lancaster City Schools in Official Record 1705, Pg. 2831, and being on a southerly City of Lancaster Corporation Line (Resolution No. 93-03, Ordinance No. 3793, and recorded in D.R. 6, Pg. 419);

Thence S 87°08'19" E, with the south line of said original 41.09 acre tract, the north line of said 29.512 acre tract, and said City of Lancaster Corporation Line, 993.8± feet to the southeast corner of said original 41.09 acre tract, the northeast corner of said 29.512 acre tract, a northwest corner of Reserve "A" as dedicated for the Brentwood Subdivision Section 1 in Plat Cabinet 2, Sl. 111, the southwest corner of a 3.097 acre tract of land conveyed to Plum Hollow, LLC in Official Record 1783, Pg. 2987, and the intersection of said City of Lancaster Corporation Line (Resolution No. 93_03, Ordinance No. 3793, and recorded in D.R. 6, Pg. 419) and said City of Lancaster Corporation Line (Ordinance No. 34-73, recorded in Plat Book 10, Pg. 99 and D.R. 4, Pg. 533);

Thence with the east line of said 29.512 acre tract, the west line of said Reserve "A", and said southerly City of Lancaster Corporation Line, the following two (2) courses and distances:

1. S 30° 53' 04" W, 506.6± feet to a point;
2. S 04° 49' 54" W of 684.5± feet to a point;

Thence S 21° 23' 23" W, with the east line of said 29.512 acre tract, the east line of said 16.269 acre tract, the west line of said Reserve "A", the west line of Tract "A" as dedicated for the Habitat Valley subdivision in Plat Cabinet 2, Sl. 13, and said City of Lancaster Corporation Line, 573.3± feet to an angle point of said 16.269 acre tract and Tract "A";

Thence S 11° 48' 59" W, with the east line of said 16.269 acre tract, the west line of Tract "A", and the west line of said Lot 2, 528.0± feet to the Point of Beginning, containing 45.1± acres.

The above description was prepared by Advanced Civil Design Inc. on October 30, 2023 and is based on existing Fairfield County Auditor and Recorder records.

The total length of the annexation perimeter is 7,217± feet, of which 3,286± feet are contiguous with existing City of Lancaster Corporation lines, being 46±% contiguous.

All references used in this description can be found at the Fairfield Recorder's Office, Fairfield County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661 Date:

RECORD OF PROCEEDINGS

Minutes of

CITY PLANNING COMMISSION

Meeting

Held Thursday, March 14, 2024

The Lancaster City Planning Commission met on Thursday, March 14, 2024. Present were Bob Lovell, Jan Coccia, Rick Wilkins, John Sigafos and Mayor Don McDaniel. Also present were Denise Crews, Environmental Engineer, Curtis Shonk of the Engineering Department, Stephanie Hall and Mitch Hardin of the City Law Director's Office and Pete Vail with Planning and Zoning. Present in the audience were Geoffrey Davis of Certified Building, Tim Deitz of Transportation, Stephanie Bosco of Economic Development and Councilman Larry Ailes. The meeting was held in City Hall at 104 East Main Street in Lancaster, Ohio. Mayor McDaniel called the meeting to order at 9:30 AM.

Mayor McDaniel asked Ms. Crews to begin the discussion on Case Number 2024.004 a Rezoning Public Hearing for property located on Sheridan Drive south of Thomas Ewing Junior High School. This property is a 45.1-acre tract that has recently been annexed into the City of Lancaster from Pleasant Township.

Ms. Crews began by explaining that Double Bogey Holdings, LLC has requested that there be an amendment to the Zoning Map to change zoning from the Pleasant Township Multi-Family Residential (R-3) to the City of Lancaster Residential Multi-Unit (RM). She further explained that the Residential Multi-Unit zoning allows for a mixed use such as single-family, multi-family and/or senior living. The purpose of RM zoning is to provide larger, denser multi-unit developments and create walkability.

Issues for Planning Commission consideration are as follows:

- 1) Pursuant to LCO 1159.02, Planning Commission must decide whether or not to recommend that the Zoning Map be amend to rezone parcel numbers 0270035900 and 0270035930 to RM at the request of the petitioner. The Planning Commission may recommend that the application be approved as submitted, approve as amended, approved subject to modification or denied.
- 2) Legislation to change the zoning district for this property to RM has already been submitted to City Council for consideration. This legislation, Temporary Ordinance 5-24, was introduced on January 8, 2024, has already gone a full three readings, and was the subject of the Public Hearing required by LCO on February 12, 2024. This legislation was tabled at City Council and is currently awaiting Planning Commission's recommendation before being voted upon.

The staff recommends approval of the request to change the zoning from Pleasant Township Multi-Family Residential (R-3) to City of Lancaster Residential Multi-Unit (RM).

David Hodge of Underhill & Hodge, LLC was present and passed out some Illustrative Plans for possible development of the area. He advised that they are planning three-story multi-family breezeway buildings in one section and single-family living in the remaining section. He also advised that as planning and development moves forward a traffic study will be completed to determine the need for turn lanes on Sheridan Drive. He pointed out that Sheridan Drive in that area belongs to Fairfield County. He also advised that they have been in contact with Lancaster City

RECORD OF PROCEEDINGS

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CITY PLANNING COMMISSION

Meeting

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Schools and are proposing a walking trail set back from Sheridan Drive for safety precautions, instead of installing sidewalks along the street.

Mr. Coccia asked about there being only one access point into both sections and does our Fire Department say that is suitable. Mr. Hodge advised that an emergency access is shown off the cul-de-sac between the sections which would allow for the second access point.

Mr. Lovell asked if they could change their minds and put in all apartments and he was advised that yes, that was a possibility. As long as the proposal meets the code requirements, it is permissible.

Mr. Wilkins just wanted to clear up the matter that even if it were not annexed into the city, the County zoning for it now allows the same usages. Attorney Hall stated that yes, they are similar use classifications.

Mayor McDaniel opened the Public Hearing portion of the meeting at 9:40 AM and called for proponents of this case.

Mr. Jeffrey Shull, one of the three brothers who presently own this property, was present and stated that his parents passed this property down to the sons and they are trying to do something good for the community and not leave it for their children to handle.

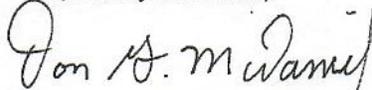
Mayor McDaniel the called for anyone opposing this request. None were received.

With no further discussion, the Public Hearing was closed at 9:49 AM.

Mr. Sigafoos then made a motion to approve the rezoning request as submitted. The motion was seconded by Mr. Wilkins and there was a unanimous vote to approve. The motion carried and the request granted.

With there being no further discussion or questions, Mayor McDaniel called for a motion to adjourn. Mr. Lovell made a motion to adjourn; seconded by Mr. Sigafoos. There was a unanimous vote to adjourn. The meeting adjourned at 9:51 AM.

Respectfully submitted,



DON G. MCDANIEL

Carrie Woody *For*
Service Safety Director