

TEMPORARY ORDINANCE NO. 37-24

PERMANENT ORDINANCE NO. 42-24

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR LDG DEVELOPMENT'S EMERALD PLACE PROJECT AND TO DECLARE AN EMERGENCY

WHEREAS, LDG Development, the developer of the Emerald Place Project on S. Ewing Street, submitted a plat to the Lancaster Planning Commission for consideration as a final plat; and

WHEREAS, upon review at its September 12, 2024, meeting, the Planning Commission unanimously approved the proposed final plat with conditions precedent recommended by the City Engineer; and

WHEREAS, the developer has complied with those conditions as determined by the City Engineer who is recommending City Council accept the final plat for the Emerald Place Project attached hereto as Exhibit A; now, therefore,

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

SECTION 1. That the Final Plat for the Emerald Place Project, attached hereto as Exhibit A, is hereby approved and accepted by the City.

SECTION 2. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and its inhabitants and for the further reason that timely approval is needed in order to meet an end of the year start date on construction for this project; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: November 4, 2024 after 3 reading. Vote: Yeas 10 Nays 0

Approved: November 4, 2024

Clerk: [Signature] President of Council
[Signature] Mayor

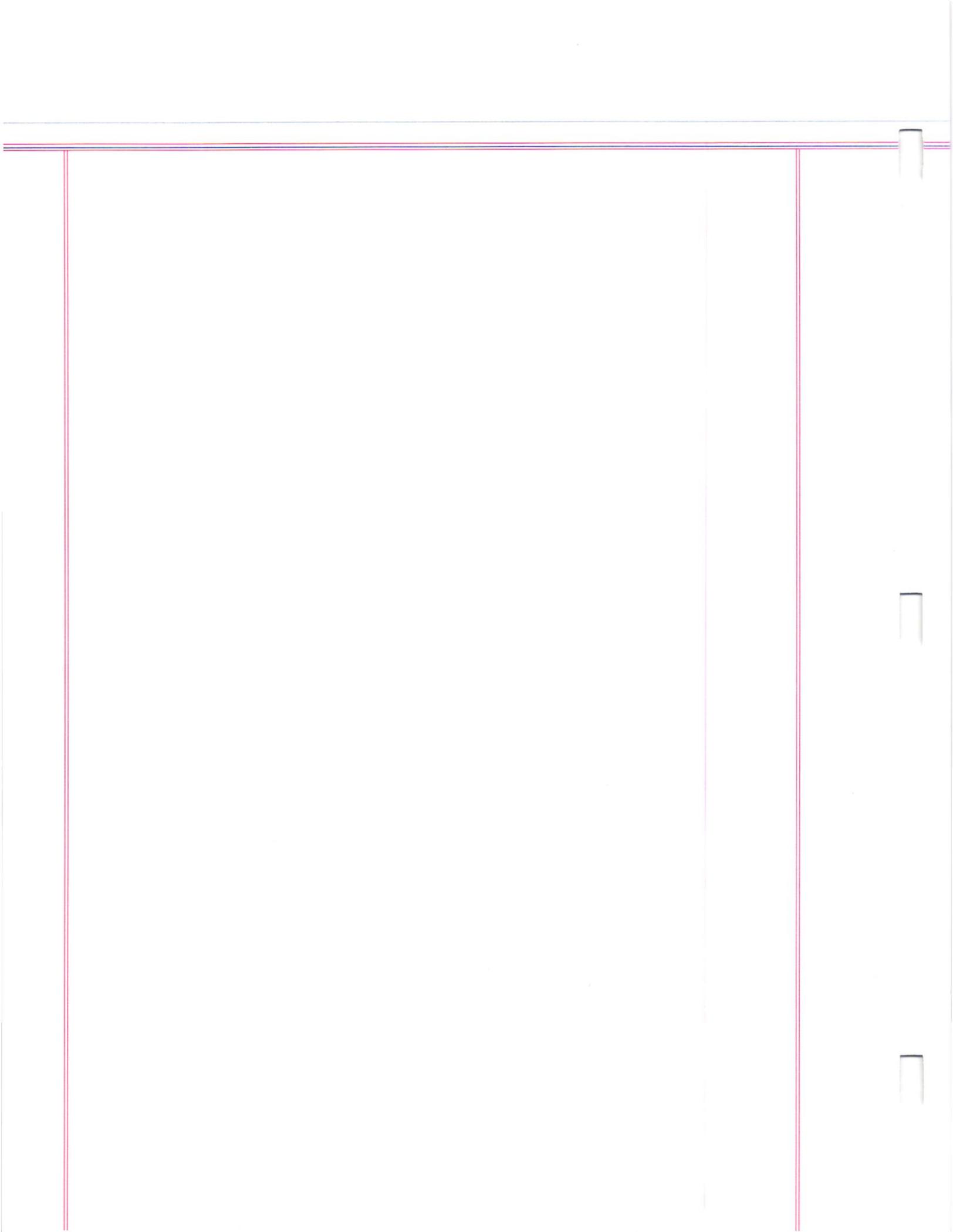
Offered by: [Signature]

Second by: [Signature]

Requested by Code Enforcement & Zoning Committee

I, Anitra Scott, 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

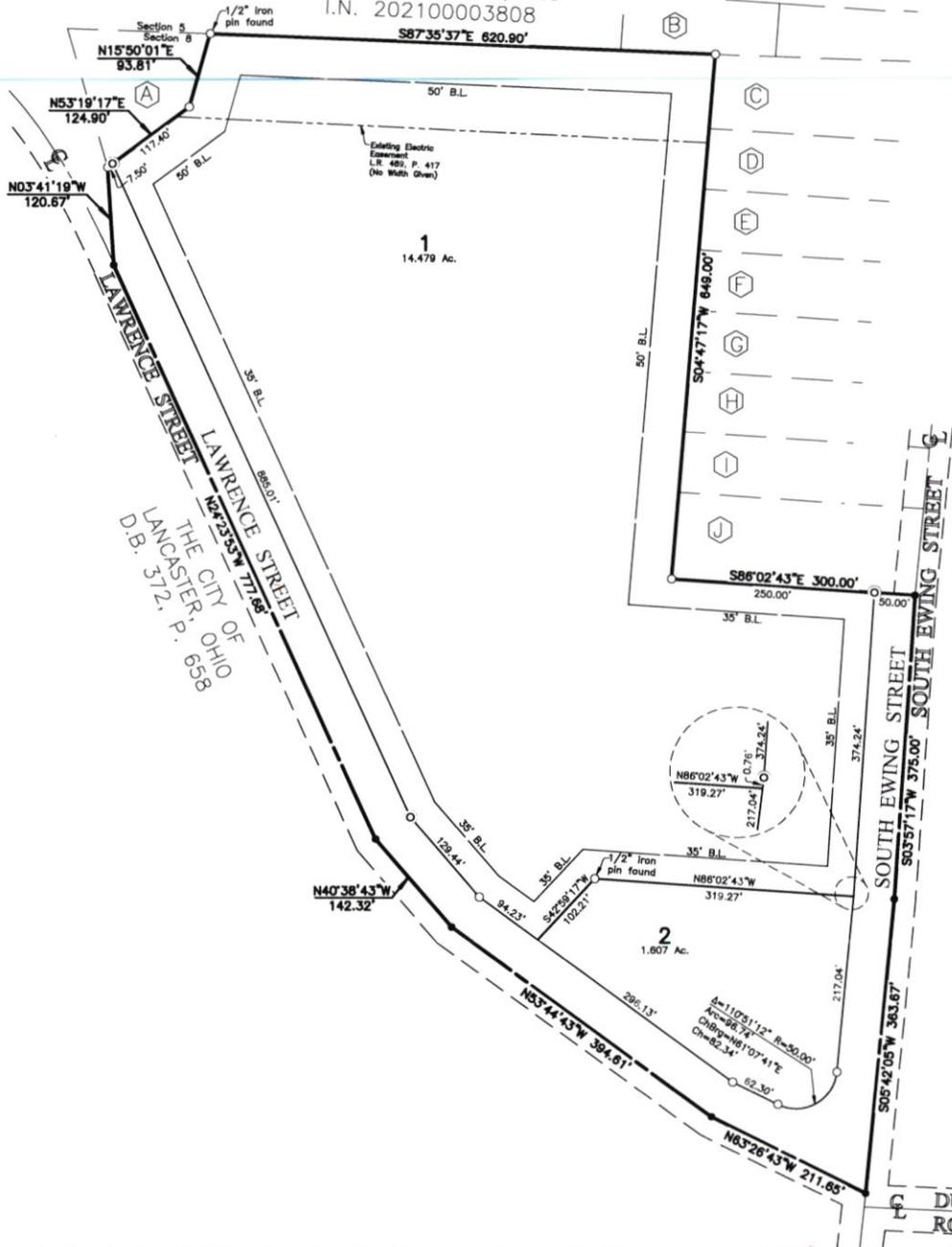


EMERALD PLACE

SHARED OPTION 4, LLC
I.N. 202100003808

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- · - Existing R/W Centerline
- · - Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- · - R/W Centerline
- - - Easement Line



- (A) TERRY J. CHANDLER AND LINDA S. CHANDLER
O.R. 1559, P. 2344
- (B) EAST LANCASTER SELF STORAGE II, LLC
I.N. 202300015107
- (C) SNOKE 439, LLC
I.N. 202200017059
- (D) J. CHRISTOPHER ALTEN
O.R. 1822, P. 3842
- (E) J. CHRISTOPHER ALTEN, TRUSTEE
O.R. 1130, P. 501
- (F) RONALD A. RICHARD AND MELISSA R. RICHARD
O.R. 1790, P. 3562
- (G) ANTHONY GARDELLA
O.R. 1678, P. 1655
- (H) DARWIN KINNEY AND DARLENE KINNEY
I.N. 202300011305
- (I) ANDREW J. WILKINS AND JESSICA R. WILKINS
O.R. 1844, P. 317
- (J) CATHRINE A. HURSEY
O.R. 1259, P. 368

Legend

B.L. = Building Line

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B": At the time of platting, all of the land hereby being platted as Emerald Place is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Fairfield County, Ohio, and Incorporated Areas, map number 39045C0254G, with an effective date of January 6, 2012.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage	18.685 Ac.
Acreage in lots	16.086 Ac.
Acreage in right-of-way	2.599 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Emerald Place is out of the following Fairfield County Parcel Numbers:

0535031610	16.130 Ac.
0535031600	2.555 Ac.

NOTE "E": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat, as deemed necessary by these providers, for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Emerald Place or any part thereof can be acquired by a competent examination of the then current public records, including those in the Fairfield County Recorder's Office.



J:\2023\008\DWG\EMERALD\20231008-V6-PLAT-01.DWG plotted by MASTON, JOHN on 8/14/2024 1:52:27 PM last saved by MASTON on 8/14/2024 1:48:24 PM
 XREF: 20230000-V5-ALTA-01.DWG

APPLICATION FOR FINAL PLAT APPROVAL



PLANNING COMMISSION
CITY OF LANCASTER
c/o Engineering Department
121 East Chestnut St., Suite 100
Lancaster, Ohio 43130-3825
Telephone (740) 687-6614
Facsimile (740) 681-5030

Date of Application: 08/15/24

Name of Subdivision: Emerald Place

Name of Applicant: LDG Multifamily, LLC Telephone # 502-388-7034

Applicant's Address: 545 South 3rd Street, Louisville, Kentucky 40202

Name of Surveyor: Matt Kirk, PS Telephone # 614-775-4131

Surveyor's Address: 5550 New Albany Road, Columbus, Ohio 43054

Name of Engineer: Patricia Brown, PE Telephone # 614-775-4396

Engineer's Address: 5550 New Albany Road, Columbus, Ohio 43054

Date of Preliminary Plat Review: N/A – Requirement Waived

Revised Preliminary Plat Required? Yes or No (Revision must be submitted before action on Final Plat)

Subdivision Plat Summary:

(A) Total Area 18.685 ac.

(B) Area In Lots 16.086 ac.

(C) Area In Streets 2.599 ac.

(D) Lineal Feet of Streets N/A ft.

(E) Area Dedicated for Public Sites
& Open Spaces 0.00 ac.

(F) Number Of Proposed Lots 2

List Other Materials Submitted:

(A) Improvement Plan Sets N/A copies

(B) Final Plats 1 full & 1 11x17 copies

(C) Engineer's Cost Estimate N/A copies

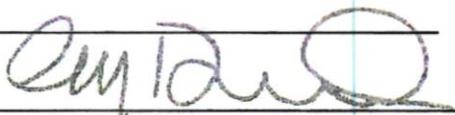
(D) Other _____

(D) Engineer's Calculations N/A copies

(E) Application fee \$ 820.00

Meeting Date to Consider Plat 09/12/24 Action of Planning Commission: _____

Date: 08/15/24

Signature: 

efn: _____

**LDG Development, LLC
Final Plat Approval
Lancaster Planning Commission
September 12, 2024**

CASE No.: 2024.006.01

DEVELOPER: LDG Development, LLC.
545 South 3rd Street,
Louisville, Kentucky 40202

ENGINEER: EMH&T
5550 New Albany Road
Columbus, OH 43054

DATE SUBMITTED: August 15, 2024

Site Location: Northwest corner of S. Ewing Street and Lawrence Street.
North of City of Lancaster Sanitation Garage.

REQUEST:
LDG is requesting to waive their preliminary plat and approve the final plat for their public improvement project adding a turn lane and right-of-way dedication.

PROJECT DESCRIPTION: LDG is adding a turn lane and will be dedicating right-of-way to the City of Lancaster which will require a lot split. Due to not meeting the below criteria, Emerald Place will fall under the major subdivision regulations which require a plat approval through the Planning Commission.

Lancaster Codified Ordinance 1105.03 (a) 1. Adjoins an existing public street and does not involve opening, widening, extension, or improvements of any roadway or the installation of any public utilities or new easements deemed necessary by the City Engineer to provide future public utility service.

Due to the below criteria, Emerald Place will fall under the major subdivision regulations which require a plat approval through the Planning Commission.

STAFF RECOMMENDATION: Staff recommends approving the preliminary plat as the final plat.

PLANNING COMMISSION ACTION: The Planning Commission may approve the plat as submitted, move to approve the plat with modifications, or deny the plat request.

EXHIBITS:

- A. Plat Application
- B. Final Plat

RECORD OF PROCEEDINGS

Minutes of

CITY PLANNING COMMISSION

Meeting

Held

Thursday, September 12, 2024

The Lancaster City Planning Commission met on Thursday September 12, 2024. Members present were John Sigafoos, Sherry Orlando, Kari James, Parks Board Delegate, Service-Safety Director Carrie Woody and Mayor Don McDaniel. Also present were Curt Shonk and Jeff Baird from Engineering, Steven Wellstead from Storm Water, Tim Deitz from LDOT, Geoffrey Davis from Certified Building, Chasilyn Carter and Pete Vail from Planning and Zoning, Stephanie Hall from the Law Director's Office, Councilman Larry Ailes and Amy Hamilton of Income Tax.

Service-Safety Director Woody opened the meeting at 9:30 AM and welcomed everyone.

The first case before the commission was 2024.006 Open Space Plan and Fee Approval for Emerald Place subdivision located at the northwest corner of South Ewing Street and Lawrence Street as submitted by LDG Development, Inc.

Ms. Carter advised that LDG is requesting approval of their Open Space Plan or Lieu Fee. Lancaster Codified Ordinance 1109.12 (b) requires that subdivisions or developments that result in additional dwelling units within the City, the Owner/Developer shall be required to dedicate land to public sites and open space without compensation or to pay an amount equal to the value defined herein, of such land to the Board of Park Commissioners to develop public sites and open space.

The Open Space in Lieu Fee was calculated by multiplying the required amount of land to be dedicated, which is 2.48 acres, by the fair market value established by the park board, which is \$39,060. The total Lieu fee that would be owed is \$96,673.50.

Service-Safety Director Woody called for question or comments and upon hearing none, called for a motion. Mr. Sigafoos made a motion to approve; seconded by Ms. James. There was a unanimous vote to approve and the motion carried.

Next case was 2024.006.01, a Final Plat Approval for Emerald Place which is the same development as listed in Case 2024.006 above. The property is located on the northwest corner of South Ewing Street and Lawrence Street, just north of the City of Lancaster Sanitation Garage. Mr. Zac Linsky of LDG Development and Mr. Curtis Prill of EMH & T were both present to answer questions if need be.

Ms. Carter began by stating that LDG is adding a turn lane and will be dedicating right-of-way to the City of Lancaster which will require a lot split. Due to not meeting the below criteria, Emerald Place will fall under the major subdivision regulations which require a plat approval through the Planning Commission.

Lancaster Codified Ordinance 1105.03 (a) 1. Adjoins an existing public street and does not involve opening, widening, extension, or improvements of any roadway or the installation of any public utilities or new easements deemed necessary by the City Engineer to provide future public utility service.

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Mr. Shonk advised the members that this is a subdivision and that their preliminary plat has become the final plat. He advised that no major changes to the submittal are anticipated. However, he did point out that it could be approved subject to any revisions if anything major arises.

With there being no further questions, Service-Safety Director Woody called for a motion. The motion for approval was made by Ms. James; seconded by Mr. Sigafoos. Law Director Hall advised that the motion should be made to approve with the approval of the construction drawings by the City. There was a unanimous vote to approve and the motion carried.

Next case was Case 2024.007 a request for variances by Ohio Power Company. Mr. Robert Howard of AEP was present for this discussion. The site being discussed is located at the terminus of East Fair Avenue.

Ms. Carter began by explaining that AEP is looking to expand the current Lancaster Junction Station for electrical reliability and growth in this area. Permanent and safe access for construction, hardware placement, outages, future repairs, and hardware removal is necessary for expansion. AEP currently owns the adjacent parcel fully developed as a station site. The current utility placement and station build have created access pinch points for large equipment. The dead-end road has created a unique situation for access to the site along with the drop-off at the end of the road to the low ground. The proposed access will be needed to bring the drive into grade specs for the delivery of equipment and maintenance within the expanded station area in the future. Placing the access with the proposed area will also help prevent large equipment from a sharp turning radius thus preventing damage to the current city street.

AEP proposes expansion for their Lancaster Junction Station site to improve the reliability of their customers in this area. The current Lancaster Junction Station needs breakers that currently don't exist nor will fit in the current station footprint. The Lancaster Junction Expansion will provide greater protection and reliability for customers. (This description is cited from the applicant's application.)

With that being said, Ms. Carter explained the variances that were needed for this request. They are as follows:

1. A variance for the lack of required frontage. *Lancaster Codified Ordinance 1105.03 (a)(4)* requires the minimum frontage to comply with current zoning, which in this case is 70 feet.
2. A variance for no access at the terminus of E. Fair Ave. *a. Lancaster Codified Ordinance 1105.03 (b) No minor subdivision shall be approved that utilizes the width of a street at the terminus of such street as the required frontage for the minor subdivision.*

Mr. Shonk stated that a substation already exists in this location and it came to him as a lot split by Minor Subdivision from Ohio Power Company. He explained that the property is at the terminus of East Fair Avenue and with the existing stream in close proximity, the property is not very suitable for future development. He cannot foresee East Fair Avenue

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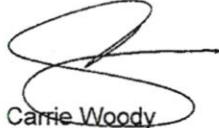
ever wanting to be extended past its present point. He further advised that the City is requiring them to install a 60-foot bulb cul-de-sac for this property.

Mr. Sigafoos inquired as to whether or not a 60-foot bulb would be what the Lancaster City Fire Department would want. Mr. Shonk advised that he would check with the Fire Department to see what they would prefer.

With no further questions or comments, Mr. Sigafoos made a motion to approve conditional upon the Fire Department's approval of the cul-de-sac design after approval; seconded by Mayor McDaniel. There was a unanimous vote to approve with the abstention of Ms. Orlando. The motion carried.

Without further discussion, Service-Safety Director Woody called for a motion to adjourn. The motion was made by Mr. Sigafoos; seconded by Service-Safety Director Woody. There was a unanimous vote to approve and the meeting adjourned at 9:45 AM.

Respectfully submitted,



Carrie Woody
Service-Safety Director