

TEMPORARY ORDINANCE NO. 57-24

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster has been served with an Expedited Type 2 Petition to annex 22.080 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, the Lancaster City Council passed Permanent Ordinance 37-24 on October 28, 2024, consenting 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 and the Application for Zoning District Change likewise requests RM zoning, see Exhibit “A” attached hereto; and

WHEREAS, pursuant to Ohio Revised Code § 713.12, City Council may amend or modify the recommendation of the Planning Commission, which will made be at its December 12, 2024 meeting, and set forth in Exhibit “B” to be attached hereto after that meeting; 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 22.080 +/- 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 hereby 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

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 202_ the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



Date Filed: 11/12/24
 Planning Commission Review Date: _____
 Application Fee (\$150 + \$10/parcel): \$200 (5 Parcels)
 Sign Posting Fee (\$50): \$50
 Publication Fee (\$100): \$100
 Total Fee: \$350

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. Three (3) hard copies and one (1) electronic copy of the application must be submitted. 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. Petitioner's Address, Phone Number, and Email: _____

c/o Joe Thomas Jr., 470 Olde Worthington Rd. Suite 100, Westerville, OH 43082 jthomasjr@drkmetro.com

3. Petitioner's Attorney or Agent's Name, Address, Phone Number, and Email: _____

Jill Tangeman, Esq. Vorys Law Firm, 52 E. Gay St., Columbus, OH 43215 jstangeman@vorys.com

4. Parcel Number(s) of Property to be Rezoned, and General Area/Location of Request:

Parcels 014-00995-11; 014-00995-20; 014-0995-30; 014-00995-00; 014-00995-41; 014-00995-40

13.833 +/- Acres located at the northwest corner of Columbus-Lancaster Rd. and Election House Rd.

Legal Description 13.833 Acres

Situated in the State of Ohio, County of Fairfield, Greenfield Township, Section 27, Township 15, Range 19, Congress Lands East of the Scioto River, being part of a 2.201 acre tract as conveyed to Precision Pain Care Properties in Official Record 1601, Page 3081, all of a 3.851 acre tract (Tract A-1) and a 3.851 acre tract (Tract A) as conveyed to MRJJ, Inc in Official Record 1453, Page 2237, all of a 1.492 acre tract as conveyed to David. O Jones, Trustee in Official Record 1467, Page 1970, all of a 1.065 acre tract as conveyed to David. O Jones, Trustee in Official Record 1619, Page 448, all of a 0.433 acre tract as conveyed to David. O Jones, Trustee in Official Record 1502, Page 1379, and all of a 2.135 acre tract as conveyed to West 33 Properties, LLC in Official Record 1504, Page 937, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the northeast corner of the Northwest Quarter of Section 27;

Thence South 3°23'54" West, with the easterly line of the Northwest Quarter of Section 27, a distance of 2380.64 feet, to a point in the centerline of Election House Road (C.R 40), being the northeast corner of the southwest quarter of Section 27

Thence South 03°23'54" West, with the centerline of said Election House Road and with the easterly line of said Southwest Quarter of Section 27 and the easterly line of a 10.00 acre tract as conveyed to New Life Christian Church in Official Record 476, Page 682 and Official Record 606, Page 655, a distance of 78.34 feet to a mag nail set in the northeasterly corner of said 2.201 acre tract;

Thence North 86°37'39" West, with the northerly line of said 2.201 acre tract, passing a 5/8" iron pin found capped "Tobin-McFarland" at a distance of 29.88 feet, a total distance of 346.37 to an iron pin set at the **TRUE POINT OF BEGINNING**;

Thence South 03°35'42" West, with a new division line, a distance of 149.94 feet, to an iron pin set in the southerly line of said 2.201 acre tract;

Thence South 86°36'47" East, with said southerly line, passing a 5/8" iron pin found capped "Tobin-McFarland" at a distance of 316.92 feet, a total distance of 346.88 feet to a mag nail set in the southeasterly corner of said 2.201 acre tract, being in the centerline of said Election House Road and said Quarter Section line;

Thence South 03°23'54" West, with said centerline and said Quarter Section line, being the easterly line of said 3.851 acre tract (Tract A-1), said 3.851 acre tract (Tract A) and said 1.492 acre tract, a distance of 749.89 feet to a mag nail set at the northeasterly corner of a 1.103 acre tract as conveyed to WH Capital, LLC in Official Record 1504, Page 920;

Thence North 86°35'50" West, with the northerly line of said 1.103 acre tract, a distance of 160.99 feet to a 3/4" iron pin found capped "LLMN" at the northwesterly corner of said 1.103 acre tract;

Thence South 03°24'09" West, with the westerly line of said 1.103 acre tract, passing a 3/4" iron pin found capped "LLMN" at a distance of 186.98 feet, a total distance of 263.05 feet to a mag nail set at the southwest corner of said 1.103 acre tract, being in the centerline of Columbus-Lancaster Road (C.R. 33A);

Thence with the centerline of said Columbus-Lancaster Road and the southerly lines of said 1.065 acre tract and said 2.135 acre tract, with an arc to the left having a radius of 8275.02 feet, a delta angle of 3°33'20" to a mag nail set at the southeasterly corner of a 10.18 acre tract as conveyed to New Life Christian Church in Official Record 476, Page 682 and Official Record 606, Page 655;

Thence North 03°24'32", with the easterly line of said 10.18 acre tract, passing a 5/8" iron pin found capped "Tobin-McFarland" at a distance of 74.26 feet, passing a 5/8" iron pin found capped "Tobin-McFarland" at a distance of 300.52 feet, passing a 5/8" iron pin found capped "Tobin-McFarland" at a distance of 563.03 feet, passing a 5/8" iron pin found capped "Tobin-McFarland" at a distance of 825.51 feet, a total distance of 975.38 feet to a 3/4" iron pin found at the northeasterly corner of said 10.18 acre tract and in the southerly line of said 10.00 acre tract;

Thence South 86°37'39" East, with the southerly line of said 10.00 acre tract, a distance of 292.53 feet to the **TRUE POINT OF BEGINNING** containing **13.833** acres, more or less, of which 0.387 acres lies within said Election House Road and 0.825 acres lies within said Columbus-Lancaster Road.

The Windsor Company 1430 LTD
Or Current Occupant
1430 Collins Road
Lancaster, OH 43130
PID 0140098920

Bob-Boyd Company II
or Current Occupant
2445 Billingsley RD
Columbus, OH 43235
PID 0140098200 0140098500

G1 Properties LLC
or Current Occupant
3264 Sarah Drive NE
Lancaster, OH 43130
PID 0130108500

New Life Christian Center Church
or Current Occupant
2642 Columbus-Lancaster RD NW
Lancaster, OH 43130
PID0148098910,

ACK Development LTD
or Current Occupant
2495 Election House Road
Lancaster, OH 43130
PID0130116500

Ackers 33 Holding Company
or Current Occupant
2535 Columbus-Lancaster RD NW
Lancaster, OH 43130
PID 0140099100

David O. Jones
or Current Occupant
1938 Election House Road NW
Lancaster, OH 43130
PID 0140099541

Abikas Property Management LLC
or Current Occupant
2590 Kull Road NW
Lancaster, OH 43130
PID 0140098923

WH Capital LLC
or Current Occupant
3330 Cumberland Blvd SE
Suite 610
Atlanta, GA 30339
PID 0140099542

Precision Pain Care Properties LLC
Or Current Occupant
1525 Election House Road NW
Lancaster, Ohio 43130
PID 0140099510

S2 Investments LTD LLC
or Current Occupant
2700 Kull Road
Lancaster, OH 43130
PID 0140098922

Roshae Enterprises LTD
or Current Occupant
2700 Kull Road
Lancaster, OH 43130
PID 0140098921

David O. Jones, Trustee
or Current Occupant
1415 Election House Road NW
Lancaster, OH 43130
PID 0140099500

Board of Education Lancaster City
Schools
or Current Occupant
345 E Mulberry ST
Lancaster, OH 43130
0630010100

West 33 Properties, LLC
or Current Occupant
1395 Columbus-Lancaster RD NW
Lancaster, OH 43130
PID0140099540

New Life Christian Center Church
or Current Occupant
PO BOX 2239
Lancaster, OH 43130
PID 0140801000 and 0140099300

Precision Pain Care Properties LLC
Or Current Occupant
1525 Election House Road NW
Lancaster, Ohio 43130
PID 014-00995-11

G2 Properties LLC
or Current Occupant
3264 Sarah Drive NE
Lancaster, OH 43130
0130108600

MRJJ LLC
c/o John McGraw
or Current Occupant
252 Scott DR
Lancaster, OH 43130
PID 0140099530 and 01099520