

TEMPORARY ORDINANCE NO. 1-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE FAIRFIELD PARK DEVELOPMENT

WHEREAS, the developer of the Fairfield Park Development has submitted a plat to the Lancaster Planning Commission for consideration as a final plat; and

WHEREAS, upon review at its December 12, 2024 meeting, the Planning Commission unanimously approved the proposed final plat, contingent upon approval of the City Council and recording of the access easement with the Fairfield County Recorder's Office; now, therefore,

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

SECTION 1. That the Final Plat for the Fairfield Park Development, attached hereto as Exhibit A, is hereby approved and accepted by the City.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Code Enforcement & Zoning Committee

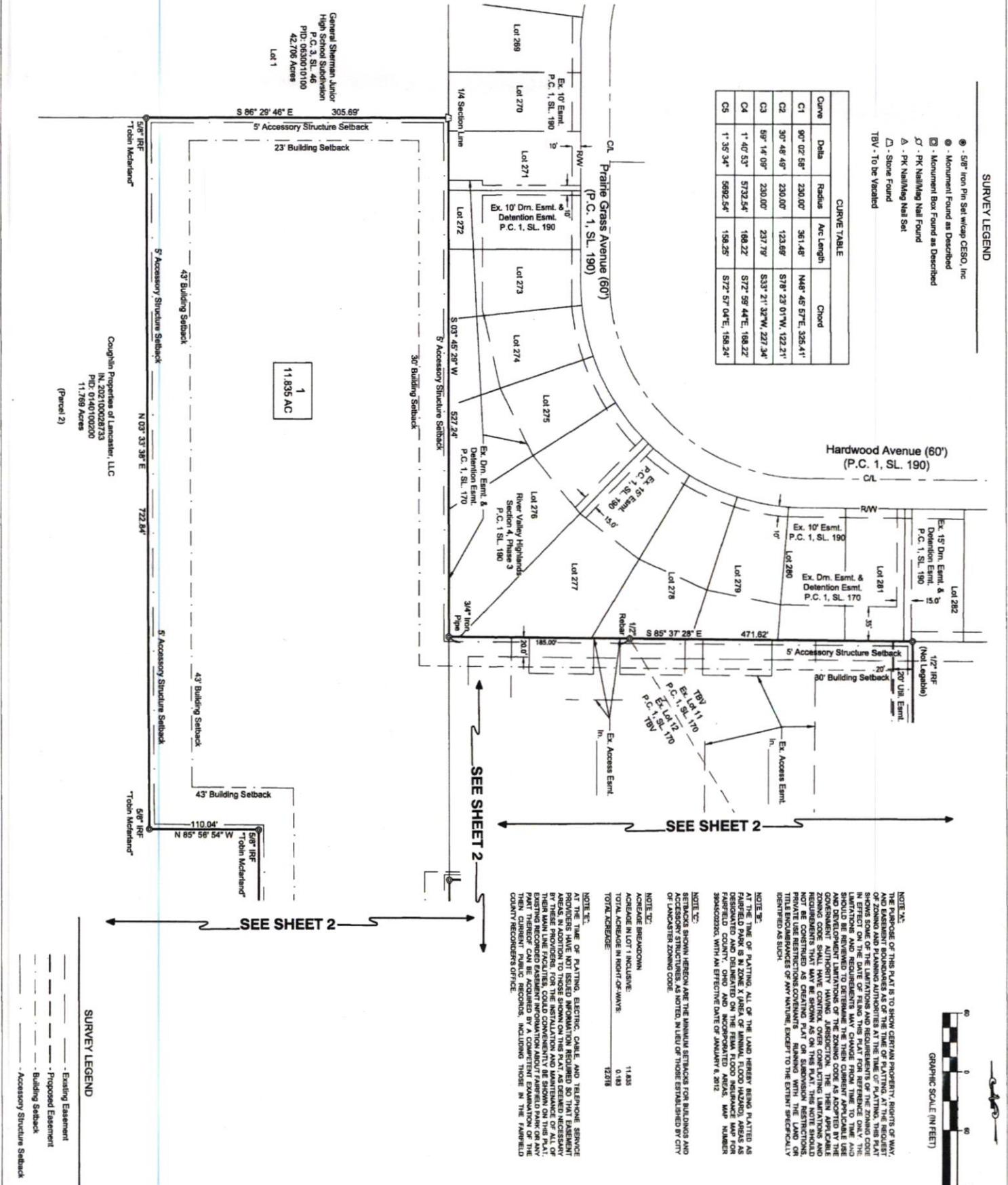
I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

SURVEY LEGEND

- 5/8" Iron Pin Set w/cap CESA, Inc
- ⊙ Monument Found as Described
- ⊠ Monument Box Found as Described
- PK Nail/ing Nail Found
- △ PK Nail/ing Nail Set
- Stone Found
- TBV - To be Verified

Curve	Delta	Radius	Arc Length	Chord
C1	90° 02' 58"	230.00'	361.48'	146° 45' 57"E, 325.41'
C2	30° 48' 49"	230.00'	123.68'	S78° 23' 01"W, 122.21'
C3	59° 14' 09"	230.00'	237.79'	S33° 21' 32"W, 227.24'
C4	1° 40' 53"	5732.54'	168.22'	S72° 59' 44"E, 168.22'
C5	1° 35' 34"	5682.54'	158.25'	S72° 57' 04"E, 158.24'



SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

NOTE 1A:
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 THE PARTIES TO THIS PLAT, THE SURVEYOR HAS CONDUCTED A SURVEY SHOWING SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR RECORD ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND THE PARTIES TO THIS PLAT ARE ADVISED TO CONSULT THE ZONING CODE AND DEVELOPMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS. THIS SURVEY IS NOT TO 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 1B:
AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS FAIRFIELD PARK IS IN ZONE X (AREA OF ANNUAL FLOOD HAZARD), AREAS AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD HAZARD MAP FOR 2006 (22002200), WITH AN EFFECTIVE DATE OF JANUARY 6, 2012.

NOTE 1C:
SETBACKS SHOWN HEREON ARE THE MINIMUM SETBACKS FOR BUILDINGS AND ACCESSORY STRUCTURES, AS NOTED, IN LIEU OF THOSE ESTABLISHED BY CITY OF LANCASTER ZONING CODE.

NOTE 1D:
AREAS BEYOND THE TOTAL ACRES IN LOT 1 INCLUDES:
TOTAL ACRES IN LOT 1: 11.835
TOTAL ACRES IN RIGHT-OF-WAYS: 0.133
TOTAL ACRES: 12.218

NOTE 1E:
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 DEMAND NECESSARY FOR THE PROPOSED PROJECTS. THE PARTIES TO THIS PLAT ARE ADVISED THAT THEIR MAIN LINE FACILITIES, COULD CONFLICTIVELY BE SHOWN ON THIS PLAT. EASEMENT RECORDS AND INFORMATION ABOUT FAIRFIELD PARK OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE COUNTY RECORDS OFFICE, INCLUDING THOSE IN THE FAIRFIELD COUNTY RECORDS OFFICE.

SURVEY LEGEND

- Existing Easement
- - - Proposed Easement
- Building Setback
- - - Accessory Structure Setback

CESO
3001 Ridge Rd., Suite 200
Lancaster, OH 43084
Phone: 614-233-8800 Fax: 614-233-4499
www.cesoinc.com

Fairfield Park And A Resubdivision of Lots 11 & 12 of Hubbard Industrial Park (P.C. 1, SL. 170)

State of Ohio, County of Fairfield, City of Lancaster,
Section 27, Township 15, Range 19

11/13/2024
ALB

Project Number: 762826
Scale: 1"=60'
Drawn By: OPB
Checked By: ALB
Date: 11/13/2024
Issue: N/A

Drawing Title: **Plat**

Revisions / Submissions

ID	Description	Date

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RECORD OF PROCEEDINGS

Minutes of

CITY PLANNING COMMISSION

Meeting

Held

The Lancaster City Planning Commission met on Thursday December 12, 2024. The members present were Jan Coccia, John Sigafos, Sherry Orlando, Bob Lovell, Rick Wilkins, Service-Safety Director Carrie Woody. Also present were: Curt Shonk, Jeff Baird and Katie Wheeling from Engineering; Steven Wellstead, Ryan Shonk and Deb Julian from Storm Water; Chasilyn Carter, Andrew Lendell and Pete Vail from Planning and Zoning; Stephanie Hall and Mitch Harden from the Law Director's Office; Larry Moore from Fire; Amy Hamilton from Income Tax; Steve Gayfield from Parks; Corey Schoonover, Bob Wolfinger and Larry Ailes from City Council.

Service-Safety Director Woody opened the meeting at 9:30 AM and welcomed everyone. She noted that our first case would be Public Hearing.

Ms. Carter began with Case 2024.008 a Change of Zoning Request for a 13.833 +/- acre consisting of 6 parcels of property at the Northwest Corner of Columbus-Lancaster rd. and Election House Rd. The request is to amend zoning map to change zoning from Greenfield Township Agricultural District to City of Lancaster Residential Multi-Unit (RM) District. With the annexation, the zoning must be changed to meet our zoning code. Therefore, the developer is asking that the parcel be rezoned as RM, Residential Multi-Unit.

She explained that the issues before Planning Commission were as follows:

- Pursuant to LCO 1159.02, the Planning Commission must decide whether or not to recommend that the Zoning Map be amended to rezone parcel number 014-00995-11; 014-00995-20; 014-00995-30; 014-00995-00; 014-00995-41; 014-00995-40 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.
- Legislation for annexation of this 13.833 +/- acre parcel is in the process of being submitted to the Council of the City of Lancaster.
- Staff recommend approval of the request to change the zoning from Greenfield Township Agricultural (AG) to City of Lancaster Residential Multi-Unit (RM).

Mr. Joe Thomas from Metro Development LLC, Victory Commons was present and stated that he was assisting with the rezoning request. He mentioned that this piece of property was approved by the City Planning Commission. He mentioned that a lot split and variance had been approved by the County. He mentioned that this property would have 12 buildings, 288 Units / 3 stories high, a Community Center, Pool, Exercise Room, Outdoor Kitchen and fire pit.

Service-Safety Director Woody opened the Public Hearing at 9:40 AM and called for proponents of the rezoning, upon hearing none, she called for opponents to the rezoning. There were no comments made.

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Ms. Orlando made a motion to approve the Change of Zoning request; seconded by Mr. Sigafoos. There was a unanimous vote to approve, and the motion carried.

With no further discussion, hearing no proponents or opponents, Service-Safety Director Woody carried motion.

Service-Safety Director Woody opened the next case number 2023.006.02 from Metro Development, LLC represented. for Fairfield Park Final Plat approval 8.9+/- acres along Columbus St. NW.

Ms. Carter stated the project description that Metro is adding a turn land and is dedicating right-of-way. 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 above criteria, Fairfield Park will fall under the major subdivision regulations which require a plat approval through the Planning Commission.

Storm Water: Legislation was introduced on December 9th to the Council of the City of Lancaster for an Easement Agreement between the City and Fairfield Park.

Zoning: Variances for building setbacks and heights were approved by the Board of Zoning Appeals.

Ms. Carter advised that the staff recommendations include:

Staff recommend approving the final plat contingent upon the approval of the City Council of Lancaster and the recording of the access easement with the Fairfield County Recorder's Office.

Ms. Carter mentioned the Planning Commission Action: The Planning Commission may approve the plat as submitted, move to approve the plat with modifications, or deny the plat request.

Mr. John Sigafoos had a concern and asked about sidewalks in which Curt Shonk and Steven Wellstead addressed.

Mr. Sigafoos made a motion to approve the Final Plat; seconded by Ms. Orlando. There was a unanimous vote to approve, and the motion carried.

With no further discussion, hearing no proponents or opponents, Service-Safety Director Woody carried motion.

Service-Safety Director Woody opened the next case number 2024.006.03 Metro Development LLC Open Space Fee Approval. Located at the Northwest side of Hubbard Dr.

Ms. Carter began case number 2024.006.03 for Metro Development LLC requests from the Planning Commission for their Open Space Fee Approval.

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She advised the developers would meet the Public Sites and Open Space requirements either with land dedication of 240 Unit Development consisting of 2.37 acres or payment of \$92,572.20 in lieu of land dedication at the discretion of the Parks Board.

Staff Recommendation: Staff Recommended approving In Lieu Fee of \$92,572.20. The Parks Department approved.

Ms. Carter mentioned the action of the Planning Commission may approve the Open Space Fee as submitted, move to approve it with modifications, or deny the request.

Mr. Sigafos made a motion to approve; seconded by Mr. Coccia. There was a unanimous vote to approve, and the motion carried.

With no further discussion, hearing no proponents or opponents, Service-Safety Director Woody carried motion.

Service-Safety Director Woody opened the next case number 2024.009 from Forestar (USA) Real Estate Group Inc. for Preliminary Plat approval for site location West of Pleasantville Rd, SR 188; South of Rainbow Drive.

Ms. Carter stated that this was a Preliminary Plat Approval; Zoning R-MD (Residential Medium Density).

Mr. Curt Shonk began with stating the following project & site description:

- Utilities: The proposed utilities to service this site are shown on the preliminary plat, The exact location of all utilities will be determined during the construction plan review process. Below is a summary of the utilities:
- Gas: The suggestion is to seek dedication of right-of-way, via easements or other means, towards the southwest corner of Powers Run Subdivision. This will allow Lancaster Municipal Gas the ability to connect to the existing distribution system(s) immediately adjacent to this subdivision. This will increase redundancy and capacities for the entire neighborhood. Investigate the existing AEP easement for potential restriction and/or successor rights.
- Roadway/Traffic/Access:
 - Transportation: Designs need to meet the criteria in the street manual.
 - Street lighting facilities are not shown on the proposed utilities sheets. If there is a public street, street lighting infrastructure will need to be included.
- Sanitation: The location would be serviced with residential curbside trash collection.
- Street: Ms. Carter discussed a few items that have come up with the 2nd version of the preliminary plat. Some of the proposed streets share or have the same root name as current City streets. The are as follows: Mr. Curt Shonk responded with names below:

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Proposed Powers Run Street Name

Willow Avenue

Hilltop Avenue

Sherman Place

Ivy Street

Existing City Street Name

Willow Street

Hilltop Drive

Sherman Avenue

Ivy Place

These streets will need to be renamed at some point – see LCO 1109.06(f) for guidance.

Also, Emerald Drive is a direct continuation of Declaration Drive (labeled as Freedom Drive on various sheets which should be corrected). Therefore, the name Declaration Drive shall continue to the next proposed intersection with Brentwood Avenue, if not to its terminus at Powers Run Avenue.

The City of Lancaster Street design manual requires street grades to be no steeper than 3% within 90 feet of an intersection. This can be addressed during the detailed design phase.

Mr. Curt Shonk stated that the easement needed on the adjacent property for sewer line.

Mr. Curt Shonk stated that they are working with ODOT for access points.

Mr. Curt Shonk stated that Fire Department Approved.

Planning Commission Action:

The Planning Commission may approve the preliminary plat as submitted, move to approve the preliminary plat with modifications, or deny the preliminary request.

Mr. Sigafos asked about sidewalks. Mr. Curt Shonk and Mr. Wellstead responded that developers will take care of in the timing of phases.

Mr. Mike Huber was present and stated that the subdivision would consist of 330 total lots with 5 phases with each phase being approximately 1 year apart.

Mr. Lovel mentioned a suggestion of having walking trails and connection with Tiki Pool and Thomas Ewing Junior High School.

Mr. Sigafos made a motion to approve the preliminary plat; seconded by Mr. Wilkins. There was a unanimous vote to approve, and the motion carried.

With no further discussion, hearing no proponents or opponents, Service-Safety Director Woody carried motion.

The Service Safety Director Woody opened the next case number 2024-010 Woda Cooper Companies, Inc. Open Space Fee Approval. Located at 219 Sells Rd.

Ms. Carter began case number 2024.010 for Woda Cooper Companies, Inc. requests from the Planning Commission for their Open Space Fee Approval.

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Meeting

Held

She advised the developers would meet the Public Sites and Open Space requirements either with land dedication of 40 Unit Development consisting of 0.39 acres or payment of \$15,233.40 in lieu of land dedication at the discretion of the Parks Board.

Staff Recommendation: Staff Recommended approving In Lieu Fee of \$15,233.40. The Parks Department approved.

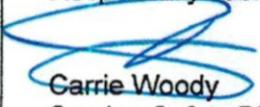
Planning Commission Action: The Planning Commission may approve the Open Space Fee as submitted, move to approve the Open Space Fee with modifications, or deny the Open Space Fee request.

Mr. Sigafos made a motion to approve; seconded by Mr. Coccia. There was a unanimous vote to approve, and the motion carried.

With no further discussion, hearing no proponents or opponents, Service-Safety Director Woody carried motion.

With no further discussion, Service-Safety Director Woody called for a motion to adjourn. The motion was made by Mr. Sigafos; seconded by Mr. Coccia. There was a unanimous vote to approve, and the meeting adjourned at 10:04 AM.

Respectfully submitted,


Carrie Woody
Service-Safety Director