

TEMPORARY ORDINANCE NO. 13-13

PERMANENT ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP FOR THE 3.488 ACRES ON THE SOUTH SIDE OF FAIR AVENUE EAST OF THE VILLAGE AT ROXTON RAVINES AT THE INTERSECTION OF ETY ROAD

WHEREAS, a petition to rezone the above property from RS-3 Single Family Residential to CG Commercial General was received on March 4, 2013; and

WHEREAS, the Board of Zoning Appeal granted a Special Exception for Wells Pest Control for the above property contingent on a rezoning to CG Commercial General on April 3, 2013; and

WHEREAS, the City Planning Commission approved on May 9, 2013, a rezoning of the above property from RS-3, Single Family Residential to CN Neighborhood Commercial; and

WHEREAS, the City must pass an ordinance to revise the zoning;

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

SECTION 1. That the zoning ordinance of the City of Lancaster, Ohio be and the same is hereby revised by changing the zoning for the 3.488 acres, described in Official Record 1547, Page 2076, as described in the survey attached to the application. RS-3 Single Family Residential to CG Commercial General.

SECTION 2. That the City Engineer is directed to make the changes on the zoning map.

SECTION 3. 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: _____

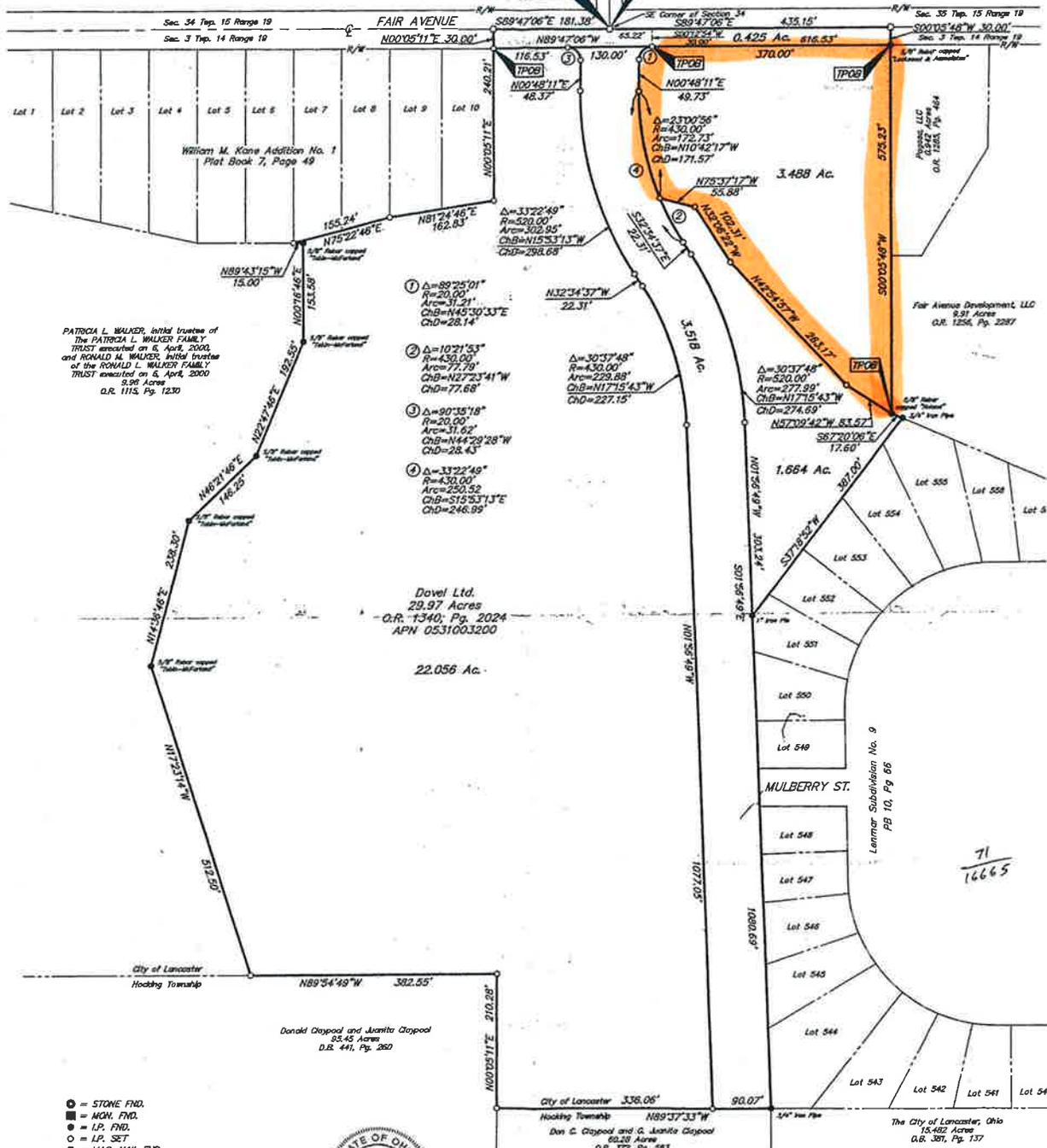
Requested by Planning, Zoning & Economic Development Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2013 and _____, 20____ the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

SURVEY OF ACREAGE PARCELS SECTION 3, TOWNSHIP 14, RANGE 19 CONGRESS LANDS CITY OF LANCASTER, FAIRFIELD COUNTY, OHIO

BASIS OF BEARINGS: Bearings are based on the subdivision entitled "Misty Meadows Section 1" of record in Plat Cabinet 2, Slot 92.

Note:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.



PATRICIA L. WALKER, initial trustee of the PATRICIA L. WALKER FAMILY TRUST executed on 6, April, 2000, and RONALD H. WALKER, initial trustee of the RONALD L. WALKER FAMILY TRUST executed on 6, April, 2000
9.96 Acres
O.R. 1115, Pg. 1230

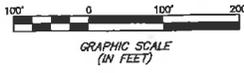
Dovel Ltd.
29.97 Acres
O.R. 1340, Pg. 2024
APN 0531003200

22.056 Ac.



By: *Jeffrey A. Miller*
Professional Surveyor No. 7211

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- = P.K. NAIL FND.
- I.P. Set are 13/16" LD. iron pipe with cap inscribed EMHT INC



According to the Federal Emergency Management Agency's Flood Insurance Rate map, (dated April 17, 1989), the subject parcels shown hereon lies within Zone AE (areas inundated by 100-year flood), Zone X (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood) and Zone X (areas outside 500-year flood plain), Community Panel No. 3901610002 D.

 EMHT INC. EVANS, MICHOWART, HAMILTON & TILTON, INC. 170 LEE STREET COLUMBUS, OHIO 43202 TELEPHONE (614) 471-3158 FACSIMILE (614) 471-8266		Date: June 2, 2004
		Scale: 1" = 100'
		Job No: 2003-1834
		Sheet: 1 of
REVISIONS		
MARK	DATE	DESCRIPTION