

TEMPORARY ORDINANCE NO. 50-25

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN EMERGENCY ORDINANCE DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED SHERIDAN DRIVE INCENTIVE DISTRICT, WITHIN THE CITY OF LANCASTER, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO THE SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE LANCASTER CITY SCHOOL DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DISPENSING WITH THE REQUIREMENT THAT THIS ORDINANCE MUST BE READ ON THREE DIFFERENT DAYS

WHEREAS, this Council (the "Council") of the City of Lancaster, Ohio (the "City") is contemplating the creation of an "Incentive District" as defined in Division (A)(5) of Ohio Revised Code Section ("R.C.") 5709.40 for certain real property in the City, as authorized under Division (C) of R.C. 5709.40 (the "Sheridan Drive Incentive District"); and

WHEREAS, pursuant to Division (C)(2) of R.C. 5709.40, this Council must conduct a public hearing on an Ordinance proposed under R.C. 5709.40(C)(1) creating the Sheridan Drive Incentive District, which public hearing must be preceded by sufficient notice to every real property owner whose property is located within the boundaries of the Sheridan Drive Incentive District, and such notice must include a map of the applicable Sheridan Drive Incentive District on which this Council must have delineated an overlay; and

WHEREAS, this Ordinance is a procedural ordinance delineating an overlay and adopting a written economic development plan such that this Council may, in the future, consider an ordinance proposed under R.C. 5709.40(C)(1) establishing the Sheridan Drive Incentive District (the "Proposed Sheridan Drive Incentive District TIF Ordinance"); and

WHEREAS, such overlay must satisfy Division (A)(6) of R.C. 5709.40, meaning it must cover an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and

WHEREAS, the overlay depicted in EXHIBIT A attached hereto and incorporated herein by reference (the "Overlay") is drawn in accordance with the foregoing; and

WHEREAS, pursuant to Division (A)(5)(f) of R.C. 5709.40, one of the distress characteristics of an Incentive District requires certification by the engineer for the City (the "City Engineer"), that the public infrastructure serving such Incentive District is inadequate to meet the development needs of the Incentive District as evidenced by a written economic development plan for the Incentive District; and

WHEREAS, in order to make the necessary certification for the Sheridan Drive Incentive District, the City Engineer is required to consider a written economic development plan for the Sheridan Drive Incentive District adopted by this Council for such purposes; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interests of the City to adopt a written economic development plan for the Sheridan Drive Incentive District, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the “Economic Development Plan”); and

WHEREAS, in order to consider the Proposed Sheridan Drive Incentive District TIF Ordinance, the City must comply with the public hearing and notice provisions of R.C. 5709.40(C) and 5709.40(D) and the City intends to (i) set a time and place for a public hearing to occur not later than thirty (30) days prior to adopting the Proposed Sheridan Drive Incentive District TIF Ordinance, (ii) authorize the City’s transmittal of notice of the public hearing and the Proposed Sheridan Drive Incentive District TIF Ordinance to every real property owner whose property is located within the boundaries of the proposed Sheridan Drive Incentive District, and (iii) authorize the City to transmit notice to the Board of County Commissioners of Fairfield County and the Board of Education for the Lancaster City School District of the City’s intention to adopt the Proposed Sheridan Drive Incentive District TIF Ordinance; and

WHEREAS, this Council has determined to approve this Ordinance and dispense with the rule that this Ordinance shall be read on three (3) different days pursuant to R.C. Section ORC 705.15; now, therefore,

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

SECTION 1. Pursuant to Division (A)(6) of R.C. 5709.40, this Council hereby delineates the Overlay as it relates to and serves to further describe the proposed Sheridan Drive Incentive District.

SECTION 2. Under Division (A)(5)(f) of R.C. 5709.40, this Council hereby adopts the Economic Development Plan in furtherance of its contemplation of the Sheridan Drive Incentive District.

SECTION 3. This Council hereby provides the following authorizations pursuant to the requirements of R.C. 5709.40, each required in order to establish the Sheridan Drive Incentive District pursuant to the Proposed Sheridan Drive Incentive District TIF Ordinance, as follows:

- (i) This Council hereby authorizes the City Engineer to conduct a review of the Economic Development Plan, and upon such review, certify the results to this Council pursuant to R.C. 5709.40(A)(5)(f).
- (ii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby determines that a public hearing with respect to this Council’s formal adoption of the Proposed Sheridan Drive Incentive District TIF Ordinance shall occur on Monday, November 3, 2025, at a regularly scheduled meeting of this Council at 6:30 p.m. in the Council Chambers of the Lancaster City Hall, located at 104 E Main Street, Lancaster, Ohio 43130, which public hearing shall occur not later than thirty (30) days prior to this Council’s formal adoption of the Proposed Sheridan Drive Incentive District TIF Ordinance.
- (iii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby authorizes the Mayor, the Clerk of this Council, and their designees, to send proper and timely notice, by first class mail, to every real property owner whose property is located within the boundaries of the Sheridan Drive Incentive District subject to the Proposed Sheridan

- (iv) Drive Incentive District TIF Ordinance, which notice will be delivered not later than thirty (30) days prior to the public hearing set by this Ordinance in Section 3(ii) above.
- (v) Pursuant to R.C. 5709.40(D), this Council hereby authorizes the Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Lancaster City School District Board of Education of this Council's intention to formally adopt the Proposed Sheridan Drive Incentive District TIF Ordinance following all required notice periods.
- (vi) Pursuant to R.C. 5709.40(E), this Council hereby authorizes the Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Board of County Commissioners of Fairfield County, Ohio of this Council's intention to formally adopt the Proposed Sheridan Drive Incentive District TIF Ordinance.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any decision-making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with Ohio's Sunshine Laws, including R.C. 121.22.

SECTION 5. Pursuant to R.C. 705.15, and provided this Ordinance receives the affirmative vote of at least three-fourths (3/4) of all the members elected to this Council, this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, property, health, and safety in the City, and specifically to allow for the timely development of that certain Sheridan Drive Residential Project described in that certain development letter, dated March 6, 2025, provided by the Mayor of the City to Chris Tumblin of Casto Development. Accordingly, this Council has dispensed with the rule that this Ordinance shall be read on three (3) different days, and it shall be effective at the earliest date allowable by law upon its adoption 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 \_\_\_\_\_, 2025 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council

## EXHIBIT A

The Sheridan Drive Incentive District is intended to include real property situated in the City of Lancaster, Ohio, County of Fairfield, and State of Ohio consisting of the real property identified in the legal description set forth below:

**30.51+/- Acre Zoning Description  
South of Rainbow Drive  
East of Sheridan Drive**

-1-

Situated in the State of Ohio, County of Fairfield, City of Lancaster, being part of Section 29, Township 15, Range 18, Congress Lands and being a 30.51± acre tract of land, more or less, said 30.51± acre tract of land being part of that 29.512 acre tract of land described as Tract 2 and part of that 16.269 acre tract of land described as Tract 3 – Parcel Two (2) all as conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, said 30.51± acres more particularly described as follows:

**Beginning** at a northwesterly corner of said Tract 2, said corner also being a northeasterly corner of that 1.53 acre tract of land as conveyed to Casey Welch of record in Instrument No. 202500001797, a southeasterly corner of that 3.00 acre tract of land as conveyed to Aim High Miss Low LLC of record in Instrument No. 202100024966 and a southwesterly corner of that Original 41.09 acre tract of land as conveyed to the Board of Education Lancaster City Schools of record in Official Record 1705, Page 2831;

Thence **S 87° 08' 19" E**, with the northerly line of said Tract 2 and the southerly line of said Original 41.09 acre tract, **993.8± feet** to a common corner thereof, said corner also being a northwesterly corner of Reserve "A" of Brentwood Subdivision Section 1 of record in Plat Cabinet 2, Slide 111;

Thence with easterly lines of said Tract 2 and Tract 3 – Parcel Two (2) and westerly lines of said Reserve "A", the following three (3) courses and distances:

1. **S 30° 53' 04" W, 506.6± feet** to an angle point;
2. **S 04° 49' 54" W, 684.5± feet** to an angle point;
3. **S 21° 23' 23" W, 132.8± feet** to a point;

Thence across said Tract 3 – Parcel Two (2) and said Tract 2, the following thirteen (13) courses and distances:

1. **N 75° 35' 10" W, 421.8± feet** to an angle point;
2. **S 14° 24' 50" W, 20.4± feet** to an angle point;
3. **N 75° 35' 10" W, 70.0± feet** to an angle point;
4. **S 14° 24' 50" W, 167.8± feet** to a point of curvature;
5. with a curve to the right, a central angle of **87°58'08"**, a radius of **150.00± feet**, an arc length of **230.30± feet**, and a chord bearing and distance of **S 58°23'54" W, 208.34± feet** to a point of tangency;
6. **N 77° 37' 02" W, 101.6± feet** to an angle point;
7. **N 12° 22' 58" E, 15.0± feet** to an angle point;
8. **N 77° 37' 02" W, 70.0± feet** to an angle point;
9. **N 12° 22' 58" E, 39.0± feet** to an angle point;
10. **N 77° 43' 52" W, 124.4± feet** to an angle point;
11. **N 12° 16' 08" E, 60.9± feet** to a point of curvature;
12. with a curve to the right, a central angle of **2°08'42"**, a radius of **410.00± feet**, an arc length of **15.35± feet**, and a chord bearing and distance of **N 13°20'29" E, 15.35± feet** to a point of tangency;
13. **N 14° 24' 50" E, 80.7± feet** to a point at the southeasterly corner of that 0.80 acre tract of land as conveyed to Richard J. and Amber M. Shugert of record in Instrument No. 202200020745;

Thence **N 14° 21' 55" E**, with the westerly line of said Tract 2, the easterly line of said 0.80 acre tract, the easterly line of a second 0.80 acre tract of land as conveyed to Sheridan Rentals, LLC of record in Instrument No. 201600010552, the easterly line of a third 0.80 acre tract of land as conveyed to Sandra Sue Larkin of record in Instrument No. 200800005350 and the easterly line of a fourth 0.80 acre tract of land as conveyed to Julia A. and John B. Moonan of record in Instrument No. 201300021662, **500.6± feet** to a common corner of said Tract 2 and said fourth 0.80 acre tract;

Thence **N 75° 35' 10" W**, with a common line of said Tract 2 and said fourth 0.80 acre tract, **236.3± feet** to a point;

Thence across said Tract 2, the following three (3) courses and distances:

1. **N 14° 26' 36" E, 290.5± feet** to an angle point;
2. **N 01° 42' 25" E, 52.8± feet** to a point of curvature;
3. with a curve to the left, a central angle of **02°35'44"**, a radius of **2895.98± feet**, an arc length of **131.20± feet**, and a chord bearing and distance of **N 11°34'06" E, 131.18± feet** to a point in the northerly line of said Tract 2 and the southerly line of said 1.53 acre Welch tract;

Thence with common lines said Tract 2 and said 1.53 acre tract, the following two (2) courses and distances:

1. **S 87° 08' 15" E, 303.6± feet** to an angle point;
2. **N 04° 41' 36" E, 200.0± feet** to the **True Point of Beginning**, containing **30.51+/- acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NSRS2011. Said bearings were derived from a portion of Sheridan Drive holding a bearing of N 13°39'28" W between a point referencing a road monument and a PK nail set.

This description was completed on September 15, 2025, and is based on information obtained from the Fairfield County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in March of 2023.

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

This description was written for zoning purposes only and was not intended to be used in the transfer of land.

**ADVANCED CIVIL DESIGN, INC.**

Z:23-0038-414:Survey\30.51+/- Ac. Zoning Description.doc

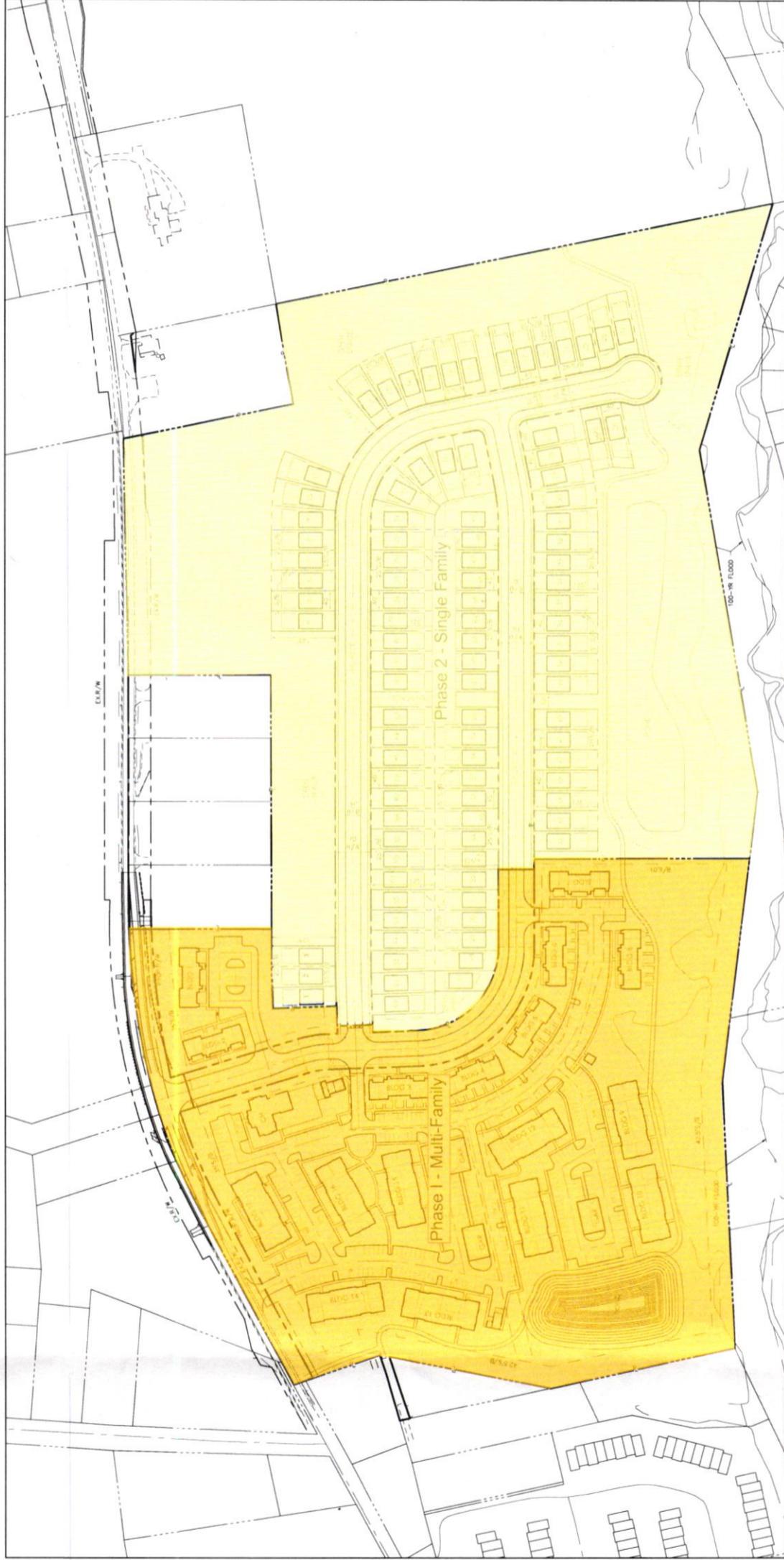
For ease of reference, the map that follows show the Sheridan Drive Incentive District highlighted in **green** and the Overlay for the Sheridan Drive Incentive District delineated with **yellow** lines.

(See attached.)

**OVERLAY**



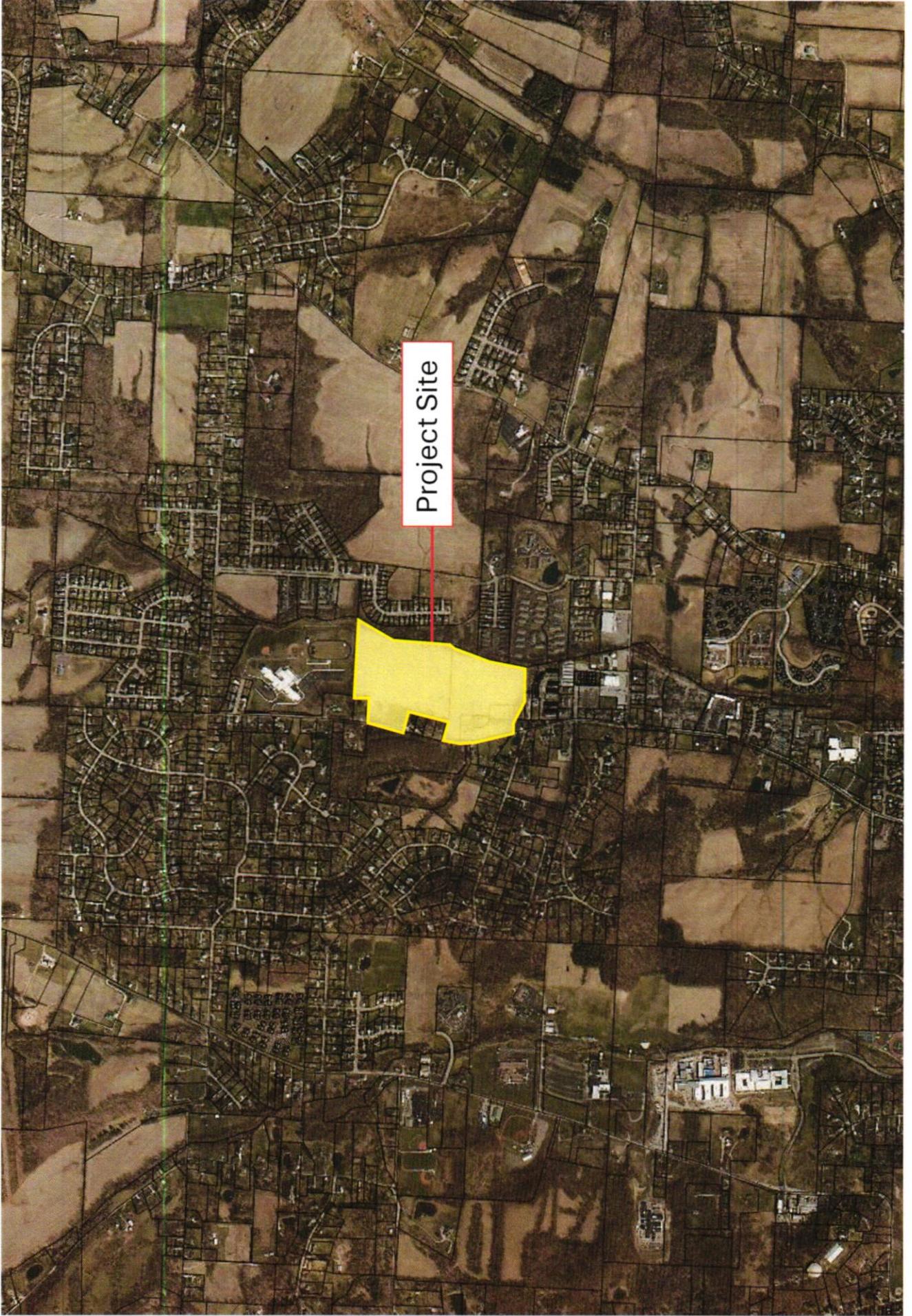
# Exhibit A-1



LACETER, FAIRFIELD COUNTY, OHIO  
**SITE PLAN**  
FOR  
**SHERIDAN DRIVE MULTI FAMILY &  
SINGLE FAMILY DEVELOPMENTS**  
PLAN PREPARED BY:  
**ADVANCED**  
CIVIL DESIGN  
781 Science Boulevard, Suite 100  
Germansville, Ohio 43230  
PH 614.428.7750  
FX 614.428.7755  
E-MAIL: ADVANCED@ADVANCEDCIVILDESIGN.COM  
SCALE: 1" = 100'  
DATE: 8/29/2025  
SHEET 1 / 1



**Exhibit A-2**



**EXHIBIT B**

City of Lancaster, Ohio

**Economic Development Plan for the Sheridan Drive Single-Family Portion of the Sheridan Drive Project**

September 22, 2025

## **OVERVIEW OF PROPOSED DEVELOPMENT**

Ewing Woods, LLC (“Developer”), has acquired approximately 50.60 +/- acres of real property (the “Project Site”) located along Sheridan Drive within the City of Lancaster, Ohio (“City”). It is currently anticipated that Developer will act as the developer of the Project Site by constructing approximately 90 to 100 single-family homes on a 30.51 acre portion of the Project Site (the “Sheridan Drive Single-Family Portion”), which will be supported by significant public infrastructure improvements. The Sheridan Drive Single-Family Portion will be joined, as part of a mixed-use residential development, to a commercial component consisting of approximately 264 multi-family units (the “Sheridan Drive Multi-Family Portion” and, together with the Sheridan Drive Single-Family Portion, the “Sheridan Drive Project”).

The anticipated layout of the Sheridan Drive Single-Family Portion is generally depicted in that certain Phasing Plan prepared for Developer by its civil engineer attached hereto and incorporated herein by reference as Attachment A-1. Relatedly, Attachment A-2, attached hereto and incorporated herein by reference, shows the location of the Sheridan Drive Single-Family Portion in relation to the surrounding area. The Sheridan Drive Single-Family Portion is expected to occur upon the legal description attached hereto and incorporated herein by reference as Attachment B.

## **LAND USE CONTROLS**

As currently described in Attachment B, the Sheridan Drive Single-Family Portion is zoned, according to Ordinance 15-23 adopted August 14, 2023 and Ordinance 35-25 adopted August 11, 2025 (collectively, and as may be amended from time to time, the “Zoning Ordinance”), as Residential Multi-Unit District (“RM”). Pursuant to Section 1129.06(d) of the Codified Ordinances of the City of Lancaster, Ohio, RM designation requires 50 feet of frontage minimum and the maximum density to be 17.42 dwelling units per acre. The purpose of the RM zoning designation is, among other things, to provide for larger, denser multi-unit developments, to provide a spectrum of housing choices, and to provide workforce housing to serve the employees of industries within and adjacent to Lancaster, all as more particularly described in the Zoning Ordinance.

The general ordinances of the City of Lancaster, Ohio shall apply except as otherwise provided within this Sheridan Drive Economic Development Plan. All references to the City of Lancaster general ordinances refer to the version of such general ordinances in force at the time of their adoption. Whenever there is a conflict or difference between the provisions of this Sheridan Drive Economic Development Plan text and exhibits and the general ordinances of the City, the provisions of the Sheridan Drive Economic Development Plan’s text and exhibits shall prevail. Where the Sheridan Drive Economic Development Plan text and exhibits are silent, the provisions of the general ordinances of the City of Lancaster, Ohio and the Zoning Ordinance of the City of Lancaster, Ohio shall prevail.

## **DEVELOPMENT MIX**

Constructed in one or more phases, the Sheridan Drive Single-Family Portion is presently anticipated to consist of approximately 90 to 100 lots for single-family homes and will include the development of public infrastructure improvements needed to service the Sheridan Drive Single-Family Portion, and necessary appurtenances thereto. Specifically, the City and Ewing Woods, LLC currently anticipate that land development costs incurred in the Sheridan Drive Single-Family Portion will be approximately \$2,000,000, which includes various on- and off-site roadwork and utility improvements that will directly benefit the Sheridan Drive Single-Family Portion as well as provide an overall benefit to the City, its residents, and future development patterns.

## **ANALYSIS AND ASSESSMENT**

The Sheridan Drive Single-Family Portion is designed using smart-growth principles that foster a human scale, pedestrian-friendly community, with the volume of single-family and multi-family housing types necessary to serve multi-generational needs. The goal of such design is to promote the flexibility of residential land development that is necessary to meet the demand for well-organized residential areas within the City of Lancaster, Ohio owing to increased population growth in the City and region.

The Sheridan Drive Single-Family Portion is located immediately south of Thomas Ewing Junior High School (constructed in 2018), approximately 1 mile north of Medill Elementary School, and within 2 miles of Lancaster High School. The Sheridan Drive Multi-Family Portion and the Sheridan Drive Single-Family Portion will work together to provide a variety of housing types, including single family homes, townhouses, and garden flats units that will provide families and workers with a direct access point to Sheridan Drive/Cherry Street, which leads by way of a 10-minute drive to the downtown area of the City of Lancaster. By providing this variety of housing, the Sheridan Drive Project will foster community and economic growth within the City. The addition of new families to the City through new residents purchasing homes in the Sheridan Drive Single-Family Portion will result in both an increased tax base for the City and a new customer market for City businesses.

Road networks within the Sheridan Drive Single-Family Portion are designed to be gently curving. The Sheridan Drive Single-Family Portion will include a shared use path constructed and maintained by Developer, connecting the Project Site with the adjacent junior high and providing a safe pedestrian pathway that can serve as a key connection point to the City's pedestrian network in the area.

While the Sheridan Drive Single-Family Portion may occur in phases, visual unity is anticipated to be achieved for the overall Project Site. Entry features— including landscaped monument signage, community gathering areas, lake fountains, street trees and other landscaping, as well as pedestrian-friendly connectivity— are anticipated features of the Sheridan Drive Single-Family Portion. Such features are intended to operate in a cohesive manner, being complementary to the surrounding areas of the City of Lancaster, Ohio. Furthermore, it is expected that homes in the Sheridan Drive Single-Family Portion will use similar quality materials and a pre-determined architectural scheme. The result will be a community that features a variety of single-family and multi-family homes, while ensuring that the community adheres to a coherent vision.

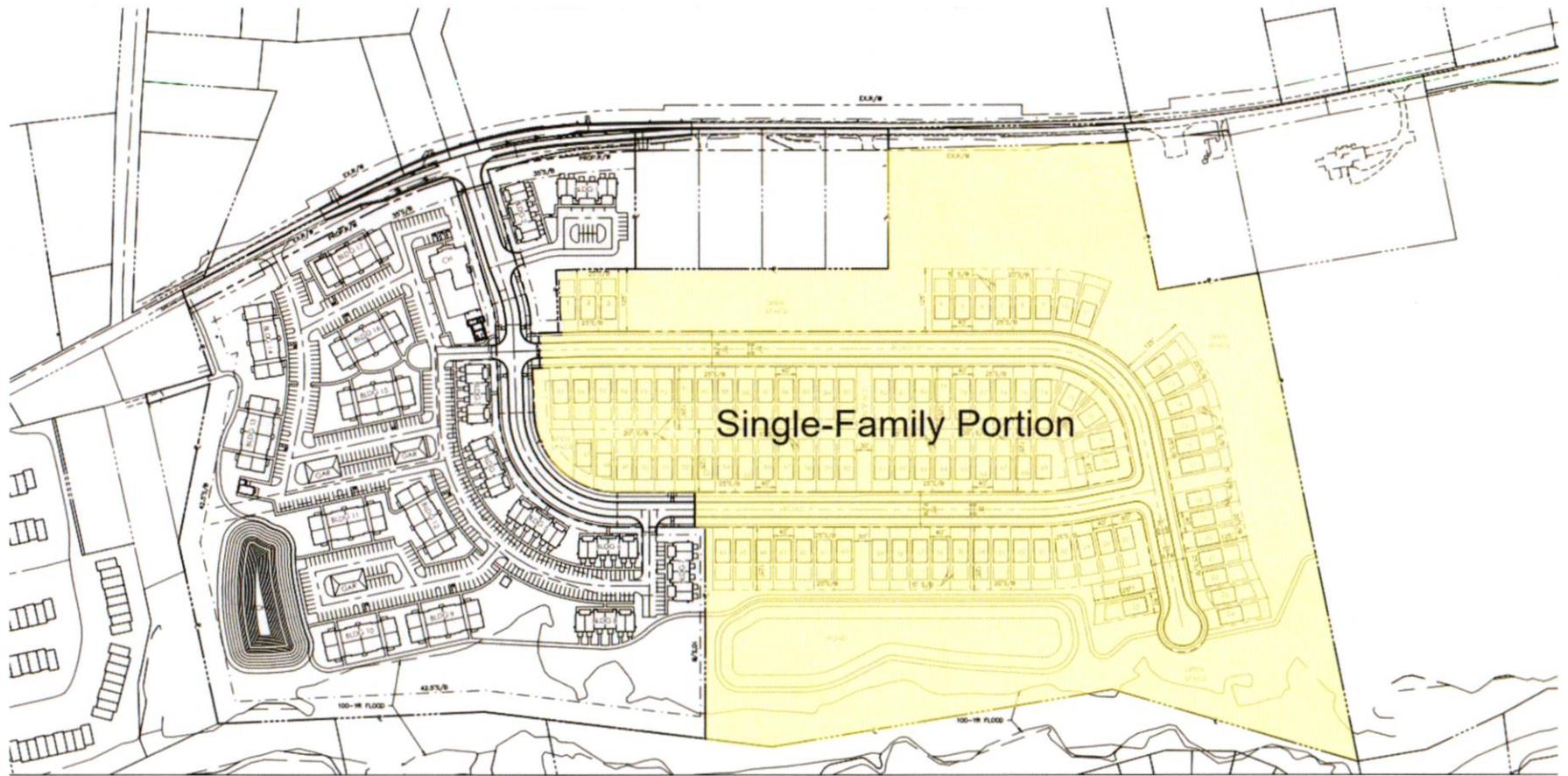
## **CONCLUSION**

It is the conclusion of the City of Lancaster, Ohio and its staff that it is in the interests of the City of Lancaster, Ohio to proceed with the approval of an “Engineer’s Certificate” and this Economic Development Plan so as to provide for the further approval, by the City Council of the City of Lancaster, Ohio, of the Sheridan Drive Incentive District pursuant to Ohio Revised Code Section 5709.40(C).

## **ATTACHMENTS**

*(Attachments commence on next page.)*

**ATTACHMENT A-1**  
**Phasing Plan – Sheridan Drive**



**ATTACHMENT A-2**

**Phasing Plan Superimposed on Map of Surrounding Area – Sheridan Drive**



## **ATTACHMENT B** **Legal Description**

### **30.51 +/- Acre Zoning Description** **South of Rainbow Drive** **East of Sheridan Drive** **-I-**

Situated in the State of Ohio, County of Fairfield, City of Lancaster, being part of Section 29, Township 15, Range 18, Congress Lands and being a 30.51± acre tract of land, more or less, said 30.51± acre tract of land being part of that 29.512 acre tract of land described as Tract 2 and part of that 16.269 acre tract of land described as Tract 3 – Parcel Two (2) all as conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, said 30.51± acres more particularly described as follows:

**Beginning** at a northwesterly corner of said Tract 2, said corner also being a northeasterly corner of that 1.53 acre tract of land as conveyed to Casey Welch of record in Instrument No. 202500001797, a southeasterly corner of that 3.00 acre tract of land as conveyed to Aim High Miss Low LLC of record in Instrument No. 202100024966 and a southwesterly corner of that Original 41.09 acre tract of land as conveyed to the Board of Education Lancaster City Schools of record in Official Record 1705, Page 2831;

Thence **S 87° 08' 19" E**, with the northerly line of said Tract 2 and the southerly line of said Original 41.09 acre tract, **993.8± feet** to a common corner thereof, said corner also being a northwesterly corner of Reserve "A" of Brentwood Subdivision Section 1 of record in Plat Cabinet 2, Slide 111;

Thence with easterly lines of said Tract 2 and Tract 3 – Parcel Two (2) and westerly lines of said Reserve "A", the following three (3) courses and distances:

1. **S 30° 53' 04" W, 506.6± feet** to an angle point;
2. **S 04° 49' 54" W, 684.5± feet** to an angle point;
3. **S 21° 23' 23" W, 132.8± feet** to a point;

Thence across said Tract 3 – Parcel Two (2) and said Tract 2, the following thirteen (13) courses and distances:

1. **N 75° 35' 10" W, 421.8± feet** to an angle point;
2. **S 14° 24' 50" W, 20.4± feet** to an angle point;
3. **N 75° 35' 10" W, 70.0± feet** to an angle point;
4. **S 14° 24' 50" W, 167.8± feet** to a point of curvature;
5. with a curve to the right, a central angle of **87°58'08"**, a radius of **150.00± feet**, an arc length of **230.30± feet**, and a chord bearing and distance of **S 58°23'54" W, 208.34± feet** to a point of tangency;
6. **N 77° 37' 02" W, 101.6± feet** to an angle point;
7. **N 12° 22' 58" E, 15.0± feet** to an angle point;
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Thence **N 75° 35' 10" W**, with a common line of said Tract 2 and said fourth 0.80 acre tract, **236.3± feet** to a point;

Thence across said Tract 2, the following three (3) courses and distances:

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Thence with common lines said Tract 2 and said 1.53 acre tract, the following two (2) courses and distances:

1. **S 87° 08' 15" E, 303.6± feet** to an angle point;
2. **N 04° 41' 36" E, 200.0± feet** to the **True Point of Beginning**, containing **30.51+/- acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NSRS2011. Said bearings were derived from a portion of Sheridan Drive holding a bearing of **N 13°39'28" W** between a point referencing a road monument and a PK nail set.

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**ADVANCED CIVIL DESIGN, INC.**

Z:23-0038-414\Survey\30.51+/- Ac. Zoning Description.doc