

TEMPORARY ORDINANCE NO. 59-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY OF LANCASTER ZONING MAP TO CHANGE THE ZONING OF 35.506 +/- ACRES IDENTIFIED AS FAIRFIELD COUNTY AUDITOR TAX PARCEL NUMBER 0534162500 FROM PLANNED UNIT DEVELOPMENT DISTRICT TO RESIDENTIAL MEDIUM DENSITY DISTRICT

WHEREAS, an application to amend the Zoning Map for Fairfield County Tax Parcel number 0534162500 from Planned Unit Development District (PUD) to Residential Medium Density District (R-MD) was filed by the property owner with the City of Lancaster Planning Commission (Planning Commission) pursuant to Lancaster Codified Ordinance (LCO) 1159.02 (see attached Exhibit A); and

WHEREAS, the Planning Commission met and held a public hearing on October 9, 2025, discussed the application, and voted to recommend to City Council that the application be approved as submitted (see attached Exhibit B); and

WHEREAS, pursuant to LCO 1159.02(c)(7), Lancaster City Council must hold a public hearing and take action on the application to approve or deny a change to the Zoning Map; now, therefore,

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

SECTION 1. That the Zoning Map of the City of Lancaster, Ohio is hereby amended to change the zoning for Tax Parcel number 0534162500, which consists of approximately 35.506 +/- acres, pursuant to Exhibit A, as follows:

- a. From Planned Unit Development District (PUD) to Residential Medium Density District (R-MD)

SECTION 2. The City Engineer is directed to make this change on the Zoning Map.

SECTION 3. 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



Date Filed: _____
Planning Commission Review Date: _____
Application Fee (\$150 + \$10/parcel): _____
Sign Posting Fee (\$50): _____
Publication Fee (\$100): _____
Total Fee: _____

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: DEW MILLER
2. Petitioner's Address, Phone Number, and Email: 6797 N. HIGH STREET, SUITE 238
614-905-6991, DREW.MILLER@YOURARBORHOME.COM
3. Petitioner's Attorney or Agent's Name, Address, Phone Number, and Email: _____
4. Parcel Number(s) of Property to be Rezoned, and General Area/Location of Request:
8534162500, @ RAINBOW DRIVE NE

5. Present Zoning District: PUD
6. Requested Zoning District: R-MD
7. Has there been a previous application for district change of the above parcels? _____
8. If so, give date: PUD ~ 2004 FOR THE UNREALIZED "VILLAS AT PLEASANT RIDGE"
9. Does the notice go to petitioner or agent? PETITIONER
10. The above statements and the statements contained in all exhibits transmitted herewith are true.

C&T FARM HOLD, LLC
 By: William J. McKenzie
 Applicant (Property Owner's Signature)

Sworn to before me a Notary Public in and for said Licking County and State of Ohio, on the 31st day of JULY, 2025.

Matthew J. McKenzie
 Notary

 Engineer's Approval & Date



Figure 2 – Proposed Site (Yellow Shading) and Study Intersections



ARBOR HOMES – RAINBOW DR**SURROUNDING PROPERTY OWNERS**

WAITES BARRY W
0 LANCASTER-THORN
RD NE
LANCASTER OHIO 43130

JONES CHERYL Y &
JEFFREY W SURV
2120 NOLAND DR
LANCASTER OHIO 43130

BOYER KATHERINE A
2100 NOLAND DR
LANCASTER OHIO 43130

BAKER STEVEN B JR
& LEANN D SURV
2080 NOLAND DR
LANCASTER OHIO 43130

LUST ROBERT L &
JULIA K SURV
2060 NOLAND DR
LANCASTER OHIO 43130

VANSCOY DWAYNE L
& STACEY L SURV
2062 RAINBOW DR
LANCASTER OHIO 43130

SBM & DK SURV
2076 RAINBOW DR NE
LANCASTER OHIO 43130

PETERS BRANDIN M
2110 RAINBOW DR
LANCASTER OHIO 43130

KNOX JENNIFER L &
TYLER S SURV
2150 RAINBOW DR NE
LANCASTER OHIO 43130

SEESHOLTZ ROGER &
CONNIE SURV
2182 RAINBOW DR NE
LANCASTER OHIO 43130

BROWN GAVIN &
MADELYN SURV
2212 RAINBOW DR NE
LANCASTER OHIO 43130

MYERS ERIC E
& MOLLY K
2242 RAINBOW DR NE
LANCASTER OHIO 43130

JUSTUS RUSSELL &
WOODGEARD SYDNEY
SURV
2260 RAINBOW DR NE
LANCASTER OHIO 43130

MERRITT KAREN &
ENGLAND ADAM
BRANDT SURV
2276 RAINBOW DR NE
LANCASTER OHIO 43130

BIRD JIMMY &
SARAH SURV
2294 RAINBOW DR NE
LANCASTER OHIO 43130

JACKSON LINDEL R &
PAMELA SUE SURV
0 RAINBOW DR NE
LANCASTER OHIO 43130

JACKSON LINDEL R &
PAMELA SUE SURV
2336 RAONBOW DR
LANCASTER OHIO 43130

AVERILL ERIK J &
AIMEE M SURV
2356 RAINBOW DR NE
LANCASTER OHIO 43130

DELONG MATTHEW A &
CHERYL L SURV
2390 RAINBOW DR
LANCASTER OHIO 43130

WALTERS-RAMSEY
RENTALS LLC
0 RAINBOW DR NE
LANCASTER OHIO 43130

KNISLEY KELLY KAY &
PATRICK LEE SURV
2431 RAINBOW DR NE
LANCASTER OHIO 43130

MCDONALD GARY E &
NORMA L
2451 RAINBOW DR
LANCASTER OHIO 43130

ARBOR HOMES – RAINBOW DR

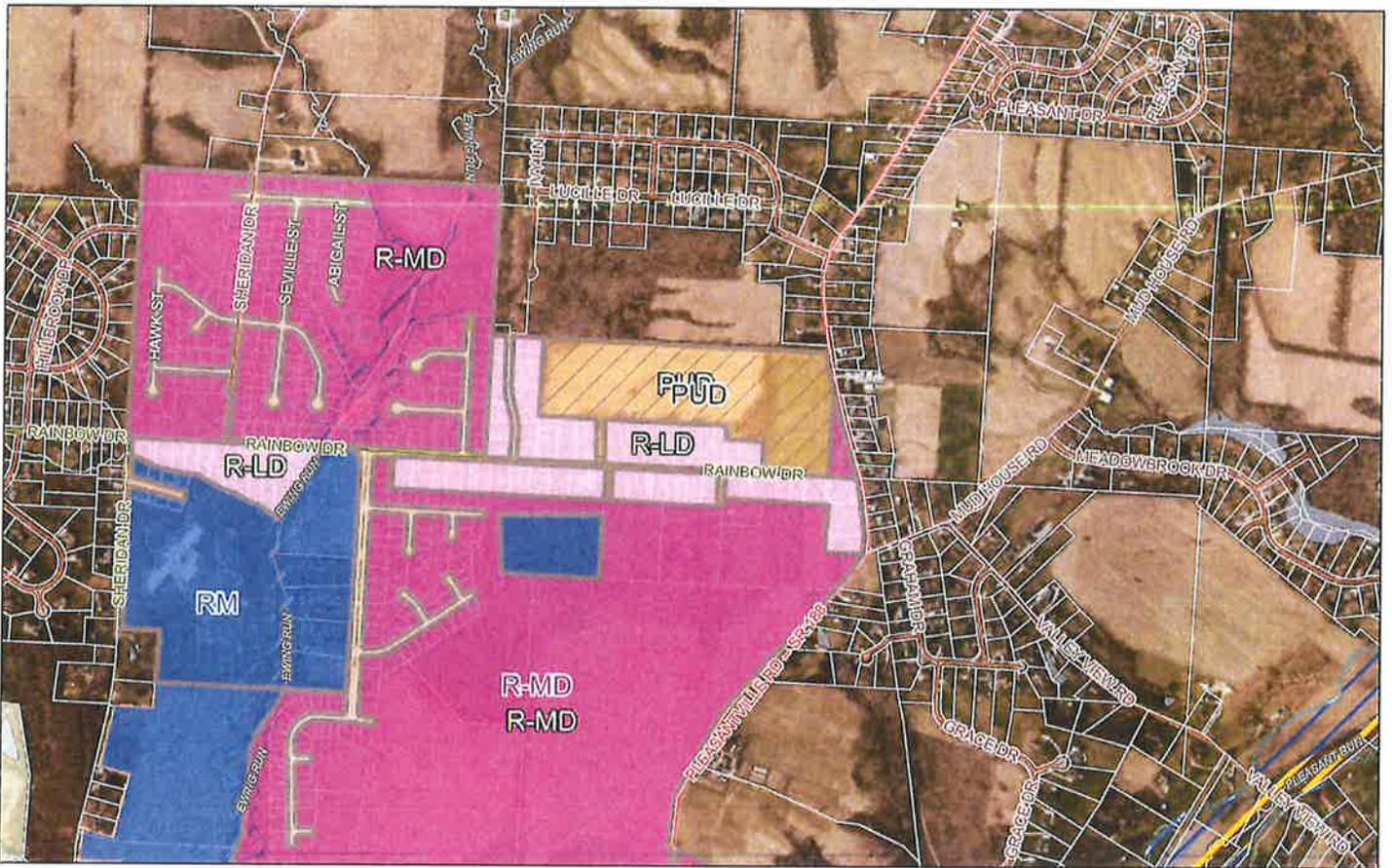
JONES FREEDY L & ETTA
W CO TRUSTEES JONES
FAMILY TRUST
DTD 1-5-23
2491 RAINBOW DR
LANCASTER OHIO 43130

MCCORMICK RONALD R
& LINDA J SURV
2035 LANCASTER-
THORNVILLE RD
LANCASTER OHIO 43130

RARICK EMERSON L &
BEATRICE L TRUSTEES
RARISK FAMILY TRUST
DTD 3-22-22
2065 LANCASTER-
THORNVILLE RD
LANCASTER OHIO 43130

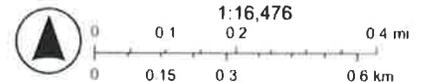
SURROUNDING PROPERTY OWNERS

ArcGIS Web Map



9/29/2025, 2:49:32 PM

- | | | | | | |
|--------------------|-------------|---------|---------------------|----------------|---------|
| Zoning (Est. 2023) | Zoning 2023 | Parcels | Corp Bounds Outline | Township Roads | Streams |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

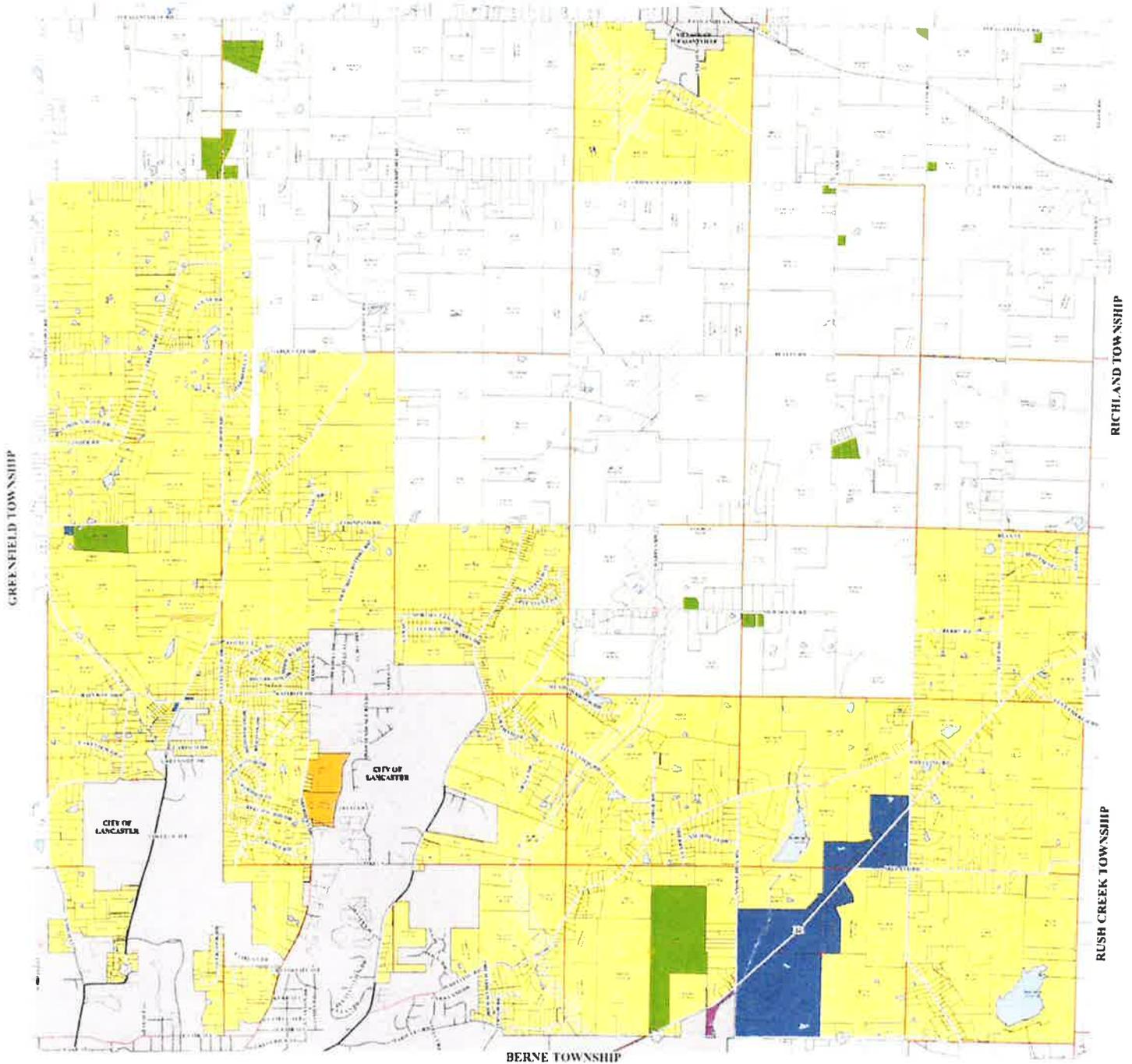


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Pleasant Township Zoning Map

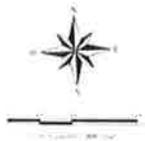
May 2022

WALNUT TOWNSHIP



FAIRFIELD
OHIO

Plan of Zoning, 2022, 05/20/22



Scale: 1" = 1000'

LEGEND

ZONING

- A-1: Rural Agricultural District
- R-1: Rural Residential District
- R-2: Single-Family Residential District
- R-3: Two-Family Residential District
- R-4: Multi-Family Residential District
- MHP: Manufactured Home Park District
- B: Business District
- I: Industrial District
- PD: Planned Unit Development District
- F: Area Subject to Flooding

- Section Lines
- Corporation Boundaries
- Utility
- Body of Water
- Stream
- Roadside

Zoning Updates

04/2024 #133224
01/2024 #131211

**PLEASANT TOWNSHIP
FAIRFIELD COUNTY, OHIO**



OFFICIAL ZONING DISTRICT MAP

This map is a representation of the zoning districts and is not intended to be used for any other purpose. It is subject to change without notice.

CHANGE OF ZONING REQUEST
City Planning Commission Meeting
October 9, 2025

CASE NO.: 2025.013

REQUEST: Amend Zoning Map to change zoning from City of Lancaster (PUD) Planned Unit Development District to the City of Lancaster (R-MD) Residential Medium Density District.

PETITIONER: Arbor Homes

SITE LOCATION: 35.506 +/- acres on 0 Rainbow Drive NE. (Parcel No. 0534162500).

SITE DESCRIPTION :

The property the petitioner is seeking to rezone consists of one parcel of land, approximately 35.506 acres in total, located North of Rainbow Drive and West of Lancaster-Thornville Rd, SR 188. The property currently resides within the city limits.

| | LAND USE | ZONING |
|--------------|---------------|--|
| NORTH | **Residential | R-1, Single Family Residential District |
| EAST | **Residential | R-1, Single Family Residential District |
| SOUTH | *Residential | Residential Low Density and Residential Medium Density |
| WEST | *Residential | Residential Low Density and Residential Medium Density |

*City of Lancaster Zoning District **Pleasant Township

The purpose of the proposed R-MD zoning is to:

- To promote redevelopment of one-unit residential dwellings on moderately sized lots where off-street parking may or may not be provided.
- To promote new residential development on moderately sized lots with off-street parking.
- To accommodate the growing trend of patio homes and other similar products.
- To allow for minimal non-residential uses, such as schools and parks, that are compatible with and maintain the overall residential character of the area and to provide pedestrian connections between such uses.

The development standards of the proposed R-MD zoning are as follows:

| Development Standards | Residential-Medium Density |
|-------------------------------------|---|
| Minimum Lot Size (Sq.Ft.) | 5,000 |
| Maximum Density (utilize net acres) | 8.71 dwelling units/acre |
| Minimum Frontage (Feet) | 50 |
| Minimum Front Setback (Feet) | 35 (arterial roadways) 25 (all other roadways) |
| Minimum Side Setback (Feet) | 5 |
| Minimum Rear Setback (Feet) | 20 |
| Maximum Height (Feet) | 35 |
| Maximum Lot Coverage (Percent) | 35 |

ISSUES FOR PLANNING COMMISSION CONSIDERATION:

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 0534162500 to R-MD at the request of the petitioner. The Planning Commission may recommend that the application be approved as submitted, approved as amended, approved subject to modification, or denied.

STAFF RECOMMENDATION:

Staff recommend approval of the request to change the zoning from City of Lancaster (PUD) Planned Unit Development District to the City of Lancaster (R-MD) Residential Medium Density District.

EXHIBITS:

- Exhibit A: Application for District Change & Survey
- Exhibit B: Lancaster Zoning Map
- Exhibit C: Pleasant Township Zoning Map



Lancaster City Planning Commission

Meeting Minutes

October 9, 2025

The Lancaster City Planning Commission met on Thursday, October 9, 2025. Members present were Bob Lovell, Sherry Orlando, John Sigafos, and Mayor Don McDaniel. Also present were Curt Shonk and Jeff Baird from Engineering, Slade Schultz from Fire, Steven Wellstead from Stormwater, Mitch Harden from the Law Director's Office, Christina Wetzel from the Service Safety Director's Office, Chasilyn Carter from Community Development, Andrew Lundell and Kevin Funk from Planning and Zoning, Stephanie Bosco from Economic Development, and Amy Hamilton from Income Tax.

Members of the public that were present included Larry Ailes, Alayna Hoop, Lindel Jackson, Roger Seesholtz, Karen England, Adam England, Sarah Bird, Linda McCormick, Robert Lust, Jonett Haberfield from Visit Fairfield County, Hayden Murphy from American Structurepoint, and Drew Miller from Arbor Homes.

Mayor Don McDaniel opened the meeting at 9:30 a.m. and welcomed everyone. It was noted that the first case is a public hearing.

Chasilyn Carter began with Case No 2025.006.02 for petitioner City of Lancaster. The request is for approval of the Short-term Rental Code. She noted that the revisions, besides language and formatting revisions, which are done throughout the code revision, the following were amended:

1. 1131.01 (a)(i) was amended, allowing for one application to be submitted if multiple short-term rentals are located within the same short-term rental premises. The reasoning behind this was to avoid having multiple fees for the same property.
2. 1131.01 (c) was amended, changing the renewal process to be in two-year increments instead of one. To once again take away some of the hardship and fees from the STR applicants, but to still maintain due diligence in checking to ensure safety and code requirements are being upheld.
3. 1131.03 (a) (vi) the section on on-street, public parking was omitted. The original thought behind this was to try and prevent all of the street parking from being taken up by short-term renters; however, we cannot prevent or enforce parking restrictions on public right-of-ways.
4. 1131.03 (a) (viii) A provision was added that allows applicants to submit background checks that had previously been carried out within the past twelve months. This falls in line with current vendor requirements, which allow for this provision.

5. 1131.04 (d) Appropriate warnings to tenants or renters regarding the existence of security cameras must be posted on the premises.
6. 1131.04 (h) A provision was added stating that short term rentals shall only be rented to individuals 18 years or older.
7. 1131.05 (e) A provision was added to grounds for denial stating: The Short term rental or short term rental premises does not have adequate fire protection or otherwise presents a risk of bodily injury by way of fire.
8. 1161.01 Definitions: The definitions of Short term rental and short term rental premises were added.

The public hearing began with no one speaking as a proponent in support of the short-term rental code, and no one speaking as an opponent against the short-term rental code.

The public hearing was concluded.

Sherry Orlando motioned to approve the Short-term Rental Code, seconded by John Sigafos. With no further discussion, there was a unanimous vote to approve. Motion carried.

It was noted that the next case is a public hearing.

Chasilyn Carter began with Case No 2025.013 for petitioner Arbor Homes, agent Drew Miller. Arbor Homes is requesting a change zoning from City of Lancaster (PUD) Planned Unit Development District to the City of Lancaster (R-MD) Residential Medium Density District. The property is 35.506 +/- acres located at the Northwest corner of Rainbow Drive and Lancaster-Thornville Rd, SR. 188, parcel number 053-41625-00.

The public hearing began with proponents speaking in support of the zoning change.

Drew Miller of Arbor Homes stated that they are very excited about this project, and knows that single family homes are needed in the city of Lancaster.

He stated that their mission is to get as many people in homes as possible, especially those who didn't think they could afford to by focusing on first-time home buyers and getting that starting price point as low as possible. They have offices in central Ohio and are building in municipalities all around central Ohio. John Sigafos asked what the average starting price was, and Drew Miller responded that for the market they are hoping to be under \$300,000 but closer to \$250,000.

Stephanie Bosco of Economic Development spoke, stating that this is a great product for Lancaster for starter homes.

The public hearing continued with opponents speaking against the zoning change.

Robert Lust spoke against the zoning change, stating that the zoning change would allow duplexes, townhouses, low-rise apartments, and other multi-unit structures.

Sarah Bird spoke against the zoning change, they had purchased their house on Rainbow Drive about a year ago. They like the nature behind the home. She also stated that there were quite a few accidents on Rainbow Drive and on SR 188 and this new construction would increase the traffic and accidents. Sarah Bird stated that with the construction so close to her house it would be like she lived in town and not in a rural area. She stated that this is too many houses in a small area and would increase crime in the area. Sarah Bird also brought up the concern about how the utilities would connect into the new construction.

Lindel Jackson bought his property on Rainbow Drive in 1984 and stated that his opposition to the project is the density of the housing development. He stated that he has told people if you're buying property for the view, you better own the view because you do not have control over other people's property. Lindel Jackson would like to see is a balance in whatever happens here.

Linda McCormick lives on the corner of Rainbow Drive and SR 188. She asked what a PUD and the residential medium density is. Chasilyn Carter responded that a planned unit development lets a developer create a plan, which would give them some leniency with setbacks and with lot sizes. Some of the development things that are laid out strictly in a certain zoning code, they would be able to create their own plan and have it voted on by the Planning Commission. This is just essentially cleaning up the zoning because there is not a planned PUD for that area. The developer would have to come up with a plan and have it approved by the Planning Commission. Andrew Lundell added that what started this was that there was a zoning change approximately two years ago, and this property was previously zoned under the old code, an RS3 with a PUD overlay. The new zoning code got rid of RS3 in favor of RMD, which is what this request is to zone this to now. Linda McCormick stated that there is going to be an increase of traffic in the area with the new construction, just as it has increased with the moving of the Lancaster City Schools bus barn to SR 188 and Coonpath Road.

Karen England had concerns about safety in the area and the effect of the development on the overcrowding of the local schools.

The public continued with the rebuttal of proponents in support of the zoning change.

Drew Miller of Arbor Homes stated that he heard the concerns of the residents, and the development plan is currently preliminary, but he does not foresee it changing much. They have done some traffic and engineering studies and have some recommendations as far as a deceleration lane on SR 188. He mentioned that as far as the density goes, what is being proposed is not denser than the original plans of condos.

The public hearing continued with the rebuttal of opponents against the zoning change.

Robert Lust stated that he was concerned that the properties will be too close together and that all of the other properties in the area are much bigger in size than the proposed development. He stated that the development is low-income housing and will increase the crime in the area.

Linda McCormick brought up concerns about the traffic, and the turn lanes that were mentioned possibly affecting her property.

The public hearing was concluded.

Andrew Lundell stated that previous zoning code change in September of 2023, the RS3 designation and RMD designations were merged. The old designation went away. He said the RMD density does not allow for apartments or multi-family homes, only allowing single family homes. He noted that an example of RMD zoning in Lancaster is River Valley Highlands. Even though the developer has a preliminary plan, it has not gone through Planning and Zoning to be approved.

Robert Lust asked why the zoning code was changed. Andrew Lundell responded that the zoning code changes were a years long process, and the code needed to be cleaned up. Robert Lust asked if there could be duplexes or apartments with the RMD designation. Andrew Lundell responded that it is for single family homes per the current zoning code.

Mayor Don McDaniel stated this would update the current zoning of the property to match what the City has now in zoning designations; what was in place previously for the property that would have allowed the same development. Andrew Lundell confirmed this. John Sigafos stated that they were not approving the development plans today. Mayor Don McDaniel stated that per the Ohio Revised Code these are not considered low income or affordable housing; these are going to market rate single family homes.

Bob Lovell asked about the properties bordering the property being low density or medium density. Andrew Lundell stated that there are both low density and medium density properties there.

Mayor Don McDaniel stated that a traffic impact study has been conducted and would be reviewed and recommendations would be made in regards to improvements needed. That while these are important questions, they are not the focus of the zoning change.

Linda McCormick asked about medium density zoning, and what would be considered high density zoning as she considered these houses to be very tightly packed together. Andrew Lundell stated there is a high-density designation and it also allows for commercial use.

Bob Lovell stated that while Lancaster does need housing, he does not think the density matches the area. He suggested that low density might be more appropriate for the area.

John Sigafos motioned to approve the zoning change, seconded by Sherry Orlando. With no further discussion, there was a vote to approve with Mayor Don McDaniel, John Sigafos, and

Sherry Orlando voting for the zoning change; and Bob Lovell voting against the zoning change.
Motion carried.

Sherry Orlando stated that today was about zoning change, and the developer plans would be further down the road. Mayor Don McDaniel stated that the issues would be addressed as they are presented.

Mayor Don McDaniel called for a motion to adjourn the meeting. The motion was made by Sherry Orlando, seconded by John Sigafos. With no further discussion, there was a unanimous vote to approve. Motion carried and the meeting was adjourned at 10:21 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Don A. McDaniel". The signature is written in a cursive, flowing style.

Mayor Don McDaniel