

ORDINANCE NO. 34-14

**AN ORDINANCE REZONING A CERTAIN AREA OF THE CITY OF ASHLAND, OHIO FROM “M-1” LIGHT INDUSTRIAL TO “R-S” RESIDENTIAL DISTRICT.**

**WHEREAS**, the City of Ashland Planning Commission has recommended that a certain area in the City of Ashland be Zoned as a “R-S” Residential District; and

**WHEREAS**, said area is presently zoned as a “M-1” Light Industrial District; and

**WHEREAS**, the Council of the City of Ashland has held a public hearing concerning the Planning Commission’s recommendation; and

**WHEREAS**, Council caused publication of notice of said hearing according to law; and

**WHEREAS**, this Council has determined that the recommended zoning is necessary to permit a more suitable type of business and land usage within said area, which area is hereinafter described, and the public necessity, convenience, general welfare and good zoning practice justify such action; now therefore,

**BE IT ORDAINED** by the Council of the City of Ashland, State of Ohio, 5 members thereto concurring:

**Section 1.** That the following described area be and the same is hereby rezoned as a “R-S” Residential District:

Situated in the City of Ashland, County of Ashland, State of Ohio and known as being a part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, T-22N; R-16W, Montgomery Township, and further bound and described as follows:

Beginning at the northeast corner of the Northwest Quarter of Section 22:

thence S 01° 55’ 23” W, 1205.76 feet along the quarter section line to a point, said point being the true place of beginning;

thence continuing S 01° 55’ 23” W, along the quarter section line, 660.61 feet to a point;

thence N 87° 46’ 45” W, 26.41 feet to a point of curvature;

thence southwesterly 99.49 feet along the arc of a curve deflecting to the left, said curve having a radius of 266.23 feet, a central angle of 21° 24’ 42” and a chord which bears S 81° 30’ 54” W, 98.91 feet to a point;

thence S 70° 48’ 33” W, 200.00 feet to a point of curvature;

thence southwesterly 99.47 feet along the arc of a curve deflecting to the right, said curve having a radius of 266.18 feet, a central of 21° 24’ 42” and a chord which bears S 81° 30’ 54” W, 98.90 feet to a point;

thence N 87° 46’ 45” W, 296.03 feet to a point;

thence N 02° 13’ 15” E, 677.84 feet to a point;

thence N 01° 22’ 00” E, 30.00 feet to a point southwest corner of a 0.3217 acre parcel of land now owned by Wil Research Laboratories, Inc. as recorded in Official Record Volume 0578, Page 913 of the Ashland County Deed Records;

thence S 88° 38’ 00” E, along the south line of said 0.3217 acre parcel, 233.57 feet to a point at the southeast corner of said 0.3217 acre parcel and the southwest corner of Commerce Parkway right of way;

thence continuing S 88° 38' 00" E, 60.00 feet to a point at the southeast corner of Commerce Parkway right of way;

thence S 01° 22' 00" W, 51.16 feet to a point;

thence S 88° 38' 00" E, 202.36 feet to a point;

thence N 64° 36' 50" E, 229.55 feet to the true place of beginning;

**Section 2.** That the foregoing zoning be incorporated in a revision of the Zoning Map and that said revision of the Zoning Map be filed with the Clerk of Council in accordance with the requirements of the Zoning Ordinance.

**Section 3.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: May 20, 2014

/s/ Stephen L. Stuart  
Stephen L. Stuart, President of Council

Attest: /s/ Lindsey Gardiner  
Lindsey Gardiner, Clerk of Council

Approved: /s/ Glen P. Stewart  
Glen P. Stewart, Mayor

Approved as to form & correctness:

/s/ Richard P. Wolfe  
Richard P. Wolfe II, Director of Law

Date: May 20, 2014