

ORDINANCE NO. 54-15

AN ORDINANCE ESTABLISHING THE APPROPRIATE ZONING DISTRICT OF A CERTAIN AREA OF THE CITY OF ASHLAND, OHIO; AND DECLARING AN EMERGENCY.

WHEREAS, by Ordinance 42-15, an area was annexed into the City of Ashland; and

WHEREAS, the appropriate zoning classification for said area needs to be established; and

WHEREAS, the Ashland City Planning Commission has given consideration to the appropriate zoning district for said area and has submitted a recommendation to Council; and

WHEREAS, this Council wishes to establish the zoning classification which it believes to be in the best interest of the City and necessary to permit a suitable type of construction 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 zoned as an "M-4" Industrial and Business Park District:

Situated in the Township of Montgomery, County of Ashland, State of Ohio and being known as a part of the Southeast Quarter of Section 15 and Northeast Quarter of Section 22, Township 22N, Range 16W and more fully described as follows:

Commencing at a point at the southwest corner of the Southeast Quarter of Section 15, said point also being the Southwest corner of a 0.682 acre parcel of land now owned by Tara SPK Hospitality LLC, as recorded in Official Records Volume 814, Page 736 of the Ashland County Deed Records;

thence north, along the west line of the Southwest Quarter of Section 15 and the West line of said Tara SPK Hospitality LLC land, 407.81 feet to a point on the South right-of way line of U. S. Route 250;

Thence southeasterly, along the south right-of way line of U. S. Route 250 and the north line of said 0.682 acre parcel and a 0.642 and 0.602 acre parcels of land now owned by Tara SPK Hospitality LLC, land and the North line of a 1.084 and 0.611 acre parcels of land now owned by Ashland Hotel Partners, Inc. as recorded in Official Records Volume 796, Page 988 of the Ashland County Deed Records and the North line of a 0.997, 0.379 and 0.231 acre parcels of land now owned by F.E.R.S.T., Inc. as recorded in Volume 577, Page 584 and Volume 578, Page 119 of the Ashland County Deed Records, a distance of 894.8 feet to a point at the northeast corner of said 0.231 acre parcel;

Thence south, along the east line of said 0.231 acre parcel a distance of 119.6 feet to a point at the southeast corner of the said 0.231 acre parcel and on the north line of a 4.486 acre parcel of land now owned by the Board of Education Of Montgomery Local School as recorded in Volume 252, Page 618 of the Ashland County Deed Records;

Thence west, along the north line of said 4.486 acre parcel, a distance of approximately 277.5 feet to a point at the northwest corner of said 4.486 acre parcel and the northeast corner of a 1.659 acre parcel of land now owned by F.E.R.S.T., Inc. as recorded in Volume 579, Page 824;

Thence south, along the east line of said 1.659 acre parcel, 361.11 feet to a point at the southeast corner of said 1.659 acre parcel;

Thence west, along the south line of said 1.659 acre parcel, 200 feet to a point at the southwest corner of said 1.659 acre parcel;

Thence north, along the west line of said 1.659 acre parcel, approximately 316.11 feet to a point a southeasterly corner of a 0.896 acre parcel of land now owned by Tara SPK Hospitality LLC, as recorded in Official Records Volume 814, Page 851 of the Ashland County Deed Records;

Thence west, along a southerly line of said 0.896 acre parcel, 141.12 feet to a point;

Thence south, along an easterly line of said 0.896 acre parcel, 100.91 feet to a point at a southeasterly corner of said 0.869 acre parcel;

Thence west, along the south line of said 0.896 acre parcel, 222.82 feet to a point at the southwest corner of said 0.896 acre parcel and the west line of the northeast quarter of section 22;

Thence north, along the west line of said 0.869 acre parcel and the west line of the northeast quarter of section 22, 145.93 feet to the 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: July 7, 2015

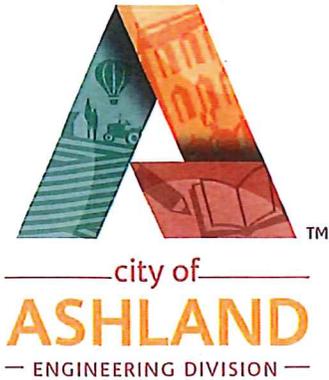
Stephen I. Stuart
Stephen I. Stuart, President of Council

Attest: Elizabeth A. McClurg
Elizabeth A. McClurg, Interim Clerk of Council

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

Approved as to form & correctness:
Richard P. Wolfe II
Richard P. Wolfe II, Director of Law

Date: July 7, 2015



SHANE KREMSEK, P.E.
DIRECTOR OF ENGINEERING & BUILDING DEPARTMENT

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July 1, 2015

Ashland City Council
206 Claremont Avenue
Ashland, Ohio 44805

Attention: Steve Stuart, Council President

Re: Request for Establishment of Zoning

Council Members:

The Ashland City Planning Commission recommends that the area shown on the attached drawing be zoned "M-4" Industrial and Business Park.

The Planning Commission believes that the recommended zoning is in the best interest of the neighborhood, as well as in the best interest of the City of Ashland. The Planning Commission has investigated the effect that the proposed zoning would have upon the character of the neighborhood, the traffic conditions, the utilities, and the general public health, safety and welfare, and has determined that the proposed zoning would not be detrimental to the immediate neighborhood.

A map of the area depicting the recommended zoning is enclosed for your convenience.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Shane Kremser', written over a light blue horizontal line.

Shane Kremser
Ashland City Planning Commission

Enclosure

Pc: Mayor Glen Stewart
Richard Wolfe, Director of Law
Council Members

