

ORDINANCE NO. 70-15

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

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 Northeast Quarter of Section 22, Township 22N, Range 16W and more fully described as follows:

Commencing at a point at the northwest corner of the Northeast Quarter of Section 22, said point also being the northwest 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 south, along the west line of the northeast quarter of section 22 and the west line of said 0.869 acre parcel, 145.93 feet to the true place of beginning;

Thence east, along the south line of said 0.896 acre parcel, 222.82 feet to a point at a corner of said 0.896 acre parcel;

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

Thence east, along a southerly line of said 0.896 acre parcel, 141.12 feet to a point at the southeast corner of said 0.896 acre parcel also being on the west line of a 1.659 acre parcel of land now owned by F.E.R.S.T., Inc. as recorded in Volume 579, Page 824 of the Ashland County Deed Records;

Thence south, along the west line of said 1.659 acre parcel, 316.11 feet to a point at the southwest corner of said 1.659 acre parcel;

Thence east, along the south line of said 1.659 acre parcel, a 4.486 and 5.009 acre parcels of land now owned by The Board of Education, Montgomery Township Rural School District as recorded in Volume 252, Page 618 and Volume 191, Page 45 of the Ashland County Deed Records, approximately 1428 feet to a point at the northeast corner of a 1.000 acre parcel 1.000 now owned by Robert C. Bush Revocable Trust as recorded in Official Records Volume 229, Page 906 of the

Ashland County Deed Records and the Schar Revocable Living Trust as recorded in Official Records Volume 752, Page 399 of the Ashland County Deed Records and on the centerline line of Co. Rd. 1575;

Thence north, along the centerline of Co. Rd. 1575, approximately 336 feet to a point;

Thence east approximately 25 feet to a point on the east right of way line of Co. Rd. 1575;

Thence southerly, along the east right of way line of Co. Rd. 1575, 22.9 feet to a point on the south right of way line of US. Rt 250;

Thence east, along the south right of way line of US Rt. 250, distances of 100.37 feet, 304.17 feet and 501.39 feet for a total of 905.93 feet to a point on the east line of the Northeast Quarter of Section 22 and the west line of a 18.081 acre parcel of land now owned by the Robert C. Bush Revocable Trust as recorded in Official Records Volume 229, Page 906 of the Ashland County Deed Records and the Schar Revocable Living Trust as recorded in Official Records Volume 752, Page 399 of the Ashland County Deed Records;

Thence south, along the east line of the Northeast Quarter of Section 22 and the east line of said 18.081 acre parcel, 1545.30 feet to a point at the southeast corner of said 18.081 acre parcel;

Thence west, along the south line of said 18.081 acre parcel and a 57.830 acre parcel of land also owned by the Robert C. Bush Revocable Trust and the Schar Revocable Living Trust, 2664.03 feet to a point at the southwest corner of said 57.830 acre parcel and on the West line of the Northeast Quarter of Section No. 22;

Thence north, along the west line of the Northeast Quarter of Section No. 22 and the west line of said 57.830 acre parcel, 1510.78 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: September 1, 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
Assistant

Date: September 1, 2015

**AREA TO ESTABLISH
B-2 ZONING**

**AREA TO ESTABLISH
M-4 ZONING**

LIB 8/15

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