

ORDINANCE NO. 71-15

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 a "B-2" General Business 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 Southeast Quarter of Section No. 15 and the West line of said 0.682 acre parcel, 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, a 0.642 and 0.602 acre parcels of land also owned by Tara SPK Hospitality LLC, land, 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 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 said point being the true place of beginning;

Thence continuing southeasterly, along the south right-of way line of U. S. Route 250 and the north line of a 0.231 acre parcel of land now owned by Zimmerman Land Company, LTD as recorded in Official Records Volume 592, Page 653 of the Ashland County Deed Records, 106.47 feet to a point at the northeast corner of said 0.231 acre parcel;

Thence North, along a jog in the south right-of way line of U. S. Route 250, a distance of 33.57 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 a 0.500 acre parcel of land also owned by Zimmerman Land Company, LTD, a 0.178 acre parcel of

land now owned by the Board of Education of Montgomery Local School as recorded in Volume 268, Page 311 of the Ashland County deed Records and a 5.009 acre parcel of land now owned by The Board of Education, Montgomery Township Rural School District as recorded in Volume 191, Page 45 of the Ashland County Deed Records a distance of approximately 792 feet to a point on the centerline of Co. Rd. 1575;

Thence south, along the centerline of said Co. Rd. 1575, approximately 336 feet to a point at the northeast corner of a 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;

Thence west, along the south line of said 5.009, said 1.000 acre parcel and a 4.486 acre parcel also owned by The Board of Education, Montgomery Township Rural School District as recorded in Volume 268, Page 311 of the Ashland County Deed Records, approximately 1228 feet to a point at the southwest corner of said 4.486 acre parcel;

Thence north, along the west line of said 4.486 acre parcel, 361.11 feet to a point at the northwest corner of said 4.486 acre parcel;

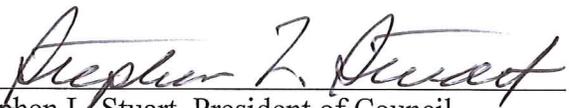
Thence west, along the north line of said 4.486 acre parcel 277.47 feet to a point at the southwest corner of said Zimmerman Land Company, LTD 0.231 acre parcel;

Thence north, along the west line of said 0.231 acre parcel, 79.64 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.

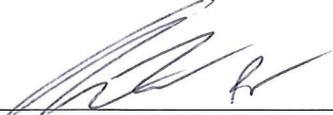
PASSED: September 1, 2015


Stephen L. 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, Director of Law
Assistant

Date: September 1, 2015

