

ORDINANCE NO. 18-014

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING AN APPROXIMATELY 1.03 ACRE TRACT OF LAND FROM PLANNED COMMERCIAL DISTRICT (PCD) TO NEIGHBORHOOD COMMERCIAL (NC), OWNED BY OTP HOLDINGS, LLC., LOCATED AT 100 CEMETERY ROAD (PID 184-000752)

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before the Council of the City of Canal Winchester; and

WHEREAS, a public hearing has been held by the Planning and Zoning Commission of the City of Canal Winchester with a recommendation for approval of the rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is part thereof, be and hereby is amended as follows:

That approximately 1.03 acres, located at 100 Cemetery Road, PID 184-000752, owned by OTP Holdings LLC., as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Planned Commercial District (PCD) to Neighborhood Commercial (NC).


Section 2. That all other provisions of Part 11 of the Codified Ordinances and accompanying zoning map shall remain in full force and effect.

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

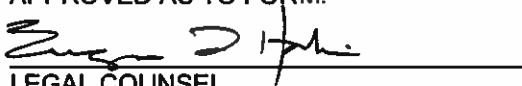
DATE PASSED 5/7/18

  
PRESIDENT OF COUNCIL

ATTEST Amanda M Jackson  
CLERK OF COUNCIL

  
MAYOR

DATE APPROVED 5-8-18

APPROVED AS TO FORM:  
  
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Amanda M Jackson  
Finance Director/Clerk of Council



**EXHIBIT 'A'**

130539-TTA

**LEGAL DESCRIPTION**

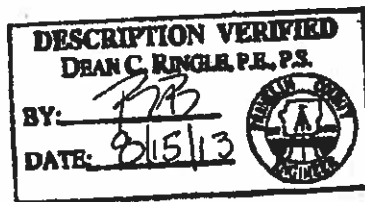
Situated in the City of Canal Winchester, County of Franklin, State of Ohio, and is described as follows:

Being in the Southwest Quarter Section 19, Township 15, Range 20 Congress Lands, and being a part of a tract of land conveyed by deed of Lylle G. and Lena E. King to Douglas F. and Myrtle M. Dye, as the same is recorded in Deed Book 1231, page 517, Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a concrete monument at the Southwest corner of Section 19; thence with the West line of Section 19 North 0° 18 1/2' West, a distance of 179.92 feet to an iron pipe; thence North 86° 40' East, a distance of 227.34 feet to an iron pipe; thence South 03° 36' East, a distance of 193.30 feet to an iron pipe in the South line of Section 19; thence along the South line of Section 19, South 89° 57' West, a distance of 238.13 feet to the Place of Beginning, containing 1.03 acres.

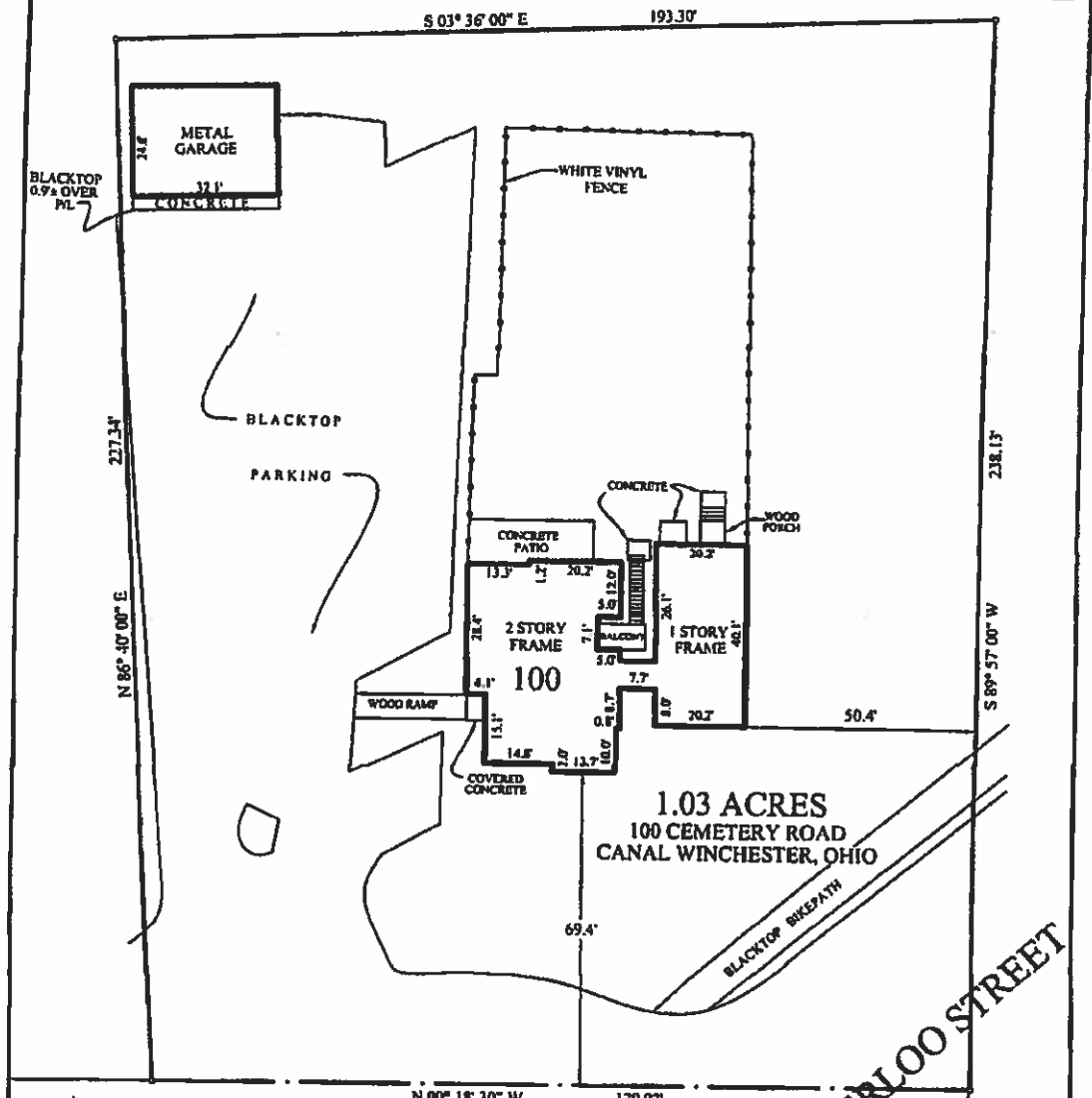
For informational Purposes only:

Property Address: 100 Winchester Cemetery Road Canal Winchester, Ohio 43110  
Parcel No.:184-000752-00



046 D  
All of  
(184)  
752

CERTIFIED TO TALON TITLE AGENCY COUNTY OF FRANKLIN  
 LENDER KEMBA FINANCIAL CREDIT UNION P.B. \_\_\_\_\_ PG. \_\_\_\_\_ OR./D.B. \_\_\_\_\_ PG. \_\_\_\_\_  
 BUYER OAK TREE PARTNERS II LLC SCALE 1" = 30' DATE 8-8-13 DRN KB CH SJH



**CEMETERY ROAD**

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN  
 FLOOD ZONE \_\_\_\_\_ X \_\_\_\_\_  
 COMMUNITY PANEL \_\_\_\_\_ 39049C \_\_\_\_\_  
 PAGE \_\_\_\_\_ 0452-K \_\_\_\_\_ DATE \_\_\_\_\_ 6-17-08 \_\_\_\_\_

By *Steven J. Hoyer*





