

RECORD OF ORDINANCES

Ordinance No. 3-16-2025

Passed 3-4, 2025

**AN ORDINANCE TO AMEND THE ZONING DISTRICT OF 0 ATWATER AVENUE (PARCEL #A05-1-115-00-001-88 AND A05-1-115-00-001-89), 0 MORRIS ROAD (PARCEL #A05-1-115-00-001-90 AND A05-1-115-00-001-00) FROM NB (NEIGHBORHOOD BUSINESS) DISTRICT, MUR (MULTI-UNIT) DISTRICT AND MDR (MEDIUM DENSITY RESIDENTIAL) DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT.**

WHEREAS, the City of Circleville Planning & Zoning Commission recommended to Circleville City Council, rezoning of 0 Atwater Avenue (Parcel #A05-1-115-00-001-88 and A05-1-115-00-001-89), 0 Morris Road (Parcel #A05-1-115-00-001-90 and A05-1-115-00-001-00) from NB (Neighborhood Business) District, MUR (Multi-Unit) District and MDR (Medium Density Residential) District to PUD, Planned Unit Development; and

WHEREAS, there was a public hearing held on December 4, 2024, by Circleville Planning & Zoning Commission and made a recommendation for approval of the rezoning; and

WHEREAS, there was a public hearing held on January 21, 2025, by Circleville City Council, to hear comments on the proposed rezoning.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, STATE OF OHIO AS FOLLOWS:**

**SECTION I:** That the approved Zoning Map, established by Ordinance No. 02-13-2023, passed February 21, 2023, and as subsequently amended, be and the same hereby is revised in the following manner:

The following described property is hereby rezoned from NB (Neighborhood Business) District, MUR (Multi-Unit) District and MDR (Medium Density Residential) District to PUD, Planned Unit Development.

Situated in the City of Circleville, County of Pickaway, and State of Ohio:

Auditor's Parcel # A05-1-115-00-001-88, A05-1-115-00-001-89, A05-1-115-00-001-90, and A05-1-115-00-001-00 approximately 59.3 acres;

Full Description is attached as Exhibit "A"

**SECTION II:** The Zoning Inspector of the City of Circleville be and hereby is authorized and directed to make said changes on the approved zoning map, as required by Section 1111.02(b)(1)(G) of the Official Zoning Code of the City of Circleville, established by Ordinance No. 02-13-2023, passed February 21, 2023.

**SECTION III:** That this ordinance shall take effect and be in force at the earliest period allowed by law.

PASSED: 3-4-2025  
DATE

Baugh P. Kell  
PRESIDENT OF COUNCIL

ATTEST: Melissa J. [Signature]  
CLERK OF COUNCIL

APPROVED: 3-4-2025  
DATE

Michelle Y. Blanton  
MAYOR

APPROVED AS FORM: [Signature]

KENDRA C. KINNEY - LAW DIRECTOR

### 59.3 ACRES

Situated in the State of Ohio, County of Pickaway, City of Circleville, in Sections 17 and 18, Township 11, Range 21, Congress Lands, being comprised of all of those tracts of land conveyed to Rising Development Corp. by deed of record in Official Record 288, Page 228 and Official Record 568, Page 232, and Watt-Land Acres, Inc. by deed of record in Official Record 176, Page 586 (all references refer to the records of the Recorder's Office, Pickaway County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of said Rising Development Corp. tracts, in the southerly line of the subdivision entitled "Heritage Ponds Section 1", of record in Plat Cabinet 1, Slide 215;

Thence the following courses and distances:

South 86° 57' 53" East, a distance of 1183.16 feet to a point;

South 86° 56' 40" East, a distance of 727.14 feet to a point;

South 86° 56' 45" East, a distance of 944.45 feet to a point;

South 02° 47' 58" West, a distance of 1391.56 feet to a point;

North 85° 59' 44" West, a distance of 1320.19 feet to a point;

North 45° 11' 42" West, a distance of 52.63 feet to a point;

With the arc of a curve to the right, having a central angle of 95° 43' 15", a radius of 19.94 feet, an arc length of 33.32 feet, a chord bearing of North 02° 35' 29" East and chord distance of 29.57 feet to a point;

North 39° 43' 20" West, a distance of 60.00 feet to a point;

With the arc of a curve to the right, having a central angle of 12° 38' 46", a radius of 280.00 feet, an arc length of 61.80 feet, a chord bearing of North 56° 19' 10" East and chord distance of 61.68 feet to a point;

North 03° 35' 39" East, a distance of 165.21 feet to a point;

South 86° 15' 44" East, a distance of 283.82 feet to a point;

North 04° 09' 56" East, a distance of 53.13 feet to a point;

North 08° 50' 47" East, a distance of 171.48 feet to a point;

North 14° 12' 56" East, a distance of 165.49 feet to a point;

North 10° 18' 27" East, a distance of 66.61 feet to a point;

North 06° 59' 32" East, a distance of 72.70 feet to a point;

North 03° 03' 38" East, a distance of 210.00 feet to a point;

North 86° 56' 23" West, a distance of 677.27 feet to a point;

North 86° 44' 23" West, a distance of 70.00 feet to a point;

South 03° 52' 24" West, a distance of 116.75 feet to a point;

South 03° 52' 17" West, a distance of 259.57 feet to a point;

North 87° 08' 39" West, a distance of 365.11 feet to a point;

North 87° 08' 26" West, a distance of 435.00 feet to a point;

South 37° 59' 08" West, a distance of 151.50 feet to a point;

With the arc of a curve to the left, having a central angle of 35° 44' 05", a radius of 852.83 feet, an arc length of 531.90 feet, a chord bearing of North 36° 47' 18" West and chord distance of 523.32 feet to a point;

North 54° 44' 27" West, a distance of 103.22 feet to a point; and

North 31° 34' 32" East, a distance of 424.86 feet to the POINT OF BEGINNING, containing 59.3 acres of land, more or less.