CITY OF ST. MARYS
ORDINANCE NO. _____

AMENDING THE CITY ZONING MAP

WHEREAS, pursuant to Section 109, Chapter 27, Part 1, of the St. Marys City Code, "The City of St. Marys Zoning Ordinance", the City has adopted a Zoning Map dividing the City of St. Marys into various zoning districts;

AND WHEREAS, AI Property Holdings, LLC is the owner of a certain property in the area of Bucktail Road and Clover Hill Road in the City which is currently zoned as part of a Rural Conservation "RC" Zoning District;

AND WHEREAS, AI Property Holdings, LLC has made application to St. Marys City Council to have part of its property, containing 23 acres more or less, rezoned from Rural Conservation "RC" District to Residential Flexible "RF" District;

AND WHEREAS, after public hearing, St. Marys City Council finds that the rezoning of the property would not be detrimental to the proper development of the City in general, and would not negatively affect the adjoining properties in the area requested to be rezoned;

AND WHEREAS, the City Council finds it to be in the best interest of the City that the application of AI Property Holdings, LLC for rezoning be granted;

NOW THEREFORE, St. Marys City Council ordains as follows:

The City Zoning Map, adopted pursuant to Section 109 of Chapter 27, Part 1, of the St. Marys City Code, is hereby amended by changing the zoning designation from Rural Conservation "RC" Zoning District to Residential Flexible "RF" Zoning District, the following described property of AI Property Holdings, LLC:

ALL that parcel of land as shown on map dated February 1, 2023, drawn by AI Property Holdings, LLC, located north of Bucktail Road and north and east of Clover Hill Road, lying in the City of St. Marys of Elk County, State of Pennsylvania and being more particularly describes as follows:

BEGINNING at a found concrete monument with brass cap corner, said corner being the northwestern corner of the property as described herein, also being the northeast corner of property now or formerly owned by Marc Nero as described in Instrument #2013-001196, said corner being the northwest corner of the land to be rezoned and running:

THENCE, along land now or formerly of Donald C. Meyer as described in Deed Book 256, Page 114, and along land now or formerly of Edwin F. & Sara A. Wittman as described in Deed Book 496, Page 152, South 65 degrees 41 minutes 18 seconds East, passing through a 3/4" inch rebar at a distance of 829.65 feet, for a total distance of 1,018.60 feet to a 3/4" inch rebar, being the

northwest corner of property now or formerly owned by AI Property Holdings, LLC as described in Instrument #2020-002281,;

THENCE, South 12 degrees 37 minutes 36 seconds West for a distance of 669.31 feet, along property now or formerly owned by AI Property Holdings, LLC as described in Instrument #2020-002281;

THENCE, along land now or formerly owned by M A Bucktail Village LLC, as described in Instrument #2018-001055, the following two courses and distances:

1. North 83 degrees 17 minutes 59 seconds West, passing through a 3/4” inch rebar at a distance of 190.62, for a total distance of 502.00 feet to a set 3/4” iron rebar, thence;

2. South 84 degrees 22 minutes 39 seconds West, passing through a 3/4" inch rebar at 344.37 feet, a total distance of 778.37 feet more or less and to the property now or formerly owned by Marc Nero as described in Instrument #2013-001196;

THENCE, continuing along land now or formerly owned by Marc Nero, North 24 degrees 35 minutes 51 seconds East for a distance of 1,351.13 feet more or less to a found concrete monument with brass cap corner, said corner being the place of beginning.

CONTAINING 23 acres more or less as shown on map dated February 1, 2023.

BEING part of lands conveyed to AI Property Holdings, LLC by Instrument Number 2020-002280, Tax Parcel Assessment #13-13-016-1399, and all of lands conveyed to AI Property Holdings, LLC by Instrument Number 2020-002279, Tax Parcel Assessment #13-13-016-1386.

ADOPTED THIS____ day of _____, 2023.

Attest: City of St. Marys

_____ By:_____

Joseph Fleming, Secretary Lyle Garner, Mayor