

**CITY OF XENIA, OHIO
ORDINANCE 2018 – 16**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO,
TO REZONE THE PROPERTIES LOCATED AT 415 AND 421 BELLBROOK AVENUE
FROM I-2 HEAVY INDUSTRIAL DISTRICT TO B-3 GENERAL BUSINESS DISTRICT**

WHEREAS, the owners of 415 and 421 Bellbrook Avenue submitted applications to rezone said properties from I-2 Heavy Industrial District to B-3 General Business District;

WHEREAS, the procedures with regard to zoning amendments to the City's Official Zoning Map, as set forth in Section 1220.03 of the Land Development Code, have been followed;

WHEREAS, the Xenia Planning and Zoning Commission (PZC), at its May 2, 2018, meeting, held the required public hearing and voted to make a recommendation to this Council for approval on the submitted applications to change the zoning district classifications; and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City and its inhabitants to adopt the PZC's recommendation and to make certain amendments to the City's Official Zoning Map.

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, at least four (4) members of the City Council concurring, that:

Section 1. The Official Zoning Map of the City of Xenia, Ohio, is hereby amended by changing the zoning district classification from I-2 Heavy Industrial District to B-3 General Business District on the properties located at 415 Bellbrook Ave, Greene County Parcel ID M40000100160011400 (consisting of 0.883 acres, more or less) and 421 Bellbrook Avenue, Greene County Parcel ID M40000100160003700 (consisting of 0.4680 acres, more or less) in the City of Xenia as shown on Exhibit A, which shall be part of this ordinance and shall be used as a reference for reflecting the zoning district classification change on the Official Zoning Map of the City of Xenia.

Section 2. The City Planner is hereby directed to make the approved amendments to the City's Official Zoning Map within five (5) days after the effective date of this Ordinance.

Section 3. All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.


Section 5. This Ordinance shall be effective as of July 14, 2018.

Introduced: May 24, 2018

Adopted: June 14, 2018

Attest:


Michelle D. Johnson
City Clerk


Michael D. Engle
President, Xenia City Council

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EXHIBIT 1
Map of Proposed Rezoning
(properties to be rezoned are outlined in red)

