

**CITY OF XENIA, OHIO  
ORDINANCE 2019 – 04**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO,  
TO REZONE THREE PARCELS ALONG GREENE WAY BLVD., COMPRISING 13.6 ACRES,  
MORE OR LESS, FROM P-1, PUBLIC AND INSTITUTIONAL DISTRICT,  
TO B-3, GENERAL BUSINESS DISTRICT**

**WHEREAS**, BSM Development, LLC, the authorized representative of the property owner, the Board of County Commissioners of Greene County, Ohio, has submitted an application to rezone three parcels along Greene Way Blvd. from P-1, Public and Institutional 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 City’s Land Development Code have been followed;

**WHEREAS**, the Xenia Planning and Zoning Commission, at its February 7, 2019, regular meeting, voted to make a recommendation to this Council that the requested rezoning be approved and this Ordinance be adopted; 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 Planning Commission’s recommendations and 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 P-1, Public and Institutional District, to B-3, General Business District, on the properties along Greene Way Boulevard identified as: Greene County Parcel ID M40000100510000900 (consisting of 2.597 acres, more or less); Greene County Parcel ID M40000100510000800 (consisting of 7.294 acres, more or less); and Greene County Parcel ID M40000100510001000 (consisting of 3.739 acres, more or less, all parcels a part of the Greene Way Plat, Section 2, 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.

**Section 3.** All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.


**Section 4.** It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance 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 become effective on March 30, 2019.

Introduced: February 14, 2019  
Adopted: February 28, 2019

Attest:

  
Michelle D. Johnson  
City Clerk

  
Michael D. Engle  
President, Xenia City Council

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EXHIBIT A  
Parcels to be Rezoned Indicated by Red Outline

