

**CITY OF XENIA, OHIO
ORDINANCE 2020 – 05**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE
TWO PARCELS TOTALING 3.94 ACRES, MORE OR LESS, AT 774 CINCINNATI AVENUE
FROM I-2, HEAVY INDUSTRIAL DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT**

WHEREAS, the property owner of the property located at 774 Cincinnati Avenue has authorized an application to rezone the two parcels at said location 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 City's Land Development Code, have been followed;

WHEREAS, the Xenia Planning and Zoning Commission, at its March 5, 2020, regular meeting, voted (3-0) 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 the Planning and Zoning 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 I-2, Heavy Industrial District, to B-3, General Business District, on two parcels totaling 3.94 acres, more or less, located at 774 Cincinnati Avenue, Greene County Parcel ID's M40000100150000800 and M40000100150001000, as shown in 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 City of Xenia's Official Zoning Map.

Section 2. The City Planner is hereby directed to make the approved amendment to the City's Official Zoning Map.

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 All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.

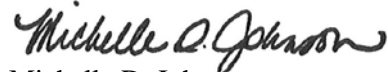
Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with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

Section 5. This Ordinance shall become effective on July 11, 2020.


Introduced: March 12, 2020

Adopted: June 11, 2020

Attest:



Michelle D. Johnson
City Clerk


Wesley E. Smith
President, Xenia City Council

Parcel to be Rezoned Indicated by Red Outline

