

**CITY OF XENIA, OHIO
ORDINANCE 2021 – 13**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE
0.05 ACRES, MORE OR LESS, COMPRISING THE SOUTHERN 21.25 FEET OF LOT 72
OF THE ORIGINAL PLAT OF THE CITY OF XENIA, LOCATED ON N. MONROE STREET,
FROM R-3 ATTACHED RESIDENTIAL DISTRICT TO B-3 GENERAL BUSINESS DISTRICT**

WHEREAS, the property owners, Ray and Karen Devite, submitted an application to rezone 0.05 acres, more or less, comprising the southern 21.25 feet of Lot 72 of the original plat of the City of Xenia, located on N. Monroe Street, from R-3 Attached Residential 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 May 6, 2021, regular meeting, voted unanimously (4-0) 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 R-3 Attached Residential District to B-3 General Business District on the 0.05 acres comprising the southern 21.25 feet of Lot 72 of the original plat of the City of Xenia, located on North Monroe Street (Greene County Parcel ID M40000200050026000), as shown on the attached 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 All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.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 June 26, 2021.

Introduced: May 13, 2021
Adopted: May 27, 2021

Attest:


Michelle D. Johnson
City Clerk


Wesley E. Smith
President, Xenia City Council

ORDINANCE 2021-13
EXHIBIT A

