

**CITY OF XENIA, OHIO
ORDINANCE 2022 – 42**

**APPROVING A MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT CONCEPT
PLAN FOR WRIGHT CYCLE ESTATES THAT INCREASES THE NUMBER OF PLANNED
SINGLE-FAMILY HOMES**

WHEREAS, the Wright Cycle Estates Planned Unit Development (PUD) Concept Plan, which was first approved by City Council by Ordinance 95-51, adopted on August 10, 1995, and was most recently amended by Ordinance 2022-06, adopted on March 24, 2022;

WHEREAS, the developer, Wright Cycle Estates Holdings III, LLC, proposes a major change to the Wright Cycle Estates PUD Concept Plan that would increase the number of residential units in the PUD;

WHEREAS, the procedures with regard to major changes to an approved PUD, as set forth in Section 1220.04(h) of the City’s Land Development Code, have been followed; 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 approve a Major Change to the Wright Cycle Estates PUD.

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, a majority of the members of Council present concurring, that:

Section 1. The Concept Plan for the Wright Cycle Estates Planned Unit Development regarding the remaining undeveloped portion, which is located on land with Greene County Parcel Numbers M40000100600000100, M400001006000001600, M400001006000001700, M400001006000001800, and M400001006000001900, is hereby amended by increasing the total planned single-family residential units, as shown on the attached Exhibit A, which shall be part of this Ordinance and shall be used as a reference to guide review and approval of future Final Development Plans.

Section 2. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.


Section 3. 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 ORC 121.22.

Section 4. This Ordinance shall become effective on December 22, 2022.

Introduced: October 27, 2022
Adopted: November 22, 2022

Attest:


Michelle D. Johnson
City Clerk


Wesley E. Smith
President, Xenia City Council

H:\CAD\Projects\Leadman\Wright Cycle Estates\Preliminary Plans\Overall Preliminary plan\WRIGHT CYCLE - OVERALL PRELIMINARY PLAN.DWG, SEPT 09, 2022 = 07:35:45

LOT DESCRIPTION	APPROXIMATE SIZE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. STREET WIDTH	MIN. DRIVEWAY WIDTH	MIN. DRIVEWAY SETBACK	MIN. DRIVEWAY SPACING	MIN. DRIVEWAY WIDTH	MIN. DRIVEWAY SPACING	NUMBER OF LOTS
S	57' x 105'	15'	5'	5'	35'	5'	5'	5'	5'	5'	21
M	67' x 105'	20'	5'	5'	35'	5'	5'	5'	5'	5'	25
E	87' x 105'	25'	5'	5'	40'	5'	5'	5'	5'	5'	30

NOTES:
 1) ALL SETBACK DIMENSIONS WILL BE MEASURED TO THE OUTLINE OF THE LOT.

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- PROPOSED FOOD PLANT
 - PROPOSED RETAIL DEVELOPMENT
 - PROPOSED UTILITIES
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- (A) WINDMILLS
 - (B) CHURCH SITE
 - (C) OFFICE AND RESIDENTIAL BUSINESS SITE
 - (D) RETAIL USE AND COMMERCIAL SITE
 - (E) RESTAURANT SITE
 - (F) WINDMILLS
 - (G) EXISTING HOME TO DEMO
 - (H) PARKING
 - (I) SPECIAL STUDY CENTER
 - (J) EXISTING BIRN APPOINTMENT/STRUCTURAL/LANDSCAPING
 - (K) EXISTING HOME OF PROPERTY



<p style="text-align: center;">CONCEPT PLAN WRIGHT CYCLE ESTATES</p> <p style="text-align: center;">LOCATED IN MILITARY SURVEYS #2263 & #2264 CITY OF XENIA, GREENE COUNTY, OHIO</p>	<p style="font-size: small;">VANATIA ENGINEERING INC. 570 Congress Blvd Dr • Dublin, OH 43019 Phone: 614 436 5650 Fax: 614 436 5645</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISION												
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DATE: SEPTEMBER, 2022
 SCALE: 1"=200'
 PROJECT NO.: 2241
 FILE NO.:
 SHEET NO.: 1 of 1