

**CITY OF XENIA, OHIO
ORDINANCE 2022 – 50**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE
THE PROPERTY AT 24-72 HILL STREET, TOTALING 0.84 ACRES, MORE OR LESS,
FROM I-1 LIGHT INDUSTRIAL DISTRICT TO B-2 DOWNTOWN DISTRICT**

WHEREAS, the owner of the properties at 24-72 Hill Street, Cobblestone Property Group, LLC, filed an application to rezone said properties from I-1 Light Industrial District to B-2 Downtown District;

WHEREAS, the Planning and Zoning Commission, at their December 1, 2022, meeting, held the required public hearing and voted to make a recommendation to this Council that the requested rezoning be approved;

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; 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 recommendation and make certain amendments to the City’s Official Zoning Map,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, a majority of the members of Council present 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-1 Light Industrial District to B-2 Downtown District for the parcels, totaling 0.84 acres, more or less, located at 24-72 Hill Street and including Greene County Auditor Parcel IDs M40000200130000100, M40000200130000200, M40000200130028500, M40000200130000300, 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 All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.

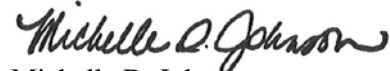
Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with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

Section 5. This Ordinance shall become effective on February 11, 2023.

Introduced: December 28, 2022

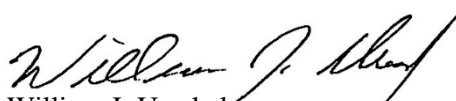
Adopted: January 12, 2023

Attest:



Michelle D. Johnson

City Clerk



William J. Urschel

President, Xenia City Council

**ORDINANCE 2022 – 50
EXHIBIT A**

