

**CITY OF XENIA, OHIO  
ORDINANCE 2019-11**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO,  
TO REZONE 14 PARCELS WITH THE ADDRESSES OF 602-614, 624, 634, 658-672, 680, 728  
AND 750 CINCINNATI AVENUE, COMPRISING 6.3 ACRES, MORE OR LESS, FROM I-2,  
HEAVY INDUSTRIAL DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT**

**WHEREAS**, Rebecca Steinbarger, the owner of 634 Cincinnati Avenue, has submitted an application to rezone fourteen parcels on Cincinnati Avenue from I-2, Heavy Industrial District, to B-3, General Business District;

**WHEREAS**, the applicant has submitted signatures of endorsement from all other owners of the fourteen parcels that are the subject of said rezoning application;

**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 2, 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 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 the properties identified below and 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 Official Zoning Map of the City of Xenia.

Address	Parcel ID	Approximate Acreage
750 Cincinnati Ave.	M40000100150001100	1.835
728 Cincinnati Ave.	M40000100150001200	1.558
698 Cincinnati Ave.	M40000100150002700	1.095
680 Cincinnati Ave.	M40000100150002500	0.163
658-672 Cincinnati Ave.	M40000100150001600	0.104
	M40000100150002400	0.026
	M40000100150001700	0.189
	M40000100150002600	0.476
634 Cincinnati Ave.	M40000100150001900	0.215
	M40000100150001800	0.196
	M40000100150002800	0.212
624 Cincinnati Ave.	M40000100150002000	0.157
602-614 Cincinnati Ave.	M40000100150002100	0.092
	M40000100150002200	0.051

**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 June 22, 2019.

Introduced: May 9, 2019  
Adopted: May 23, 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

