

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2022-22**

**REZONING 0.8045 ACRES OF PROPERTY LOCATED AT 110 EAST CENTER
COLLEGE STREET, PARCEL ID #F19000100080037300 FROM “E-I” EDUCATIONAL
INSTITUTION DISTRICT TO “R-C” HIGH-DENSITY RESIDENTIAL DISTRICT AND
AMENDING THE ZONING MAP**

Whereas, On May 10, 2022, Planning Commission received a map and zoning amendment application from Theodora Stephan to rezone her property at 110 E. Center College Street from E-I, Educational Institution, to R-C, High-Density Residential District to permit residential use of the premises which she purchased from Antioch College Corporation in 2021, and

Whereas, the Zoning Administrator reviewed the application and determined the rezoning of the premises to “R-C,” High-Density Residential District would be consistent with the current zoning of neighboring parcels to the east, west and south of the property; and

Whereas, following a public hearing on May 10, 2022, Planning Commission, pursuant to Village Codified Ordinance Section 1280.02, reviewed the application and found the rezoning to be consistent with the Village’s goals, policies and future land use plans; compatible with the site’s physical features; compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values and traffic impacts; and found that the rezoning would have no additional impact on infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and road lighting; and that it would not result in a spot zone; and

Whereas, after the required review, Planning Commission voted to recommend to Council amendment of the Zoning Map as requested from E-I, Educational Institution, to R-C, High Density Residential,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Council accepts Planning Commission’s findings pursuant to Village Code Section 1280.03.

Section 2. Village Council hereby amends the official zoning map from “E-I” Educational Institution District to “R-C” High-Density Residential District for 110 E. Center College St., Parcel ID #F19000100080037300, 0.8045 acres, as depicted in Exhibit A, and with the following legal description :“Situate in the Village of Yellow Springs, County of Greene, State of Ohio and further described as follows: Being Lot 11 “ Antioch College Corp. Plat” Plat Cabinet 37, Slides 169B-177B, as recorded in the Plat Records of Greene County, Ohio.”

Section 3. Exhibit A is hereby incorporated by reference and the Zoning Administrator is directed to update the Official Zoning Map maintained and kept on file by the Zoning Administrator pursuant to Village Code Section 1242.02 and distribute that map to other Village

departments and Greene County Regional Planning and Coordinating Commission as well as the Greene County Auditor's Geographic Information Management System Coordinator.

Section 4. This ordinance shall take effect at the earliest date permitted by law.

Brian Housh, President of Council

Passed: 6-21-2022

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh __Y__ Kevin Stokes __Y__ Marianne MacQueen __Y__

Carmen Brown __Y__ Gavin DeVore Leonard __Y__



VICINITY MAP FOR REZONING
THEODORA STEPHAN
110 E. CENTER COLLEGE STREET
SECTION 15, TOWN 4, RANGE 5, EAST,
VILLAGE OF YELLOW SPRINGS, GREENE COUNTY, OHIO
LOT 11
(MARCH, 2022)



Legal Description (see deed)
Situate in the Village of Yellow Springs, County of Greene and State of Ohio and being Lot 11 "Artichoke College Corp. Plat", PC 37 Slides 1055-1778, as recorded in the Plat Cabinet of Greene County, Ohio

<p>LEGEND OF SYMBOLS AND ABBREVIATIONS</p> <p>■ (NATURAL GAS)</p> <p>----- SUBJECT PROPERTY LINE</p> <p>----- ADJACENT PROPERTY LINE</p> <p>----- ZONING LINE</p> <p>OWNER'S ADDRESS & OWNER'S NAME & ADDRESS</p>		 <p>BURKHARDT ENGINEERING & SURVEYING</p> <p>CIVIL ENGINEERING LAND SURVEYING NATIONAL REAL ESTATE EXAMINER</p> <p>100 North Chesley Street Bloomington, IL 61701 Phone 307-338-0040</p>		<p>Project: # 100-21-1481</p> <p>Client: S.D. Chang, D.D. Ladd</p> <p>Charg. RECD: TAD. RECD:ZA</p> <p>Scale: 1" = 40'</p> <p>Date: 04/04/2022</p> <p>Sheet: VICINITY MAP FOR REZONING</p> <p>Draft No: 1 of 1</p>
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