

ORDINANCE NO. 04-17

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Balinda Kenley ON THE  
16th DAY OF May, 2017.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 27.563 ACRES OF LAND, MORE OR LESS, LOCATED SOUTH OF BROWN ROAD IN CORNERSTONE PHASE IV TO FACILITATE DEVELOPMENT, AS FOLLOWS:

AREA ONE, 1.244 ACRES, TO BE REZONED FROM B-PD WITH A CC OVERLAY TO B-PD WITH AN NC OVERLAY;

AREA TWO, 13.872 ACRES, TO BE REZONED FROM R-PD WITH AN NR OVERLAY TO B-PD WITH AN NC OVERLAY;

AREA THREE, 0.330 ACRES, TO BE REZONED FROM R-PD WITH AN NR OVERLAY TO B-PD WITH A CC OVERLAY;

AREA FOUR, 2.909 ACRES, TO BE REZONED FROM B-PD WITH A CC OVERLAY TO B-PD WITH AN NC OVERLAY; AND

AREA FIVE, 9.208 ACRES, TO BE REZONED FROM B-PD WITH A CC OVERLAY TO R-PD WITH AN NR OVERLAY.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. The Official Zoning Map attached to Ordinance Number 14-08, Chapter 1216, Article 7 of the Unified Development Ordinance, passed on the 15th day of December, 2008, and as subsequently amended, be, and the same hereby is, amended to rezone 27.563 acres of land, more or less, located south of Brown Road as indicated above. The acreage to be rezoned is identified as a portion of Parcel #L 49000100010000200 in the Greene County Auditor's records.

Section 2. A map and the legal descriptions of the areas in question are attached hereto, marked as Exhibit "A," and made a part hereof.

Section 3. The zoning map of the City of Centerville, Ohio, shall be revised to reflect these adjustments.

Section 4. This Ordinance shall take effect and be in force at the earliest date provided by law.

PASSED THIS 16<sup>th</sup> day of May, 2017.

  
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Mayor of the City of Centerville, Ohio

ATTEST:

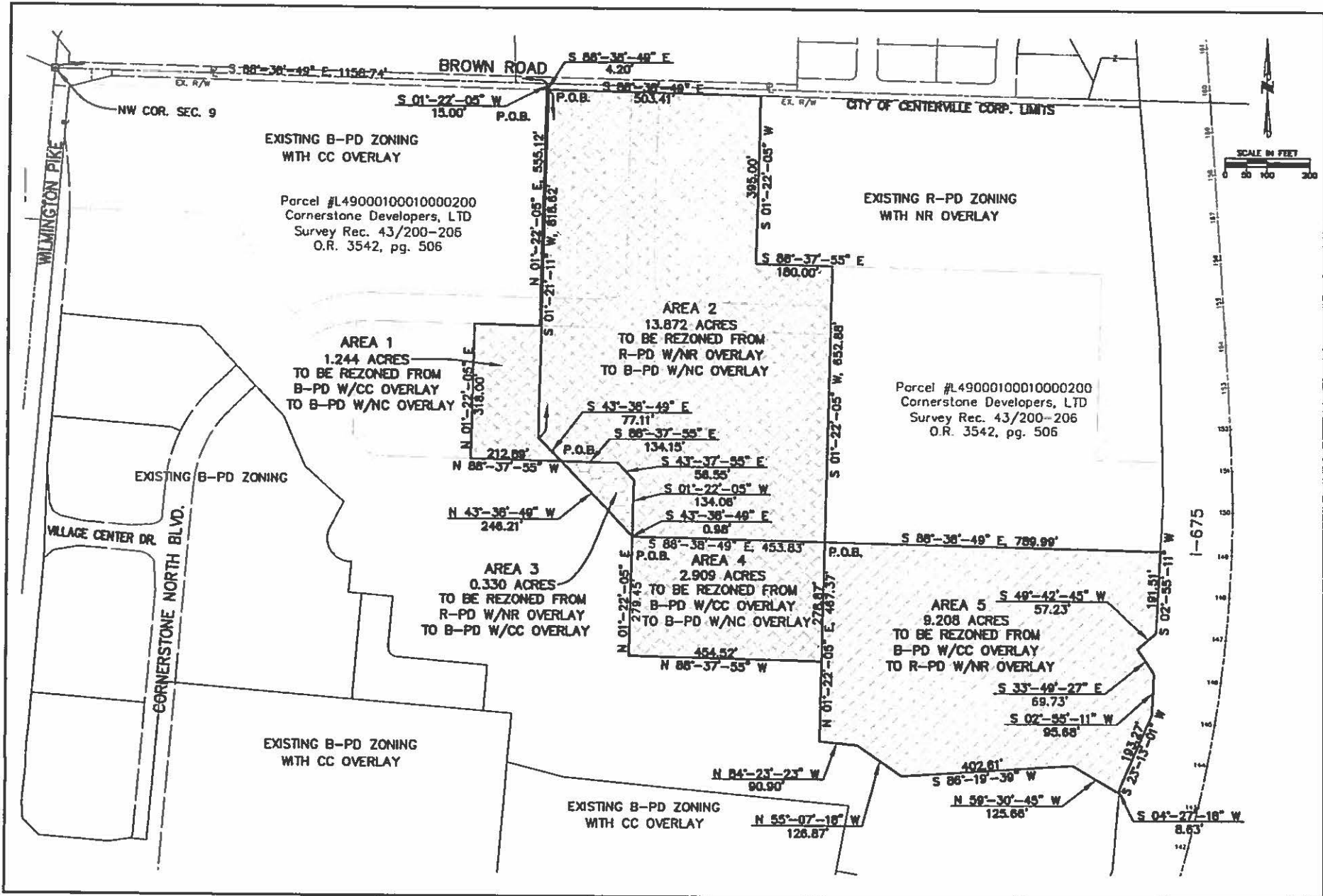
  
\_\_\_\_\_  
Clerk of Council  
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 04-17, passed by the Council of the City of Centerville, Ohio on the 16<sup>th</sup> day of May, 2017.

  
\_\_\_\_\_  
Clerk of the Council

Approved as to form, consistency with the  
Charter and Constitutional Provisions.  
Department of Law  
Scott A. Liberman  
Municipal Attorney



**ONE**  
ENGINEERING

CHOICE

2007 Ohio State Bar Association  
Professional Seal No. 113747  
Notary Public, State of Ohio, No. 14720  
www.ohio-board-of-accountancy.com

**CORNERSTONE NORTH  
CITY OF CENTERVILLE, OHIO  
REZONING EXHIBIT**

REVISIONS:

FILE NAME	08-14-2016
DRAWN BY	mm
CHECKED BY	mm
PROJECT NO.	08-14-2016
DATE	08-14-2016
SHEET NUMBER	1 of 1

**DESCRIPTION FOR REZONING  
AREA 1, 1.244 ACRES  
REZONED FROM B-PD W/CC OVERLAY TO  
B-PD W/NC OVERLAY  
CORNERSTONE OF CENTERVILLE**

SITUATE IN SECTION 9, TOWNSHIP 2, RANGE 6, TOWNSHIP OF SUGARCREEK, COUNTY OF GREENE, STATE OF OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN A MONUMENT BOX AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE, SOUTH 88°38'49" EAST, 1158.74 FEET, ALONG THE NORTH LINE OF SECTION 9 AND THE CENTERLINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 15.00 FEET, TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 88°38'49" EAST, 4.20 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°21'11" WEST, 818.62 FEET, TO A POINT;

THENCE, SOUTH 43°38'49" EAST, 77.11 FEET, TO A POINT;

THENCE, NORTH 88°37'55" WEST, 212.89 FEET, TO A POINT;

THENCE, NORTH 01°22'05" EAST, 318.00 FEET, TO A POINT;

THENCE, NORTH 01°22'05" EAST, 555.12 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 1.244 ACRES MORE OR LESS.

**DESCRIPTION FOR REZONING  
AREA 2, 13.872 ACRES  
REZONED FROM R-PD W/NR OVERLAY TO  
B-PD W/NC OVERLAY  
CORNERSTONE OF CENTERVILLE**

SITUATE IN SECTION 9, TOWNSHIP 2, RANGE 6, TOWNSHIP OF SUGARCREEK, COUNTY OF GREENE, STATE OF OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN A MONUMENT BOX AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE, SOUTH 88°38'49" EAST, 1158.74 FEET, ALONG THE NORTH LINE OF SECTION 9 AND THE CENTERLINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 15.00 FEET, TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD;

THENCE, SOUTH 88°38'49" EAST, 4.20 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD, AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 88°38'49" EAST, 503.41 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 395.00 FEET, TO A POINT;

THENCE, SOUTH 88°37'55" EAST, 180.00 FEET, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 652.88 FEET, TO A POINT;

THENCE, NORTH 88°38'49" WEST, 453.83 FEET, TO A POINT;

THENCE, NORTH 43°38'49" WEST, 0.98 FEET, TO A POINT;

THENCE, NORTH 01°22'05" EAST, 134.06 FEET, TO A POINT;

THENCE, NORTH 43°37'55" WEST, 56.55 FEET, TO A POINT;

THENCE, NORTH 88°37'55" WEST, 134.15 FEET, TO A POINT;

THENCE, NORTH 43°38'49" WEST, 77.11 FEET, TO A POINT;

THENCE, NORTH 01°21'11" WEST, 818.62 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 13.872 ACRES MORE OR LESS.

**DESCRIPTION FOR REZONING  
AREA 3, 0.330 ACRES  
REZONED FROM R-PD W/NR OVERLAY TO  
B-PD W/CC OVERLAY  
CORNERSTONE OF CENTERVILLE**

SITUATE IN SECTION 9, TOWNSHIP 2, RANGE 6, TOWNSHIP OF SUGARCREEK, COUNTY OF GREENE, STATE OF OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN A MONUMENT BOX AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE, SOUTH 88°38'49" EAST, 1158.74 FEET, ALONG THE NORTH LINE OF SECTION 9 AND THE CENTERLINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 15.00 FEET, TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD;

THENCE, SOUTH 88°38'49" EAST, 4.20 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°21'11" WEST, 818.62 FEET, TO A POINT;

THENCE, SOUTH 43°38'49" EAST, 77.11 FEET, TO A POINT, AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 88°37'55" EAST, 134.15 FEET, TO A POINT;

THENCE, SOUTH 43°37'55" EAST, 56.55 FEET, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 134.06 FEET, TO A POINT;

THENCE, NORTH 43°38'49" WEST, 246.21 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.330 ACRES MORE OR LESS.

**DESCRIPTION FOR REZONING  
AREA 4, 2.909 ACRES  
REZONED FROM B-PD W/CC OVERLAY TO  
B-PD W/NC OVERLAY  
CORNERSTONE OF CENTERVILLE**

SITUATE IN SECTION 9, TOWNSHIP 2, RANGE 6, TOWNSHIP OF SUGARCREEK, COUNTY OF GREENE, STATE OF OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN A MONUMENT BOX AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE, SOUTH 88°38'49" EAST, 1158.74 FEET, ALONG THE NORTH LINE OF SECTION 9 AND THE CENTERLINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 15.00 FEET, TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD;

THENCE, SOUTH 88°38'49" EAST, 4.20 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°21'11" WEST, 818.62 FEET, TO A POINT;

THENCE, SOUTH 43°38'49" EAST, 323.32 FEET, TO A POINT, AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 43°38'49" EAST, 0.98 FEET, TO A POINT;

THENCE, SOUTH 88°38'49" EAST, 453.83 FEET, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 278.87 FEET, TO A POINT;

THENCE, NORTH 88°37'55" WEST, 454.52 FEET, TO A POINT;

THENCE, NORTH 01°22'05" EAST, 279.45 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 2.909 ACRES MORE OR LESS.

**DESCRIPTION FOR REZONING  
AREA 5, 9.208 ACRES  
REZONED FROM B-PD W/CC OVERLAY TO  
R-PD W/NR OVERLAY  
CORNERSTONE OF CENTERVILLE**

SITUATE IN SECTION 9, TOWNSHIP 2, RANGE 6, TOWNSHIP OF SUGARCREEK, COUNTY OF GREENE, STATE OF OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN A MONUMENT BOX AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE, SOUTH 88°38'49" EAST, 1158.74 FEET, ALONG THE NORTH LINE OF SECTION 9 AND THE CENTERLINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°22'05" WEST, 15.00 FEET, TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD;

THENCE, SOUTH 88°38'49" EAST, 4.20 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF BROWN ROAD, TO A POINT;

THENCE, SOUTH 01°21'11" WEST, 818.62 FEET, TO A POINT;

THENCE, SOUTH 43°38'49" EAST, 324.30 FEET, TO A POINT;

THENCE, SOUTH 88°38'49" EAST, 453.83 FEET, TO A POINT AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 88°38'49" EAST, 789.99 FEET, TO A POINT IN THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 675;

THENCE, SOUTH 02°55'11" WEST, 191.51 FEET, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 675, TO A POINT;

THENCE, SOUTH 49°42'45" WEST, 57.23 FEET, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 675, TO A POINT;

THENCE, SOUTH 33°49'27" EAST, 69.73 FEET, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 675, TO A POINT;

THENCE, SOUTH 02°55'11" WEST, 95.68 FEET, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 675, TO A POINT;



THENCE, SOUTH 23°13'01" WEST, 193.27 FEET, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 675, TO A POINT;

THENCE, SOUTH 04°27'18" WEST, 8.63 FEET, ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE ROUTE 675, TO A POINT;

THENCE, NORTH 59°30'45" WEST, 125.66 FEET, TO A POINT;

THENCE, SOUTH 86°19'39" WEST, 402.61 FEET, TO A POINT;

THENCE, NORTH 55°07'18" WEST, 126.87 FEET, TO A POINT;

THENCE, NORTH 84°23'23" WEST, 90.90 FEET, TO A POINT;

THENCE, NORTH 01°22'05" EAST, 467.37 FEET, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 9.208 ACRES MORE OR LESS.