

ORDINANCE NO. 15-67

VILLAGE OF CENTERVILLE, OHIO

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING 160.558 ACRES MORE OR LESS FROM R-1 AND E-C CLASSIFICATIONS TO B-2 AND B-3 CLASSIFICATIONS.

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CENTERVILLE, STATE OF OHIO, TWO-THIRDS OF ALL MEMBERS ELECTED THERETO CONCURRING:

SECTION 1. That the zoning map attached to Ordinance No. 15, passed on the 11th day of December, 1961, and as subsequently amended, be, and the same hereby is, revised as follows:

By changing the zoning of the following described property from R-1 Classification to B-3 Classification:

Located in Section 26, Town 2, Range 6 M.R.S., Village of Centerville, County of Montgomery, State of Ohio and being a tract of land described as follows: beginning at the southeast corner of said Section 26, said southeast corner being in the centerline of Alexandersville-Bellbrook Road; thence with said centerline and the south line of said Section 26, South eighty-five degrees forty-two minutes fifty seconds ($85^{\circ} 42' 50''$) West for one thousand eight hundred eighty-two and $46/100$ (1,882.46) feet; thence leaving said centerline and the south line of said Section 26, North one degree twenty-one minutes fifty seconds ($1^{\circ} 21' 50''$) West for one thousand one hundred sixty-nine and $39/100$ (1,169.39) feet to a point on the centerline of proposed Interstate Route 675; thence with said centerline, North sixty-seven degrees twenty-six minutes twenty-five seconds ($67^{\circ} 26' 25''$) East for two thousand, nine and $54/100$ (2,009.54) feet to a point in the east line of said Section 26; thence with said east line, South one degree thirty-four minutes five seconds ($1^{\circ} 34' 05''$) East for one thousand eight hundred and $00/100$ (1,800.00) feet to the point of beginning, containing sixty-three and $999/1000$ (63.999) acres, more or less;

And by changing the zoning of the following described property from Entrance Corridor Classification to B-3 Classification:

Located in Section 26, Town 2, Range 6 M.R.S., Village of Centerville, County of Montgomery, State of Ohio and being a tract of land described as follows: beginning at the intersection of the centerline of State Route 48 with the south line of said Section 26, said south line being the centerline of Alexandersville-Bellbrook Road; thence with the centerline of said State Route 48, North one degree twenty-one minutes fifty seconds ($1^{\circ} 21' 50''$) West for nine hundred and 00/100 (900.00) feet to a point in the centerline of proposed Interstate Route 675; thence leaving the centerline of said State Route 48 and with the centerline of said proposed Interstate Route 675, North sixty-seven degrees twenty-six minutes twenty-five seconds ($67^{\circ} 26' 25''$) East for eight hundred fifty-eight and 05/100 (858.05) feet; thence leaving said proposed centerline, South one degree twenty-one minutes fifty seconds ($1^{\circ} 21' 50''$) East for one thousand one hundred sixty-nine and 39/100 (1,169.39) feet to the south line of said Section 26 and the centerline of said Alexandersville-Bellbrook Road; thence with said south line and said centerline, South eighty-five degrees forty-two minutes fifty seconds ($85^{\circ} 42' 50''$) West for eight hundred one and 04/100 (801.04) feet to the point of beginning, containing nineteen and 003/100 (19.003) acres, more or less;

And by changing the zoning of the following described property from E-C Classification to B-2 Classification:

Located in Section 26, Town 2, Range 6 M.R.S., Village of Centerville, County of Montgomery, State of Ohio and being a tract of land described as follows: beginning at a point in the centerline of State Route 48, said point being located North one degree twenty-one minutes fifty seconds ($1^{\circ} 21' 50''$) West and nine hundred and 00/100 (900.00) feet from the intersection of the centerline of said State Route 48 with the south line of said Section 26, said point of beginning lying

in the centerline of proposed Interstate Route 675; thence with the centerline of said State Route 48, North one degree twenty-one minutes fifty seconds ($1^{\circ} 21' 50''$) West for one thousand three hundred eighty-five and $53/100$ (1,385.53) feet to the southwest corner of land conveyed to Epiphany Evangelical Lutheran Church by deed recorded in Book 2008, Page 406 in the Deed Records of Montgomery County, Ohio; thence with the south line of said Lutheran Church land, North eighty-six degrees nine minutes fifty seconds ($86^{\circ} 09' 50''$) East for six hundred eighty-one and $26/100$ (681.26) feet to the southeast corner of said Lutheran Church land; thence with the east line of said Lutheran Church land, North no degrees forty minutes twenty seconds ($0^{\circ} 40' 20''$) West for four hundred sixty and $14/100$ (460.14) feet to the south line of land conveyed to William D. Apple, et.al. by deed recorded in Book 2289, Pages 218 and 222 in the Deed Records of Montgomery County, Ohio; thence with the south line of said Apple land, North eighty-six degrees twenty-three minutes fifty seconds ($86^{\circ} 23' 50''$) East for one hundred thirteen and $92/100$ (113.92) feet; thence leaving said south line, South one degree twenty-one minutes fifty seconds ($1^{\circ} 21' 50''$) East for one thousand five hundred sixty-nine and $24/100$ (1,569.24) feet to a point in the centerline of said proposed Interstate Route 675; thence with said centerline, South sixty-seven degrees twenty-six minutes twenty-five seconds ($67^{\circ} 26' 25''$) West for eight hundred fifty-eight and $05/100$ (858.05) feet to the point of beginning, containing twenty-four and $145/1000$ (24.145) acres, more or less;

And by changing the zoning of the following described property from R-1 Classification to B-2 Classification:

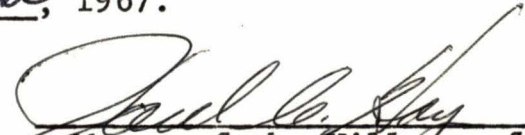
Located in Section 26, Town 2, Range 6 M.R.S., Village of Centerville, County of Montgomery, State of Ohio and being a tract of land described as follows: beginning at a point in the east line of said Section 26, said point being the intersection of said east line with the south line of land conveyed to Ryan Homes, Inc., by deed recorded in Book 2333, Page 383 in the Deed Records

of Montgomery County, Ohio; thence with the east line of said Section 26, South one degree thirty-four minutes five seconds ($1^{\circ} 34' 05''$) East for nine hundred fifteen and 80/100 (915.80) feet to a point in the centerline of proposed Interstate Route 675; thence leaving the east line of said Section 26 and with the centerline of said proposed Interstate Route 675, South sixty-seven degrees twenty-six minutes twenty-five seconds ($67^{\circ} 26' 25''$) West for two thousand nine and 54/100 (2,009.54) feet; thence leaving said proposed centerline, North one degree twenty-one minutes fifty seconds ($1^{\circ} 21' 50''$) West for one thousand five hundred sixty-nine and 24/100 (1,569.24) feet to a point in the south line of land conveyed to William D. Apple, et.al. by deed recorded in Book 2289, Pages 218 and 222 of the Deed Records of Montgomery County, Ohio; thence with the south line of said Apple et. al. land and its eastward extension, said extension being the south line of Village South, Section 2 as recorded in Book 70, Page 50 in the Plat Records of Montgomery County, Ohio and the south line of Village South, Section 8 as recorded in Book 74, Page 32 in the Plat Records of Montgomery County, Ohio and the south line of said Ryan Homes, Inc. land, North eighty-six degrees twenty-three minutes fifty seconds ($86^{\circ} 23' 50''$) East for one thousand eight hundred seventy-one and 74/100 (1,871.74) feet to the point of beginning, containing fifty-three and 411/1000 (53.411) acres, more or less.

SECTION 2. Any ordinances, resolutions, or parts thereof, in conflict herewith are hereby rescinded and repealed.

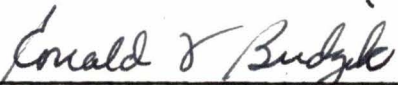
SECTION 3. This ordinance is hereby declared to be an emergency measure for the reason that the planned commercial improvement would produce additional tax revenue to enable this Village to perform the necessary municipal services and provide the necessary municipal facilities to preserve the public peace, health, safety, and general welfare of the residents of the Village of Centerville, and since two other similar competitive projects have been proposed in adjacent communities from which projects the Village of Centerville would not benefit from the tax revenue produced, it is imperative that this ordinance be enacted as an emergency measure. This ordinance shall therefore go into effect immediately upon passage.

PASSED this 28th day of August, 1967.



Mayor of the Village of
Centerville, Ohio

ATTEST:



Clerk-Treasurer of the
Village of Centerville, Ohio

C E R T I F I C A T E

The undersigned, Village Clerk of the Village of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 15-67, passed by the Council of the Village of Centerville, Ohio, on the 28th day of August, 1967.



Clerk-Treasurer