



City of Centerville

Brooks A. Compton, Mayor | Wayne S. Davis, City Manager

NOTICE OF PUBLIC HEARING Centerville City Council

Notice is hereby given that a Public Hearing shall be conducted during the Centerville Council meeting scheduled for **Monday, May 6, 2024, at 7:30 p.m.** in the Council Chambers of the Centerville Municipal Building, 100 West Spring Valley Road, Centerville, Ohio concerning Ordinance Number 09-24, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance, As Amended, To Rezone 30.867 Acres Of Land, More Or Less, Located At Wilmington Pike And I-675 At Cornerstone Of Centerville South (Partial Lot #1), From O-PD, Office Planned Development With CB, Corporate Business Overlay Zone Classification, To B-PD Business Planned Development District Classification.

The Ordinance is attached in full to this notice.

By order of the City of Centerville, Ohio.

Teri Davis
Clerk of Council

ORDINANCE NO. 09-24

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER _____ ON THE
_____ DAY OF _____, 2024.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 30.867 ACRES OF LAND, MORE OR LESS, LOCATED AT WILMINGTON PIKE AND I-675 AT CORNERSTONE OF CENTERVILLE SOUTH (PARTIAL LOT #1), FROM O-PD, OFFICE PLANNED DEVELOPMENT WITH CB, CORPORATE BUSINESS OVERLAY ZONE CLASSIFICATION, TO B-PD BUSINESS PLANNED DEVELOPMENT DISTRICT CLASSIFICATION.

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 30.867 acres of land, more or less, located at Wilmington Pike and Interstate 675 at Cornerstone of Centerville South (Partial Lot #1), from O-PD, Office Planned Development zone classification with CB, Corporate Business Overlay, to B-PD, Business Planned Development zone classification. A map reflecting the portion of Lot #1 area to be rezoned is attached as Exhibit "A", and the legal description defining the area to be rezoned is marked Exhibit "B", attached hereto and incorporated herein. The Parcel Identification Number for Lot #1 is L49000100010001200.

Section 2. The zoning map of the City of Centerville, Ohio, shall be revised to reflect these adjustments.

Section 3. This ordinance shall take effect and be in force at the earliest date provided by law.

PASSED THIS _____ day of _____, 2024.

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. _____, passed by the Council of the City of Centerville, Ohio on the _____ day of _____, 2024.

Clerk of the Council

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



I-675 R/W VARIES
(LIMITED ACCESS RIGHT-OF-WAY)

Exhibit "A"

EX. 30' WATER LINE EASMT. FROM THE SOUTH LINE TO THE SANITARY BASIN PIT ON 08/78'

SANITARY EASMENT IS DEEPER, ACTUALLY 7'2" DEEP. THE 6'0" DEEP SANITARY EASMT. WAS INSTALLED

EX. 20' ACCESS EASMT. ON 08/78'
EX. 20' WATER LINE EASMT. TO 08/78'

CENTERLINE OF EX. 20' WATER LINE EASMT. TO 08/78'

SUGARCREST TOWNSHIP
CITY OF CENTERVILLE

EX. 08 84
TOP 848.81
855.00 1843.00

EX. 08 82
TOP 847.88
855.00 1843.00
EX. 08 83
TOP 847.04
855.00 1843.00
EX. 08 84
TOP 843.08
855.00 1843.00
EX. 08 85
TOP 843.08
855.00 1843.00
EX. 08 86
TOP 843.08
855.00 1843.00

ASPHALT PAVT

WILMINGTON PIKE

STN. 101 82
TOP 848.81
855.00 1843.00
EX. 101 83
TOP 847.88
855.00 1843.00
EX. 101 84
TOP 847.04
855.00 1843.00
EX. 101 85
TOP 843.08
855.00 1843.00
EX. 101 86
TOP 843.08
855.00 1843.00

STN. 101 87
TOP 843.08
855.00 1843.00
EX. 101 88
TOP 843.08
855.00 1843.00
EX. 101 89
TOP 843.08
855.00 1843.00
EX. 101 90
TOP 843.08
855.00 1843.00

EX. 10' SANITARY EASMT. UNDER 10' 10'

Exhibit "B"

LEGAL DESCRIPTION

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

Beginning at an iron pin found at the northwest corner of Lot 1 of Five Seasons as shown in Plat Cabinet 30, Pages 571B-573A and being on the southerly limited access right-of-way line of Interstate 675;

thence, South 36°21'03" East, 420.00 feet, along the westerly line of said Lot 1 to a point;

thence, South 44°44'26" West, 542.50 feet, to a point;

thence, South 31°49'56" East, 188.03 feet, to a point;

thence, South 55°17'14" West, 65.03 feet, to a point;

thence, on a curve to the left with a radius of 1643.32 feet, an arc distance of 363.73 feet, a delta angle of 12°40'54", and a chord bearing South 58°45'24" West, 362.99 feet, to a point;

thence, South 50°43'20" West, 283.76 feet, to an iron pin found at the northeast corner of a 9.552-acre tract of land owned by Christ Evangelical United Brethren Church as conveyed in Official Record 333, Page 534;

thence, North 89°00'26" West, 1180.53 feet, along the north line of said 9.552-acre tract to point on the southerly limited access right-of-way line of Interstate 675;

thence, North 15°19'41" East, 357.44 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North 44°36'46" East, 276.56 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North 55°32'21" East, 105.95 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North 66°50'33" East, 851.36 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North 82°56'47" East, 264.05 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

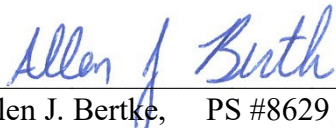
thence, North 64°59'57" East, 265.99 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North 35°59'46" East, 230.70 feet, along the southerly limited access right-of-way line of Interstate 675 to the place of beginning.

Containing 30.867 acres more or less and all being subject to any legal highway and easements of record.

The bearings are based on NAD 83 CORS 2011 Adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a survey performed under his direction and dated March 20, 2024.


Allen J. Bertke, PS #8629



03/20/2024
Date