

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2024-11**

**REZONING 1 PARCEL TOTALING 3.612 ACRES OF PROPERTY LOCATED AT 420
E. ENON ROAD FROM LOW DENSITY RESIDENTIAL (R-A) DISTRICT TO HIGH
DENSITY RESIDENTIAL (R-C) DISTRICT AND AMENDING THE
ZONING MAP ACCORDINGLY**

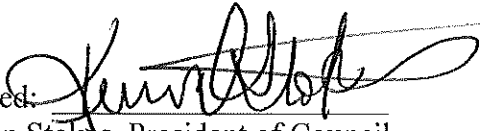
WHEREAS, the Planning Commission, following a public hearing and deliberations on September 10, 2024 recommended approval of an application submitted by Yellow Springs Exempted Village School District, which requested that the official zoning map for the Village of Yellow Springs be amended from "R-A" "Low Density Residential" to "R-C" "High-Density Residential" for the Property located at 420 E. Enon Road with the Greene County Parcel ID Number: F19000100200000100;

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

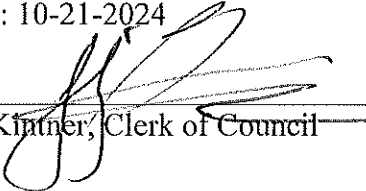
Section 1. Village Council accepts the Planning Commission recommendation and approves the rezoning with map amendment from "R-A" "Low Density Residential" to "R-C" "High-Density Residential" for the Property consisting of 3.612 acres located at 420 E. Enon Road with Greene County Parcel ID Number: F19000100200000100, and as more particularly described in the map attached hereto as Exhibit A and Legal Description attached hereto as Exhibit B.

Section 2. 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.

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

Signed: 
Kevin Stokes, President of Council

Passed: 10-21-2024

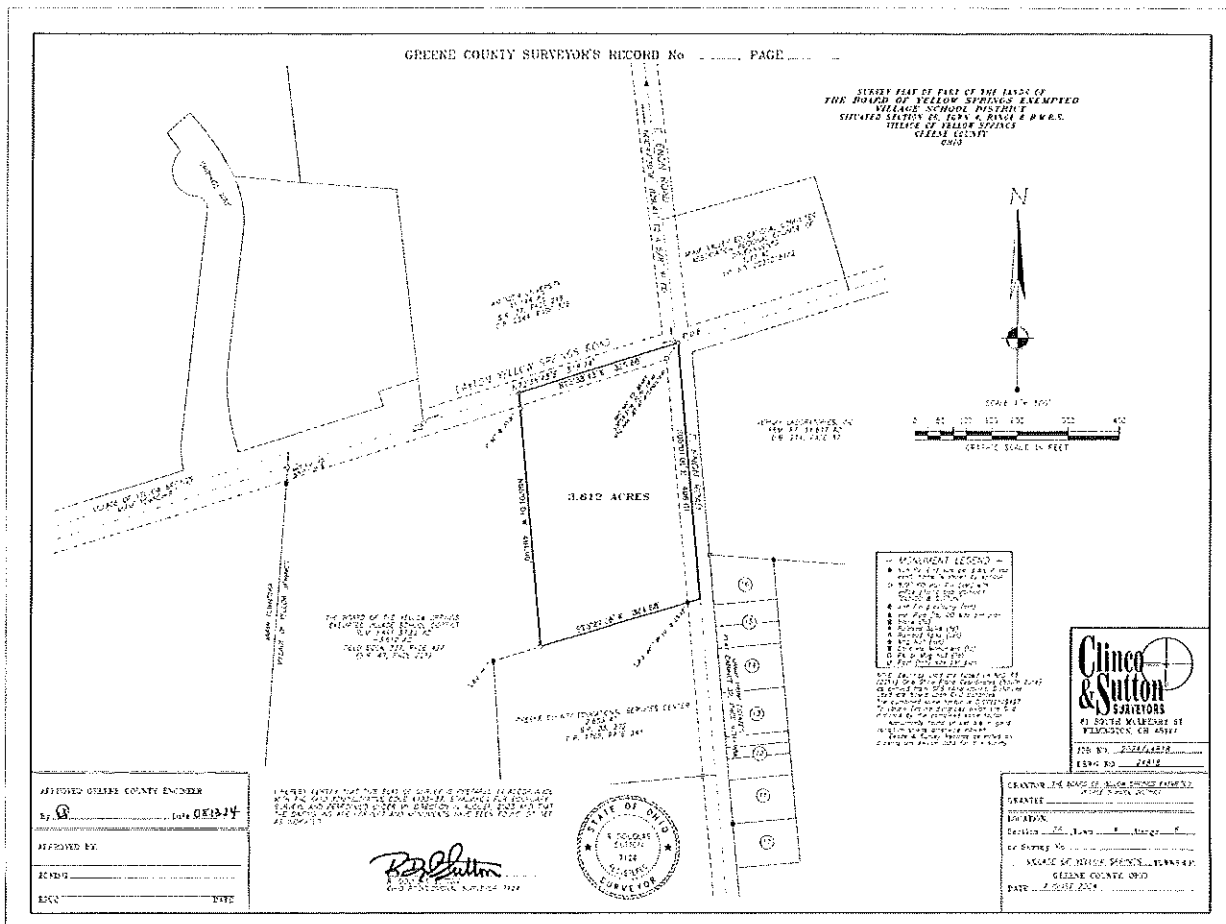
Attest: 
Judy Kintner, Clerk of Council

ROLL CALL:

Kevin Stokes __Y__ Gavin Devore Leonard __Y__ Brian Housh __Y__

Carmen Brown __ABSTAIN__ Trish Gustafson __N__

Exhibit A to Ordinance 2024-11



61 South Mulberry Street
Wilmington, Ohio 45177
(937) 382-2107
Doug@clincosutton.com



384 Woodcrest Lane
Xenia, Ohio 45385
(937) 376-4609

Description of a
3.612 acre tract for
The Board of Yellow Springs Exempted Village School District
August 9, 2024

Located in Section 26, Town 4, Range 8, B.M.R.S., Village of Yellow Springs, Greene County, Ohio, and being part of an original 37.82 acre tract as conveyed by deed to The Board of Yellow Springs Exempted Village School District as recorded in Volume 337, Page 427 of the Greene County Deed Records and being more particularly described as follows:

Beginning at a mag nail set marking the intersection of the centerlines of East Enon Road and Dayton Yellow Springs Road;

thence with the centerline of East Enon Road S 05°01'01" E 496.61' to the northeasterly corner of the Greene County Educational Services Center's 2.853 acre tract (Official Record 1768, Page 941);

thence with the northerly line of said Greene County Educational Services Center's 2.853 acre tract S 73°27'28" W (passing a capped iron pin found at 25.42') 324.88' to an iron pin set;

thence by a new division line running through the Grantor's original 37.82 acre tract N 05°01'01" W (passing an iron pin set at 461.90') 491.90' to a mag nail set in the centerline of Dayton Yellow Springs Road;

thence with the centerline of Dayton Yellow Springs Road N 72°38'43" E 325.86' to the Point of Beginning containing 3.612 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

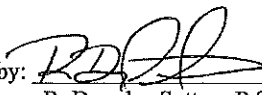
This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in August, 2024.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.9999129497. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Filed in Volume ____, Page ____ of the Greene County Surveyor's Records.

Page 2
Legal description 3.612 acres

Prepared by: 
R. Douglas Sutton, P.S.
Ohio Professional Surveyor

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