

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2025-10**

**REZONING 1 PARCELS TOTALING 2.169 ACRES OF PROPERTY LOCATED AT 275
EAST NORTH COLLEGE STREET TO PLANNED UNIT DEVELOPMENT (PUD)
AND AMENDING THE ZONING MAP ACCORDINGLY**

WHEREAS, Planning Commission, following a public hearing and deliberations on June 10, 2025, recommended approval of an application submitted by The Windsor Companies, LLC, which requested that the official zoning map for the Village of Yellow Springs be amended from "E-1" "Educational Institution" to "PUD" Planned Unit Development for the Property located at 275 East North College Street with the Greene County Parcel ID Number: F19000100090029600; and

**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 "E-1", "Educational Institution" to "PUD" Planned Unit Development for the Property consisting of 2.169 acres located at 275 East North College Street with Greene County Parcel ID Number: F19000100090029600, and as more particularly described in the Legal Description attached hereto as Exhibit A.

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: _____
Gavin DeVore Leonard, Vice President of Council

Passed: 7-7-2025

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Gavin DeVore Leonard __Y__ Brian Housh __Y__ Kevin Stokes __RECUSED__

Carmen Brown __Y__

Trish Gustafson __Y__

LOT 4, 2.169 ACRE TRACT

SITUATED IN THE VILLAGE OF YELLOW SPRINGS, COUNTY OF GREEN AND STATE OF OHIO, PART OF YELLOW SPRINGS VILLAGE WILLIAM MILLS 1ST ADDITION, BEING LOT NUMBER 4 (original lot numbers 376, 379, 380, 383, 384, 387, 388 – 393) AND CONTAINING ALL OF TRACTS 9-13 AS SHOWN AND DELINEATED ON PLAT OF RECORD ANTIOCH CORP. PLAT FILE NUMBER 15572, PLAT CABINET 37, PAGE 169B-177B. AND BEING FURTHER DE- SCRIBED AS FOLLOWS;

(PARCEL NUMBER F19000100090029600)

BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF A TRACT OF LAND (LOT 386) OWNED BY GERALD A. & MOIRA A. PAPANIA TRUSTEES AS CONVEYED BY MOIRA A. LAUGHLIN & GERALD A. PAPANIA IN DEED BOOK 3499 PAGE 0225

THENCE **SOUTH 85°55'56" EAST 150.00 FEET** TO A FOUND 5/8"

REBAR; THENCE **SOUTH 04°04'04" WEST 315.00 FEET** TO A FOUND

5/8" REBAR; THENCE **NORTH 85°55'56" WEST 450.00 FEET** TO A

FOUND 5/8" REBAR;

THENCE **NORTH 04°04'04" EAST 157.5 FEET** TO A SET 5/8" REBAR, BEING IN THE CETER- LINE OF A 15-FOOT VACATED ALLEY;

THENCE **SOUTH 85°55'56" EAST 300.00 FEET** TO A FOUND 5/8" REBAR;

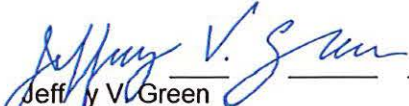
THENCE **NORTH 04°04'04" EAST 157.50 FEET** TO THE **TRUE POINT OF BEGINNING** AND CONTAINING **2.169 ACRE** MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

This description was prepared by Green Land Surveying Company, LLC from an actual field survey of the premises in December 2024. A Plat of survey is attached hereto and made a part hereof.

ODOT-RTN-CORS, Basis of bearings is Grid North, Combined Scale Factor: 0.9999038. Based on Ohio State Plane Coordinates, South Zone (3402), NAD83 and GEOID18

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Green S#7578.


Jeffrey V. Green
Registered Surveyor No. S-7578



January 22, 2025

TOPOGRAPHIC SURVEY
SITUATED IN THE STATE OF OHIO, COUNTY OF GREEN, VILLAGE OF YELLOW SPRINGS AND BEING
LOT NUMBER FOUR (4)
(PARCEL NUMBER F19-0001-0009-0-0296-00)

ADJOINER LOT INFO:

LOT 377: FOREST VILLAGE YELLOW SPRINGS, PLAT CABINET 31 PAGE 247A-B
 PLAT BOOK 2 PAGE 52-53
 PID: F19-0001-0009-0-0149-00

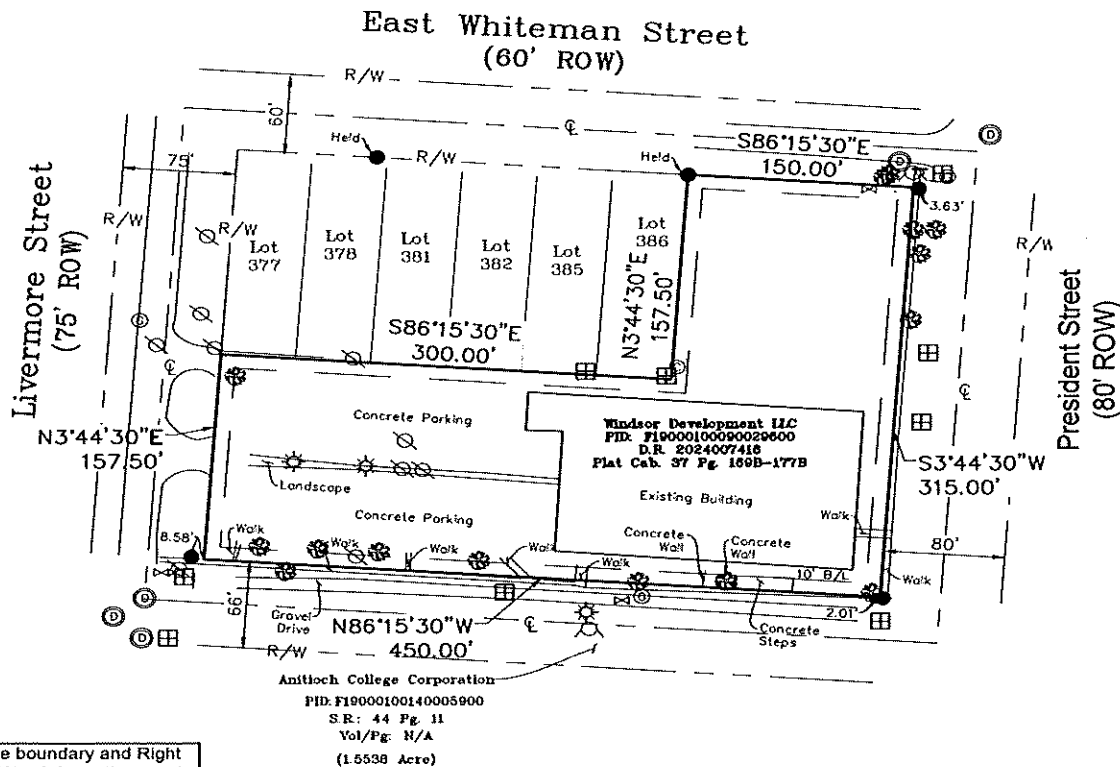
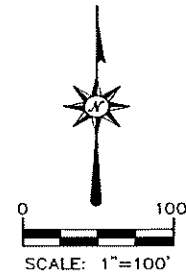
LOT 378: FOREST VILLAGE YELLOW SPRINGS, PLAT CABINET 31 PAGE 247A-B
 PLAT BOOK 2 PAGE 52-53
 PID: F19-0001-0009-0-0150-00

LOT 381: FOREST VILLAGE YELLOW SPRINGS, PLAT CABINET 31 PAGE 247A-B
 PLAT BOOK 2 PAGE 52-53
 PID: F19-0001-0009-0-0153-00

LOT 382: FOREST VILLAGE YELLOW SPRINGS, PLAT CABINET 31 PAGE 247A-B
 PLAT BOOK 2 PAGE 52-53
 PID: F19-0001-0009-0-0154-00

LOT 385: FOREST VILLAGE YELLOW SPRINGS, PLAT CABINET 31 PAGE 247A-B
 PLAT BOOK 2 PAGE 52-53
 PID: F19-0001-0009-0-0157-00

LOT 386: FOREST VILLAGE YELLOW SPRINGS, PLAT CABINET 31 PAGE 247A-B
 PLAT BOOK 2 PAGE 52-53
 PID: F19-0001-0009-0-0158-00



The boundary and Right of Way information used on this topo survey was obtained by using the Antioch College Corp. Plat, as shown and recorded in P.C. 37 PG. 169B-177B

- MONUMENT FOUND (AS NOTED)
- SET REBAR w/CAP or (AS NOTED)
- △ CALCULATED POINT
- ⊗ POWER POLE
- ⊕ GUY WIRE

- ⊙ LIGHT POLE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET/CATCH BASIN
- ⊙ ELECTRICAL BOX/RISER
- ⊙ ELECTRICAL METER

- ⊙ PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ GAS MARKER
- ⊙ GAS RISER
- ⊙ HANDICAP PARKING

LEGEND

- MONUMENT FOUND
- SET REBAR w/CAP
- △ CALCULATED POINT
- ⊙ EXISTING SPOT ELEVATION
- ⊙ PROPOSED SPOT ELEVATION

FOR:
WINDSOR DEVELOPMENT, LLC

TOPO

Project No.: 24-01-094

File Name: 24-01-094 WindsorTOPO.dwg