

**VILLAGE OF YELLOW SPRINGS, OHIO  
ORDINANCE 2025-12**

**REZONING 11 PARCELS TOTALING 1.256 ACRES OF PROPERTY LOCATED AT 150 EAST SOUTH COLLEGE STREET TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDING THE ZONING MAP ACCORDINGLY**

WHEREAS, the Planning Commission, following a public hearing and deliberations on May 13, 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 150 East South College Street with the Greene County Parcel ID Numbers: F19000100080021400, F19000100080021500, F19000100080021600, F19000100080021700, F19000100080037900, F1919000100080037600, F19000100080037700, F19000100080037800, F19000100080017800, F19000100080017900, F19000100080018000; 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 1.256 acres located at 150 East South College Street with Greene County Parcel ID Numbers: F19000100080021400, F19000100080021500, F19000100080021600, F19000100080021700, F19000100080037900, F1919000100080037600; F19000100080037700, F19000100080037800, F19000100080017800, F19000100080017900, F19000100080018000; 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\_

**1.256 ACRE TRACT, WILLIAM MILLS 1<sup>ST</sup> ADDITION TO YELLOW SPRINGS**

SITUATED IN THE VILLAGE OF YELLOW SPRINGS, COUNTY OF GREENE, STATE OF OHIO, AND BEING ALL OF LOT NUMBERS 437, 438, 439, 519, 520, 521, & 522 AS SHOWN ON THE RECORDED PLAT OF WILLIAM MILLS 1ST ADDITION TO YELLOW SPRINGS IN PLAT BOOK 2, PAGE 43-45, NKA PLAT CABINET 31, PAGE 244B-245A, OF THE PLAT RECORDS OF GREENE COUNTY OHIO. WITH VACATED ALLEY ORDINANCE VOLUME 3359 PAGE 715, DEED VOLUME 3414 PAGE 581, BEING PARCEL NUMBERS F19000100080037800, F19000100080037700, F19000100080037600, F19000100080037900. AND BEING FURTHER DESCRIBED AS FOLLOWS:

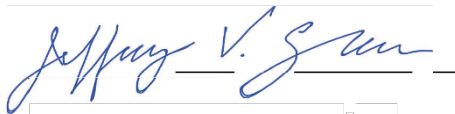
PARCEL NUMBERS; F19000100080021400, F19000100080021500, F19000100080021600, F19000100080021700, F19000100080017800, F19000100080017900, F19000100080018000

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 January 2025. A Plat of survey is attached hereto and made a part hereof.

ODOT-RTN-CORS, Basis of Bearing is the centerline of East South College Street and was determined through G.P.S. Observation utilizing the ODOT RTN, South Zone, NAD83 and should be used to denote angles only.

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-757



January 27, 2025

# Exhibit A to Ordinance 2025-12

