



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

**NOTICE OF PUBLIC HEARING  
Centerville City Council  
Case P-2020-0018**

The City Council will hold a Public Hearing on Monday, November 16, 2020, during the Council meeting beginning at 7:30 p.m. in the Council Chambers of the Centerville Municipal Building, 100 West Spring Valley Road, Centerville, Ohio, Concerning Ordinance Number 22-20, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance, As Amended, To Rezone 1.767 Acres Of Land, More Or Less, Located At 2609 Walford Drive, 2615 Walford Drive, 2801 Nobleton Circle, 5163 Dobbs Drive, 5171 Dobbs Drive, 5179 Dobbs Drive, 5301 Glenmina Drive, 5300 Glenmina Drive, 5186 Crispy Drive, 5180 Crispy Drive, And 5174 Crispy Drive, From Kettering R-1, Single-Family Residential Zone Classification, To Centerville R-1c, Single Family Residential Zone 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. 22-20

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 1.767 ACRES OF LAND, MORE OR LESS, LOCATED AT 2609 WALFORD DRIVE, 2615 WALFORD DRIVE, 2801 NOBLETON CIRCLE, 5163 DOBBS DRIVE, 5171 DOBBS DRIVE, 5179 DOBBS DRIVE, 5301 GLENMINA DRIVE, 5300 GLENMINA DRIVE, 5186 CRISPY DRIVE, 5180 CRISPY DRIVE, AND 5174 CRISPY DRIVE, FROM KETTERING R-1, SINGLE-FAMILY RESIDENTIAL ZONE CLASSIFICATION, TO CENTERVILLE R-1C, SINGLE FAMILY RESIDENTIAL ZONE 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 1.767 acres of land, more or less, located at 2609 Walford Drive, 2615 Walford Drive, 2801 Nobleton Circle, 5163 Dobbs Drive, 5171 Dobbs Drive, 5179 Dobbs Drive, 5301 Glenmina Drive, 5300 Glenmina Drive, 5186 Crispy Drive, 5180 Crispy Drive, and 5174 Crispy Drive, from Kettering R-1, Single-Family zone classification, to Centerville R-1c, Single Family Residential zone classification. A map and legal description defining the area is marked Exhibit "A", attached hereto and incorporated herein. The Parcel Identification Numbers are O68 00617 0005, O68 00617 0006, O68 00617 0007, O68 00617 0029, O68 00617 0030, O68 00617 0031, O68 00617 0032, O68 00617 0033, O68 00701 0001, O68 00701 0002, and O68 00701 0018.

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

Section 3. Pursuant to Sections 5.06(C)(1)(e)(i) and 5.06(C)(2)(e)(i) of the Unified Development Ordinance, the Clerk is not required to provide written notice of the public hearings for a rezoning to the property owners or those owners located within 500 feet, due to the number of parcels being rezoned. However, as a courtesy, notice was provided to the property owners.

Section 4. This ordinance shall take effect at the earliest date allowed by law.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Clerk of the Council

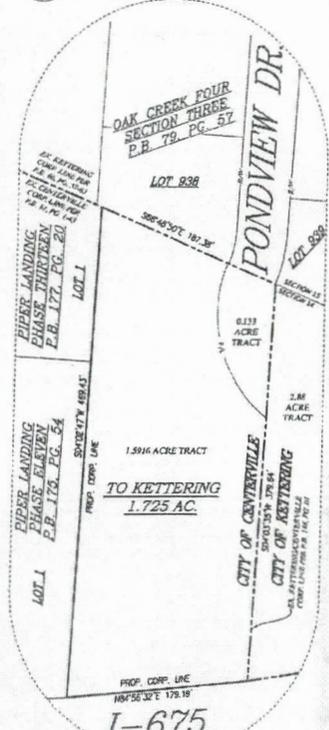
Approved as to form, consistency with the  
Charter and Constitutional Provisions.  
Department of Law  
Scott A. Liberman  
Municipal Attorney

PLAT OF SURVEY  
FOR  
CORPORATION LINE ADJUSTMENT  
KETTERING AND CENTERVILLE

SECTION 14, 15 & 16, TOWN 2, RANGE 6, M.R.s.  
CITY OF KETTERING & CITY OF CENTERVILLE  
MONTGOMERY COUNTY, OHIO



vicinity map  
no scale



DETAIL  
SCALE 1"=60'

PONDVIEW DR.

PIPER LN.

I-675

I-675



RAHN RD.

GLENMINA DR.

WHIPP RD.

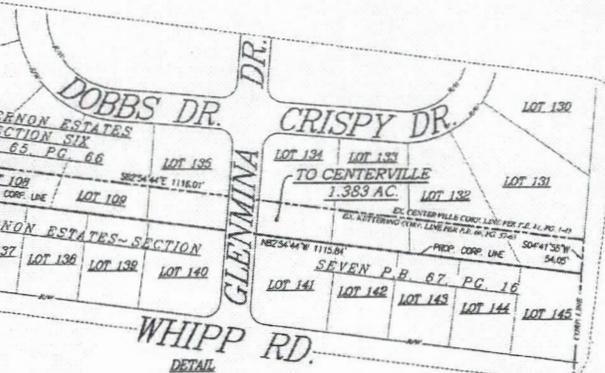
CAMELOT SECTION THREE  
P.B. 74, PG. 33

TO KETTERING  
0.149 AC.

TO CENTERVILLE  
0.384 AC.

DETAIL  
SCALE 1"=60'

WALFORD DR.



WHIPP RD.

DETAIL  
SCALE 1"=100'

RAHN RD.

GLENMINA

CAMELOT SECTION 3  
P.B. 74, PG. 33

TO KETTERING  
0.149 AC.

MOUNT VERNON ESTATES  
SECTION ONE  
P.B. "UU", PG. 52

DETAIL  
SCALE 1"=60'

BASIS OF BEARING

BEARINGS ARE BASED UPON THE NORTH LINE OF SECTION 15  
BEING SOUTH 66°31'13" EAST PER THE STATE PLANE COORDINATE  
SYSTEM, NAD 83 (2011), OHIO SOUTH ZONE.

GRAPHIC SCALE



REFERENCES

DOCUMENTS USED ARE AS SHOWN

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PROVIDE ADDITIONAL  
INFORMATION RELATED TO THE CORPORATION LINE ADJUSTMENT  
MADE BETWEEN THE CITY OF KETTERING AND THE CITY OF  
CENTERVILLE. THE ADJUSTMENT WAS APPROVED BY THE FOLLOWING  
ENTITIES BY THE ASSOCIATED ACTIONS.

APPROVAL - CITY OF KETTERING

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY  
THE CITY COUNCIL OF THE CITY OF KETTERING, OHIO, PER  
ORDINANCE NUMBER \_\_\_\_\_

APPROVAL - CITY OF CENTERVILLE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY  
THE CITY COUNCIL OF THE CITY OF CENTERVILLE, OHIO, PER  
ORDINANCE NUMBER \_\_\_\_\_

APPROVAL - MONTGOMERY COUNTY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY  
THE COMMISSIONERS OF THE COUNTY OF MONTGOMERY, OHIO,  
PER RESOLUTION NUMBER \_\_\_\_\_

LEE M. THISHAM  
PROFESSIONAL SURVEYOR NO. 8756

CITY OF KETTERING  
ENGINEERING DEPARTMENT



3600 Stryker Road  
Kettering, OH 45429  
p 937.296.2431 f 937.296.3242  
www.ketteringoh.org



CITY OF KETTERING

ENGINEERING DEPARTMENT

**DESCRIPTION FOR NEW CORPORATION LINE  
BETWEEN CITIES OF KETTERING AND CENTERVILLE  
SECTION 16, TOWN 2, RANGE 6 M.Rs.  
WALFORD DRIVE AREA  
November 2019**

Situate in Section 16, Town 2, Range 6 M.Rs., Cities of Kettering and Centerville, Montgomery County, Ohio, and being the new corporation line between the Cities of Kettering and Centerville, more particularly described as follows:

**Beginning** on the existing corporation line between the Cities of Kettering and Centerville at the northwest corner of Lot 89 of Camelot Subdivision Section Two, as recorded in Plat Book 74, Page 9, of the Plat Records of Montgomery County;

**thence** along the new corporation line between the Cities of Kettering and Centerville the following two (2) courses:

1. North  $69^{\circ}54'08''$  East a distance of 159.17 feet along the subdivision boundary and the north lines of said Lot 89 and Lot 1 of said subdivision, to the north corner of said Lot 1;
2. South  $37^{\circ}08'22''$  East a distance of 220.00 feet along the subdivision boundary and the east lines of said Lot 1 and Lot 2 of said subdivision, to a north corner of said Lot 2, on the existing corporation line between the Cities of Kettering and Centerville, being the terminus of this description.

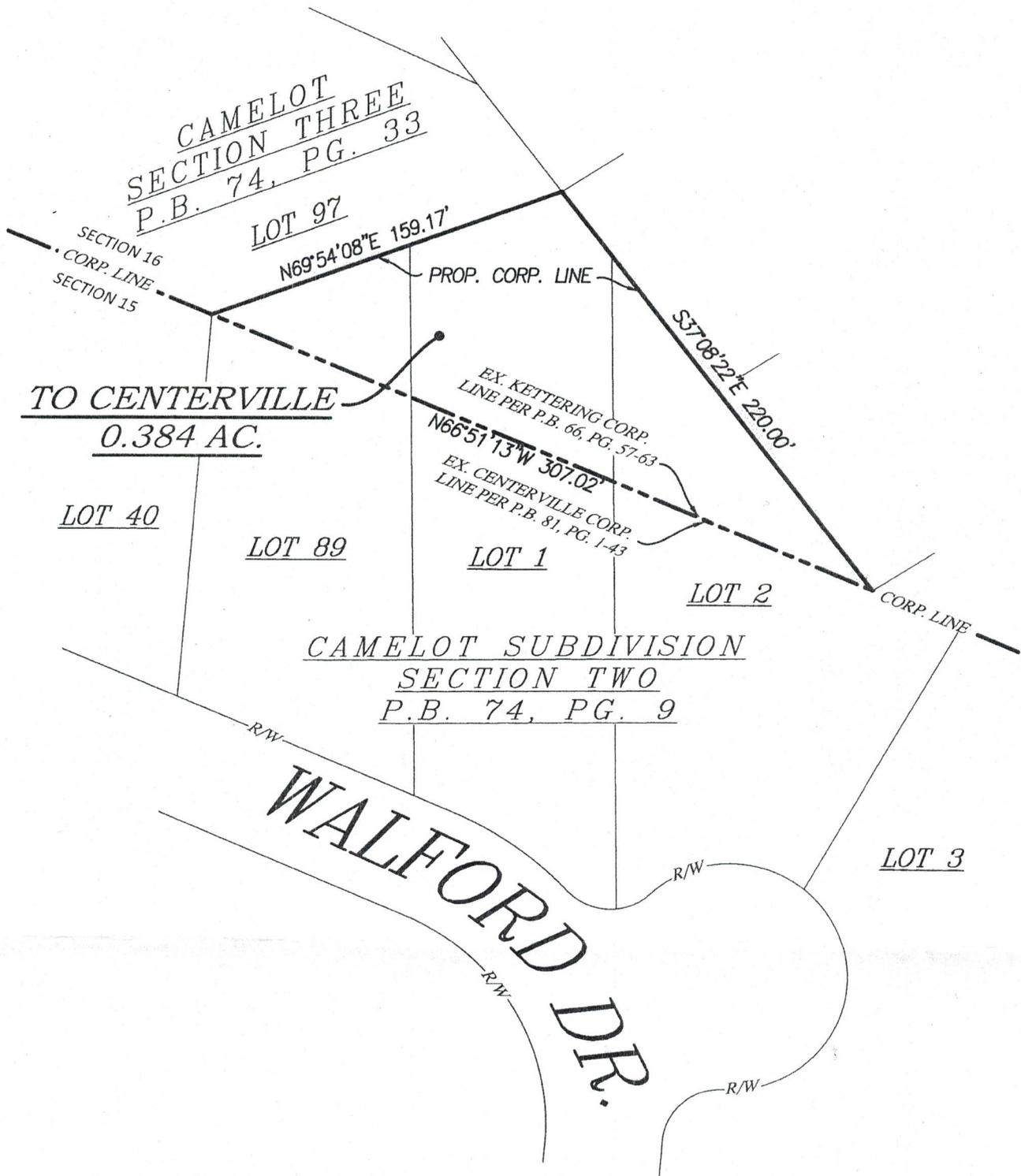
This corporation line adjustment results in 0.384 acres of land being removed from the City of Kettering's city limits and added to the City of Centerville's city limits.

Reference Montgomery County Engineer's Record of Land Surveys, Volume \_\_\_\_, Page \_\_.

Bearings are based upon the north line of Section 15 being South  $66^{\circ}51'13''$  East per the State Plane Coordinate System, NAD 83 (2011), Ohio South Zone.

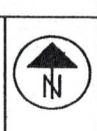
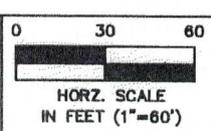
**Prepared by the City of Kettering Engineering Department without a field survey.**

CORPORATION LINE ADJUSTMENT  
 KETTERING/CENTERVILLE  
 WALFORD DRIVE AREA  
 SECTION 16, TOWN 2, RANGE 6 M.Rs.  
 MONTGOMERY COUNTY, OHIO  
 NOVEMBER 2019



PREPARED BY:  
**CITY OF KETTERING**  
 3600 Shroyer Road  
 Kettering, OH 45429  
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 www.ketteringoh.org

**CORPORATION LINE ADJUSTMENT  
 KETTERING/CENTERVILLE  
 WALFORD ROAD EXHIBIT**





**DESCRIPTION FOR NEW CORPORATION LINE  
BETWEEN CITIES OF KETTERING AND CENTERVILLE  
SECTION 15, TOWN 2, RANGE 6 M.Rs.  
DOBBS/CRISPY DRIVE AREA  
November 2019**

Situate in Section 15, Town 2, Range 6 M.Rs., Cities of Kettering and Centerville, Montgomery County, Ohio, and being the new corporation line between the Cities of Kettering and Centerville, more particularly described as follows:

**Beginning** on the existing corporation line between the Cities of Kettering and Centerville at the northeast corner of Lot 145 of Mount Vernon Estates Section Seven, as recorded in Plat Book 67, Page 16, of the Plat Records of Montgomery County;

**thence** along the new corporation line between the Cities of Kettering and Centerville the following two (2) courses:

1. North  $82^{\circ}54'44''$  West a distance of 1115.84 feet along the north line of Lots 136 through 145 of said subdivision, to the northwest corner of said Lot 136, also being the southwest corner of Lot 107 of Mount Vernon Estates Section Six, as recorded in Plat Book 65, Page 66;
2. North  $04^{\circ}31'03''$  East a distance of 54.05 feet along the west line of said Lot 107, to a point being on the existing corporation line between the Cities of Kettering and Centerville, being the terminus of this description.

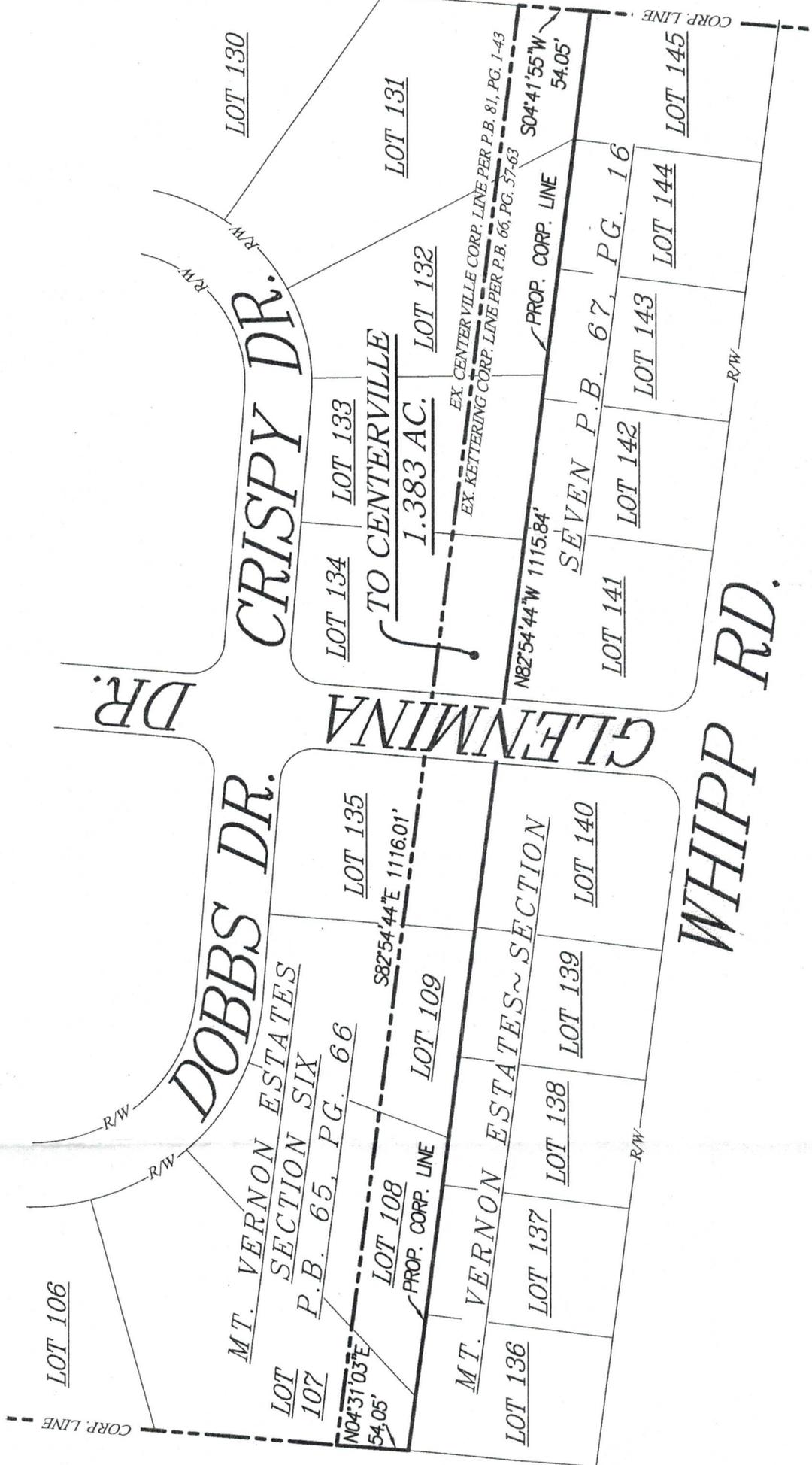
This corporation line adjustment results in 1.383 acres of land being removed from the City of Kettering's city limits and added to the City of Centerville's city limits.

Reference Montgomery County Engineer's Record of Land Surveys, Volume \_\_\_\_, Page\_\_.

Bearings are based upon the north line of Section 15 being South  $66^{\circ}51'13''$  East per the State Plane Coordinate System, NAD 83 (2011), Ohio South Zone.

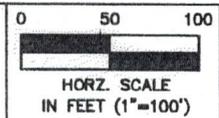
**Prepared by the City of Kettering Engineering Department without a field survey.**

CORPORATION LINE ADJUSTMENT ~ KETTERING/CENTERVILLE  
 DOBBS/CRISPY DRIVE AREA  
 SECTION 15, TOWN 2, RANGE 6 M.Rs. ~ MONTGOMERY COUNTY, OHIO  
 NOVEMBER 2019



PREPARED BY:  
 CITY OF KETTERING  
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CORPORATION LINE ADJUSTMENT  
 KETTERING/CENTERVILLE  
 DOBBS/CRISPY EXHIBIT





**DESCRIPTION FOR NEW CORPORATION LINE  
BETWEEN CITIES OF KETTERING AND CENTERVILLE  
SECTION 15, TOWN 2, RANGE 6 M.Rs.  
DOBBS/CRISPY DRIVE AREA  
November 2019**

Situate in Section 15, Town 2, Range 6 M.Rs., Cities of Kettering and Centerville, Montgomery County, Ohio, and being the new corporation line between the Cities of Kettering and Centerville, more particularly described as follows:

**Beginning** on the existing corporation line between the Cities of Kettering and Centerville at a point in the east line of Lot 131 of Mount Vernon Estates Section Six, as recorded in Plat Book 65, Page 66, of the Plat Records of Montgomery County;

**Thence** in a southerly direction along said line, to a point at the northeast corner of Lot 145 of Mount Vernon Estates Section Seven, as recorded in Plat Book 67, Page 16;

**thence** along the new corporation line between the Cities of Kettering and Centerville the following two (2) courses:

1. In a westerly direction along the north line of Lots 136 through 145 of said subdivision, to the northwest corner of said Lot 136, also being the southwest corner of Lot 107 of Mount Vernon Estates Section Six, as recorded in Plat Book 65, Page 66;
2. In a northerly direction along the west line of said Lot 107, to a point being on the existing corporation line between the Cities of Kettering and Centerville;

**thence** in a easterly direction along the existing corporation line between the Cities of Kettering and Centerville across Lots 107 through 109 of said Mount Vernon Estates Section Six and across Lots 131 through 135 of said Mount Vernon Estates Section Seven, to the point of beginning.

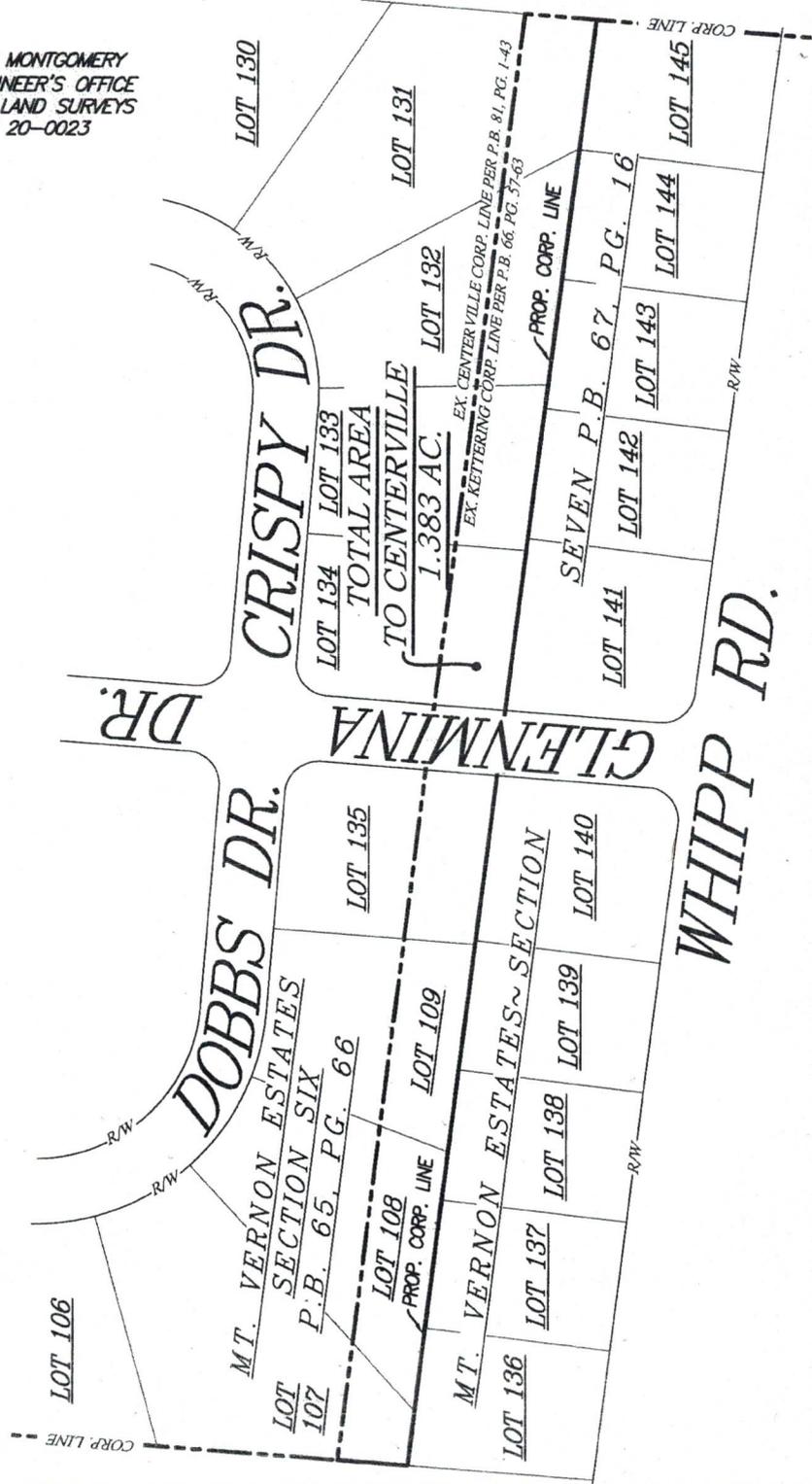
This corporation line adjustment results in 1.383 acres of land being removed from the City of Kettering's city limits and added to the City of Centerville's city limits.

Reference Montgomery County Engineer's Record of Land Surveys, Volume 20-0023.

**Prepared by the City of Kettering Engineering Department without a field survey.**

CORPORATION LINE ADJUSTMENT ~ KETTERING/CENTERVILLE  
 DOBBS/CRISPY DRIVE AREA  
 SECTION 15, TOWN 2, RANGE 6 M.Rs. ~ MONTGOMERY COUNTY, OHIO  
 NOVEMBER 2019

REFERENCE MONTGOMERY  
 COUNTY ENGINEER'S OFFICE  
 RECORD OF LAND SURVEYS  
 VOLUME 20-0023



PREPARED BY:  
 CITY OF KETTERING  
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CORPORATION LINE ADJUSTMENT  
 KETTERING/CENTERVILLE  
 DOBBS/CRISPY EXHIBIT

