

**CITY OF ENGLEWOOD
IN
MONTGOMERY COUNTY, OHIO**

ORDINANCE: 20 – 17

PASSED: DECEMBER 8, 2020

AN ORDINANCE: APPROVING REZONE #20-10, REMOVING 6 ACRES ON THE SOUTH SIDE OF W. NATIONAL ROAD, DIRECTLY SOUTH OF CHRIS DRIVE, FROM R-1 RESIDENTIAL DISTRICT AND PLACING THE SAME IN AN S-PUD ZONING DISTRICT, APPROVING THE CONCEPT PLAN AND NEW LOT

WHEREAS, a concept plan has been submitted by Dayton Metro Library for redevelopment of a site zoned “R-1” at 700 W. National Road; and

WHEREAS, a new lot will be created containing six (6) acres and creating a new record plan; and

WHEREAS, said property currently lies within a “R-1” Residential Zoning District, and a proper application has been filed for rezoning to a “S-PUD” Special Planned Unit Development District; and

WHEREAS, a site development plan has been submitted in support of “S-PUD” zoning; has been judged conditionally adequate by reference to Section 1264.03(e), “Required Contents ...”, of the Zoning Code; and this Board has made required findings of fact called for by Section 1264.03(h) of said Zoning Code; and

WHEREAS, notifications of public hearings on matters outlined herein were advertised in a newspaper of general circulation and were mailed to all property owners within 200 feet of the subject property; and

WHEREAS, this proposal has received a recommendation for conditional approval from the Planning Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ENGLEWOOD, COUNTY OF MONTGOMERY, STATE OF OHIO, AS FOLLOWS:

SECTION I That the “S-PUD” application, site development plan submitted by Mike Ruetschle, Architect for Dayton Metro Library, pertaining to 700 W. National Road, be herewith conditionally approved.

SECTION II That any redevelopment of the subject site, pursuant to such approvals, occur only if:

- a) Final landscaping and screening plans shall be approved by staff before the issuance of building permits. Parking shall meet the standards for individual land uses, as is presently codified by Section 1266.05 (c) of the Zoning Code.
- b) Site development plans are reviewed and approved by the City’s consulting civil and traffic engineers.
- c) All building elevations are constructed of brick, or similar masonry material, as proposed by the applicant and are judged by staff

to be complementary to adjacent land uses and in compliance with city requirements.

d) All review and permit fees normally collected, all sureties normally posted, and all other actions and/or arrangements called for by applicable sections of the Codified Ordinances of the City of Englewood, be accomplished by the developer(s).

SECTION III The applicant is further approved to make minor site design modifications to provide for improved traffic movements if determined necessary by the City's consulting traffic or civil engineer.

SECTION IV All signs must conform to the setback and size limits as required by the Englewood Codified Ordinances.

SECTION V It is hereby found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were taken in open meetings of this council, and that all deliberations of this council, and of any committees, that resulted in such formal actions, were in meetings open to the public, in compliance with all legal requirements.

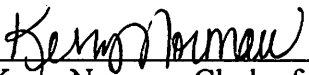
SECTION VI That this ordinance shall be in full force and effect at the earliest date allowed by law.

PASSED this 8th day of December 2020.

ATTEST:



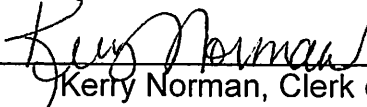
Thomas Franz, Mayor



Kerly Norman, Clerk of Council

CERTIFICATE

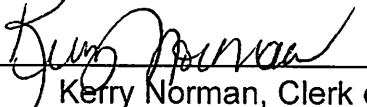
I, **Kerry Norman, Clerk of Council of the City of Englewood, Montgomery County, Ohio**, do hereby certify the foregoing is a true and correct copy from the *Record of Proceedings* of said City. **WITNESS** my signature this 8th day of December, 2020.



Kerry Norman, Clerk of Council

CERTIFICATE OF POSTING

I, **Kerry Norman, Clerk of Council of the City of Englewood, Montgomery County, Ohio**, do hereby certify publication of the foregoing **ORDINANCE** was made as designated by Sections 224.01 and 24.02 of the Englewood Code.



Kerry Norman, Clerk of Council