

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

**ORDINANCE: 22 – 16**

**PASSED: NOVEMBER 22, 2022**

**AN ORDINANCE: APPROVING REZONE #22-06, REMOVING 9.6 ACRES ON THE SOUTH SIDE OF W. NATIONAL ROAD, 500 FEET EAST OF UNION BOULEVARD, FROM C-3 COMMUNITY COMMERCIAL ZONING DISTRICT AND PLACING SAME IN S-PUD ZONING DISTRICT AND APPROVING THE CONCEPT PLAN**

**WHEREAS**, a concept plan and proper application has been filed for rezoning from “C-3” to “S-PUD” of a 9.6 acre site on the south side of W. National Road, approximately 500 feet east of Union Boulevard; 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) of the Zoning Code, “Required Contents ...,” and this Board has made required findings of fact called for by Section 1264.03(h) of said Zoning Code; and

**WHEREAS**, notification of a public hearing on matters outlined herein was advertised in a newspaper of general circulation and was mailed to property owners within 200 feet of property; and

**WHEREAS**, this proposal has received a recommendation for 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 and site development plan of Extra Space Storage, pertaining to the 9.6 acres located on the south side of W. National Road, 500 feet east of Union Boulevard, has been reviewed by Planning Commission and was recommended for approval by City Council.

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

- a)      Final landscaping and screening plans are approved by staff before the issuance of building permits.
- b)      Self-storage units shall be limited to inside the existing building, no outside self-storage units.
- c)      Outdoor RV and boat storage shall be limited to area east of the building, as identified on the proposed site plan.

- d) Access to the building shall be limited to the hours of 6:30 am to 10 pm.
- e) Proposed signage shall be approved as submitted, permitting one free standing sign not to exceed 70 square feet in area and 2 wall signs not to exceed a total of 200 square feet in area.
- f) Lighting must comply with city requirements and light must not extend beyond the property limits that could impact adjacent residential properties.
- g) Site development plans are reviewed and approved by the City's consulting civil and traffic engineers.
- h) 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, are accomplished by the developer(s).

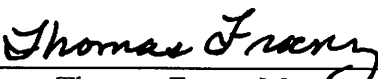
**SECTION III** The applicant is further approved, subject to staff approval, to make minor modifications to the development plan, to the extent of shifting the building or parking area to provide for improved traffic movements.

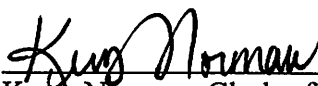
**SECTION IV** It is hereby found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were taken in open meetings of this council, and that all deliberations of this council, and of any committees, that resulted in such formal actions, were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

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

**PASSED this 22nd day of November 2022.**

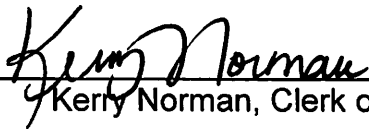
**ATTEST:**

  
Thomas Franz, Mayor

  
Kerry Norman, Clerk of Council

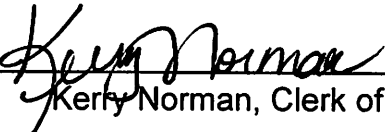
## CERTIFICATE

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 22nd day of November, 2022.

  
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