

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

**ORDINANCE: 23-15**

**PASSED: November 28, 2023**

**AN ORDINANCE: APPROVING ZONING FOR AN S-PUD MAJOR  
MODIFICATION AT 9200 NORTH MAIN STREET WITH  
CONDITIONS AND APPROVING THE CONCEPT PLAN AND  
REPLAT**

**WHEREAS**, a concept plan has been tendered for redevelopment of a site at 9200 N. Main Street, currently zoned S-PUD; and

**WHEREAS**, the subject site is zoned for commercial enterprise, but revised planning entails major modifications to development parameters including the development of an out-lot parcel; 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 both City Council and the Administrative Board for Planning and Zoning Appeals have 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 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 Valvoline, LLC, pertaining to 9200 North Main Street, be herewith conditionally approved, including creation of the new out lot, and recommended to City Council for similar approval.

**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.

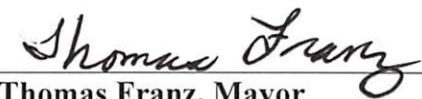
- b) Site development plans are reviewed and approved by the City's consulting civil and traffic engineers.
- c) All building elevations are constructed of brick, or similar masonry material, and are judged by staff to be complementary to adjacent land uses and in compliance with city requirements.
- d) The building shall be no larger than 1,500 square feet with a maximum of two service bays as outlined in Chapter 1270 of the Englewood Codified Ordinances.
- e) Signage shall be limited to a total of 3 wall signs and complying with the size limits outline within the C-3 Zoning District.
- f) 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 engineer.

**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 28<sup>th</sup> Day of November 2023.**

  
\_\_\_\_\_  
Thomas Franz, Mayor

ATTEST:

  
\_\_\_\_\_  
Marla Goodrich, Clerk of Council

## C E R T I F I C A T E

I, **Marla Goodrich, 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 28th day of November, 2023.



Marla Goodrich, Clerk of Council

## CERTIFICATE OF POSTING

I, **Marla Goodrich, 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.



Marla Goodrich, Clerk of Council