

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

**ORDINANCE: 24-10**

**PASSED: AUGUST 27, 2024**

**AN ORDINANCE: CONDITIONALLY APPROVING THE CONCEPT PLAN FOR THE OAKES TREE DEVELOPMENT, (EXTENSION OF WESTBROOK MEADOWS), AND REZONING SAME TO “S-PUD”**

**WHEREAS**, Westbrook Meadows is a residential subdivision originally rezoned in 2000 from R-1 single family residential to S-PUD zoning standards, located immediately south of the Miami Valley Career Technology Center and north of Westbrook Road; and

**WHEREAS**, Oakes Tree Development is proposing an extension of Westbrook Meadows by adding 27 new residential building lots with similar sized lots and homes; and

**WHEREAS**, the site contains approximately 11.93 acres and identified as parcel ID M57 00909 0005 according to the Montgomery County Auditors website; and

**WHEREAS**, the S-PUD Major Modification to the original plan must be approved City Council; and

**WHEREAS**, the current site development plan is judged adequate by reference to Section 1264.03(e), “Required Contents ...”, of the Zoning Code, and Planning Commission 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 duly mailed to property owners within 200 feet of the tract to be rezoned.

**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 site development plan of the Oakes Tree Development, Westbrook Meadows extension, PUD subdivision be herewith conditionally approved.

**SECTION II** That any development of the Westbrook Meadows subdivision pursuant to such rezoning approval occur only if:

1. The City’s consulting engineers are satisfied that subdivision plans comply in all respects with City platting and engineering standards.

2. This subdivision is comprised solely of single-family detached dwelling units, with twenty (20) percent of all such dwelling units having a living area of at least 1,200 square feet, and the remainder of the dwelling units having a living area of at least 1,400 square feet.
3. All homes have at least one and one-half baths, three bedrooms, and a two-car garage.
4. All homes match one of the elevations models submitted with the PUD packet for approval, including the same or a greater amount of exterior brick or masonry.
5. All structures have minimum front- and rear-yard building setbacks of 25 feet.
6. All lots have minimum side yards of six (6) feet.
7. No accessory structures exceed one-hundred twenty (120) square feet in size.
8. All lots have a minimum width at the building setback line of fifty-five (55) feet.
9. All review and permit fees normally collected, all sureties normally posted, and all other actions and/or arrangements called for by Title Four, Subdivision Regulations, or other applicable sections of the Codified Ordinances of the City of Englewood, be accomplished by the developer(s).

### **SECTION III**

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 IV**

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

**PASSED** this 27th day of August 2024.

ATTEST:

  
Marla Goodrich, Clerk of Council

  
\_\_\_\_\_  
Cathy McGrail, Mayor

## 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 27th day of August 2024.

  
\_\_\_\_\_  
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