

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

**ORDINANCE: 25-03**

**PASSED: APRIL 8, 2025**

**AN ORDINANCE: APPROVING AN S-PUD MAJOR MODIFICATION FOR THE PROPERTY LOCATED AT 360 W. NATIONAL ROAD**

**WHEREAS**, a concept plan has been submitted by MCS Englewood LLC for additional storage units to the rear of the property at 360 W. National Road, currently zoned “S-PUD”; and

**WHEREAS**, said property currently lies within a “S-PUD” zoning district, and a proper application has been filed for modification to that “S-PUD;” 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 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” Major Modification Application and site development plan of Extra Space Storage, 360 W. National Road, pertaining to the 9.6 acres located on the south side of W. National Road, 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, occurs only if:

1. Final landscaping and screening plans are approved by staff before the issuance of building permits.
2. All proposed buildings must match the color scheme of the existing building and are located to the rear of the existing building.
3. No outdoor RV, boat storage, or vehicle storage of any kind on the site.

4. Access to the outdoor storage units will be the same as the building and shall be limited to the hours of 6:30 am to 10 pm.
5. No additional signage, all signage shall comply with the requirements of the C-3 zoning district.
6. Site development plans are reviewed and approved by the City's consulting civil and traffic engineers.
7. 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 8<sup>th</sup> day of April 2025.

  
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Cathy McGrail, Mayor

ATTEST:

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

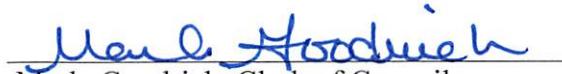
## CERTIFICATE

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 8th day of April 2025.

  
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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.

  
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Marla Goodrich, Clerk of Council