



NORWOOD, OHIO

Ordinance No. 2 20 18

ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE PROPERTY KNOWN AS 1723 CLENEAY AVENUE, HAMILTON COUNTY PARCEL NUMBER 651-0054-0210-00, A 3.34 ACRE PUD FOR THE PROJECT KNOWN AS HEALTH UNITED BUILDING/XU HUB

WHEREAS, a preliminary and final Planned Unit Development proposal for this 3.34 acre project, within an underlying office (O) zone, has been submitted to the City of Norwood; and

WHEREAS, the Planning Commission of the City of Norwood conducted a public hearing on December 6, 2017, pursuant to notice, with regard to said plans, and having reviewed those plans, unanimously voted to recommend their approval by the Council of the City of Norwood; and

WHEREAS, the Council of the City of Norwood has conducted a public hearing to review the Preliminary and Final Development Plans for the above-referenced property; now, therefore,

BE IT ORDAINED by the Council of the City of Norwood, State of Ohio, that:

SECTION 1. Council of the City of Norwood adopts and approves the findings of the Planning Commission with regard to the above-referenced plans, specifically:

- A) The Planned Unit Development Preliminary and Final Plans proposed for 3.34 acres of real property, currently a vacant site known as 1723 Cleneay Avenue, Hamilton County Parcel Number 651-0054-0210-00, for which plans are on file with the Building Commissioner of the City of Norwood entitled "Xavier University Health United Building" bearing the date received November 16, 2017, and prepared by MSA Architects and Messer Construction, are incorporated by reference herein and are hereby approved subject to the conditions and findings contained herein.
- B) The Planned Unit Development Plan submitted for the above-referenced site is beneficial to the neighborhood in which it is located, replacing vacant land with a new facility which will provide medical, educational and recreational uses, which will be beneficial to the community by providing primary care, academic uses, student counseling, and recreational uses, which will be economically productive and aesthetically pleasing to the surrounding neighborhood.
- C) There are adequate Norwood services and utilities available to the site, with new extensions of existing utilities to be built to meet or exceed all local, county and state regulations.
- D) The proposed design reflects the opportunity for a variety of building designs and architectural techniques on a site that exceeds two acres in size. Therefore, the Planned Unit Development Plan for this site meets the intent and objectives for Planned Unit Development as expressed in Chapter 1155.01 of the Norwood Zoning Code.
- E) The proposed Planned Unit Development Plan will, as modified by the conditions contained in this ordinance, meet the general regulations for Planned Unit Developments as contained in the Norwood Zoning Code.

SECTION 2. Council of the City of Norwood adopts and approves the Planned Unit Development Preliminary and Final Plan proposed for 3.34 acres of real property, known as 1723 Cleney Avenue, City of Norwood, Ohio, Hamilton County Parcel Number 651-0054-0210-00.

SECTION 3. This Ordinance shall take effect on the earliest date allowed by law.

PASSED January 30, 2018
Date

Donna M. Laake
Donna M. Laake
President of Council

ATTEST:

Joseph S. Geers, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the 30th day of January, 2018 in compliance with the rules of Norwood City Council and the laws of the State of Ohio including but not limited to proper notice, public hearing, and publication. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the 31 day of January, 2018.

Joseph S. Geers
Joseph S. Geers
Clerk of Council

APPROVED 2/1/18
Date

Thomas F. Williams
Thomas F. Williams
Mayor

CERTIFICATE OF PUBLICATION:

Joseph S. Geers, the duly appointed Clerk of Council, attests that this ordinance was published in the Enterprise on 2/13/18 and 2/20/18.
(Name of Newspaper) (date) (date)

Joseph S. Geers
Joseph S. Geers
Clerk of Council

ORDINANCE READINGS

1st Reading 1/23/18
Date

2nd Reading 1/23/18
Date

3rd Reading 1/30/18
Date

All 3 Readings _____
Date

Tabled _____
Date

Vetoed _____
Date