



Ordinance No. 31 20 17

ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAN FROM LEGACY LOFTS ON COURTLAND LLC FOR PLANNED UNIT DEVELOPMENT FOR THE PROPERTIES KNOWN AS 4300 ALLISON STREET (PARCELS 651-0052-0123-90 AND 651-0052-0012-90), 2037 COURTLAND AVENUE (PARCEL 651-0052-0011-90), 2014 COURTLAND AVENUE (PARCEL 651-0052-10-90), 2030 WEYER AVENUE (PARCEL 651-0052-0014-90), 2034 WEYER AVENUE (PARCEL 651-0052-0015-90), 2038 WEYER AVENUE (PARCEL 651-0052-0016-90), 2042 WEYER AVENUE (PARCEL 651-0052-0017-90), AND 2046 WEYER AVENUE (PARCEL 651-0052-0018-90).

WHEREAS, Council for the City of Norwood adopted a Planned Unit Development overlay zone over the property subject to this Preliminary Plan; and

WHEREAS, the Planned Unit Development proposal for this project has been submitted to the City of Norwood, including Preliminary and Final Plans for the entire site; and

WHEREAS, the Planning Commission of the City of Norwood has conducted public hearings, pursuant to notice, with regard to the Preliminary and Final Plans, and having reviewed those plans, has recommended their approval by the Council of the City of Norwood; and

WHEREAS, the Council of the City of Norwood has conducted public hearings 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 the properties known as 4300 Allison Street (Parcels 651-0052-0123-90 and 651-0052-0012-90), 2037 Courtland Avenue (Parcel 651-0052-0011-90), 2014 Courtland Avenue (Parcel 651-0052-10-90), 2030 Weyer Avenue (Parcel 651-0052-0014-90), 2034 Weyer Avenue (Parcel 651-0052-0015-90), 2038 Weyer Avenue (Parcel 651-0052-0016-90), 2042 Weyer Avenue (Parcel 651-0052-0017-90), and 2046 Weyer Avenue (Parcel 651-0052-0018-90), for which plans are on file with the Building Commissioner of the City of Norwood, and prepared by Scott Call / Legacy Lofts on Courtland LLC, are incorporated by reference herein and are hereby approved subject to the conditions and findings contained herein; and
- B) The Planned Unit Development Plan submitted for the above-referenced site is beneficial to the neighborhood in which it is located, converting large unused school and church buildings into 112 residential condominiums, which will be economically productive and aesthetically pleasing to the surrounding neighborhood; and
- C) There are adequate Norwood services and utilities available to the site;
- 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 of Chapter 1155 of the Norwood Zoning Code; and
- 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. This Ordinance shall take effect on the earliest date allowed by law.

PASSED November 14, 2017
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 14th day of Nov., 2017 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 15th day of November, 2017.

Joseph S. Geers
Joseph S. Geers
Clerk of Council

APPROVED 11/15/17
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 11/18/17 and 11/21/17.
(Name of Newspaper) (date) (date)

Joseph S. Geers
Joseph S. Geers
Clerk of Council

ORDINANCE READINGS

1st Reading _____
Date

2nd Reading _____
Date

3rd Reading _____
Date

All 3 Readings 11/14/17
Date

Tabled _____
Date

Vetoed _____
Date