



NORWOOD, OHIO

Ordinance No. 13 2022

**ORDINANCE APPROVING THE FINAL PLAN AS MODIFIED FOR THE FACTORY 52 PROJECT FOR THE REAL PROPERTY OWNED BY PLAYING CARD PARTNERS, KNOWN AS 4590 BEECH STREET, PARCEL 651-0019-0125, LOCATED WITHIN A PLANNED UNIT DEVELOPMENT ZONE, AND DECLARING AN EMERGENCY**

**WHEREAS**, Council by Ordinance No. 2-2021 approved a Final Plan for the Factory 52 Project for property owned by Playing Card Partners, known as 4590 Beech Street, Parcel Number 651-0019-0125; and

**WHEREAS**, Playing Card Partners has proposed modifications to the Final Plan to (1) allow a 1,100 square foot, single-story jewel box building to be located on the open space at 2755 Park Avenue, and (2) allow a new single-story building for use as a pickleball courts, restaurant, and bar to be located at 2730 Maverick Drive; and

**WHEREAS**, the Planning Commission of the City of Norwood conducted a public hearing, pursuant to notice, with regard to said new plans, and having reviewed those plans, has recommended their approval by the Council of the City of Norwood as detailed in the Planning Commission's letter to Council of December 2, 2021, and the attachments thereto; and

**WHEREAS**, the Council of the City of Norwood has conducted a public hearing to review the proposed modifications to the Final Development Plans for the Factory 52 Project; now therefore,

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

**SECTION 1.** Pursuant to Section 1155.26 of the Codified Ordinances of the City of Norwood, Council hereby approves the modified preliminary and final plan for the Factory 52 Project for the real property owned by Playing Card Partners, known as 4590 Beech Street, Parcel 651-0019-0125, located within a Planned Unit Development District, with the following modifications:

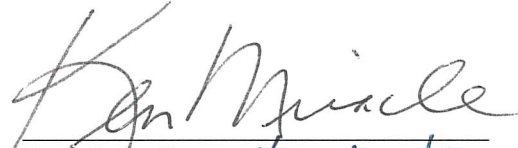
(a) allowing for an 1,100 square foot, single-story (retail or restaurant) jewel box to be located on the central common open space, with a municipal address of 2755 Park Avenue, and

(b) allowing for the inclusion of a new single-story building that will be used as a combination pickleball, restaurant, and bar, located on the 1.172 acre parcel at the northwest corner of the PUD development, with a municipal address of 2730 Maverick Drive.

**SECTION 2.** Prior ordinances, which approved previous plans for the Factory 52 Project, to the extent that they contradict the modifications in this plan, are hereby superseded.

**SECTION 3.** This ordinance is hereby declared an emergency measure necessary to protect the health, safety, and welfare of community and shall go into effect immediately. The reason for said emergency is to proceed forthwith to gain the jobs, new residents, and other economic benefits forthwith

PASSED 3/22/2022  
Date

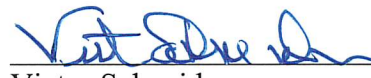
  
Joseph S. Geers *Ken Mwaide*  
President of Council

**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 22<sup>nd</sup> day of March, 2022 in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the 22<sup>nd</sup> day of March, 2022.

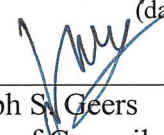
  
Joseph S. Geers  
Clerk of Council

APPROVED 22 MAR 22  
Date

  
Victor Schneider  
Mayor

**CERTIFICATION OF PUBLICATION:**

Joseph S. Geers, the duly appointed Clerk of Council, attests that this Ordinance was published in the Cincinnati Enquirer on 04/05/2022 and 04/12/2022.  
(Name of Newspaper) (date) (date)

  
Joseph S. Geers  
Clerk of Council

**ORDINANCE READINGS**

1<sup>st</sup> Reading \_\_\_\_\_  
Date

2<sup>nd</sup> Reading \_\_\_\_\_  
Date

3<sup>rd</sup> Reading \_\_\_\_\_  
Date

All 3 Readings 3/22/2022  
Date

Tabled \_\_\_\_\_  
Date

Vetoed \_\_\_\_\_  
Date

**Interoffice Memorandum  
City of Norwood, Ohio**

**To:** City Council  
**From:** Planning Commission  
**Date:** December 2, 2021  
**RE:** Playing Card Partners - Jewel Box, 2755 Park Avenue;  
- Pickleball facility, 2730 Maverick Drive;  
**Copy:** Law Department  
File

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On December 1, 2021, the Norwood Planning Commission held a public hearing, and passed the following resolutions:

- “1. That the existing planned unit development plan for the Factory 52 Plan be modified to allow for an 1,100 square foot, single-story (retail or restaurant) jewel box to be located on the central common open space, with a municipal address of 2755 Park Avenue, and that the proposed modification be forwarded to City Council for their review and approval; and,*
- 2. That the existing planned unit development plan for the Factory 52 Plan be changed to allow for the inclusion of a new single-story building that will be used as a combination pickleball, restaurant, and bar, located on the 1.72 acre parcel at the NW corner of the PUD development, with a municipal address of 2730 Maverick Drive, and that the proposed change be forwarded to City Council for their review and approval.”*

If Council schedules a public hearing, it should be set no earlier than thirty (30) days from receipt of this Memorandum.

# ENQUIRER MEDIA

PART OF THE USA TODAY NETWORK

**Advertiser:**

Tim Brown/Secretary/Clerk of Council  
NORWOOD, CITY OF  
4645 MONTGOMERY RD  
  
NORWOOD OH 45212

**LEGAL NOTICE  
ATTACHED**

**This is not an invoice**  
Account #: CIN-375226  
Total Cost of the Ad: \$816.40  
Last Run Date: 04/12/2022  
  
# of Affidavits: 1

## AFFIDAVIT OF PUBLICATION

**Newspaper:** CIN-EN Cincinnati Enquirer

**State of Wisconsin**

**RE: Order # 0005199962**

I, Nicole Jacobs  
of the The Enquirer, a newspaper printed in  
Cincinnati, Ohio and published in Cincinnati, in said  
County and State, and of general circulation in said  
county, and as to the Kentucky Enquirer published  
in Ft. Mitchell, Kenton County, Kentucky, who being  
duly sworn, depose and saith that the  
advertisement of which the annexed is a true copy,  
has been published in the said newspaper times,  
once in each issue dated as follows::

04/05/2022, 04/12/2022

Nicole Jacobs  
Subscribed and sworn to before me this  
12th day of May, 2022

Sarah Bertelsen  
Notary Public

7/27/25  
Commission expires

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

**CITY OF NORWOOD  
ORDINANCES/RESOLUTIONS  
PASSED:**

**11-2022** Ordinance Authorizing the Mayor & Safety-Service Director to Enter into A Collective Bargaining Agreement with American Federation of State, County and Municipal Employees, ALF-CIO (AFSCME) Local union #3278 & Ohio council 8, Representing the Clerical Workers, Consistent with The Terms of The Attached Exhibit A, for The Period from March 1, 2022 through February 28, 2025, & Declaring an Emergency.

**12-2022** Ordinance Amending Norwood Codified Ordinance Section 351.14 Seventy-Two Hour Parking Restriction on Street.

**13-2022** Ordinance Approving The Final Plan as Modified for The Factory 52 Project for The Real Property Owned by Playing Card Partners, Known as 4590 Beech Street, Parcel 651-0019-0125, Located within A Planned Unit Development Zone, & Declaring an Emergency.

**14-2022** Ordinance Approving the Fifth Amendment to The Detailed Financial Plan for The City of Norwood, & Declaring an Emergency.

**15-2022** Ordinance Authorizing the Safety-Service Director to Enter into A Government Aggregation Master Retail Natural Gas Supply Agreement with AEP Energy, Inc. for A Maximum of A 24-Month Term at A Maximum Price Not to Exceed \$0.560 Per CCF, Commencing in June 2022, Under The Modified Plan of Operation & Governance for Natural Gas Governmental Aggregation, & Declaring an Emergency.

**3-2022** Resolution Adopting the Norwood Housing Action Plan & Its Supporting Principles for The Purpose of Planning.

**5-2022** A Resolution Approving Record Retention Policy for City council's Records in The City of Norwood, Ohio.

**7-2022** A Resolution Approving the City of Norwood's American's With Disabilities Act (ADA) Transition Plan.

The complete text of each item is available at <https://www.norwoodohio.gov/163/City-Council>

CIN, Apr 5, 12, '22 #5199962