



NORWOOD, OHIO

Ordinance No. 2 2021

ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE FACTORY 52 PROJECT, FOR THE REAL PROPERTY OWNED BY PLAYING CARD PARTNERS, KNOWN AS 4590 BEECH STREET, COUNTY AUDITOR’S BOOK 651, PAGE 0019, PARCEL 0125, LOCATED WITHIN A LIGHT MANUFACTURING (M1) ZONE DISTRICT WITH A PUD OVERLAY, AND DECLARING AN EMERGENCY

WHEREAS, the Norwood Planning Commission has recommended that an ordinance be prepared approving the preliminary plan for Factory 52 for the real property owned by Playing Card Partners, known as 4590 Beech Street, County Auditor’s Book 651, Page 0019, Parcel 0125, located within a Light Manufacturing (M1) zone district with a Planned Unit Development; and

WHEREAS, the City desires to support revitalization in this area by means of carefully and creatively planned projects as provided for in Chapter 1155 of the Codified Ordinances of the City of Norwood, Ohio, entitled “Planned Unit Developments”; and

WHEREAS, the planned-unit-development process encourages community involvement by including public hearings on proposed projects; and

WHEREAS, pursuant to section 1117.06 of the Codified Ordinances of the City of Norwood, the Planning Commission conducted a public hearing on December 2, 2020, regarding the question of recommending approval of the final plan for the Factory 52 project, which is covered by the Planned Unit Development Overlay Zone in the vicinity of 4590 Beech Street, County Auditor’s Book 651, Page 0019, Parcel 0125, provided for herein; and

WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning Commission voted to recommend approval of the final plan for the Factory 52 project referred to above; covering the area referred to herein; and

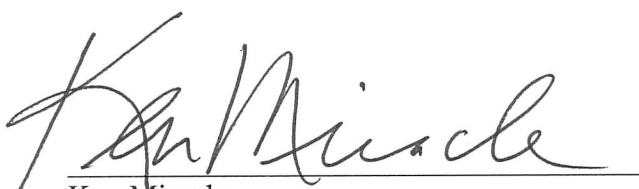
WHEREAS, this Council has conducted a public hearing on January 26, 2021, regarding the question of whether to approve the final plan for the Factory 52 project and concludes that it should approve the final plan for the project; now therefore,

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

SECTION 1. This Council hereby accepts and approves the final plan for the Factory 52 project, for the real property owned by Playing Card Partners, known as 4590 Beech Street, County Auditor’s Book 651, Page 0019, Parcel 0125, located within a Light Manufacturing (M1) zone district with a Planned Unit Development (as filed with the Clerk of Council and the Building Department and incorporated by reference herein).


SECTION 2. This ordinance is hereby declared to be an emergency ordinance and a measure necessary for the immediate preservation of the public peace, health, safety and general welfare and shall go into effect forthwith. The reason for said emergency is the necessity to proceed forthwith to provide permanent housing and other uses at the subject site, after years of non-use of the site.

PASSED 1-26-21
Date


Ken Miracle
President of Council


ATTEST:

Maria Williams, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the 26th day of January, 2021, 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 26th day of January, 2021.



Maria Williams
Clerk of Council


APPROVED 25 JAN 21
Date



Victor Schneider
Mayor

CERTIFICATION OF PUBLICATION:

Maria Williams, the duly appointed Clerk of Council, attests that this Ordinance was published in the _____ on _____ and _____.
(Name of Newspaper) (date) (date)



Maria Williams
Clerk of Council

ORDINANCE READINGS

1st Reading _____
Date

2nd Reading _____
Date

3rd Reading _____
Date

All 3 Readings 1-26-21
Date

Tabled _____
Date

Vetoed _____
Date