

**ORDINANCE NO. OR25-22**

**AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE A PRELIMINARY PLANNED UNIT DEVELOPMENT APPLICATION TO ACCOMMODATE FUTURE MIXED-USE COMMERCIAL, RESIDENTIAL, AND RECREATIONAL DEVELOPMENT ON APPROXIMATELY 19.2 ACRES OF LAND, PARCEL ID NOS. H33 00214 0001 AND H33 00214 0002, NEAR THE SOUTHWEST CORNER OF OLIVE ROAD AND EAST MAIN STREET IN A GENERAL BUSINESS (G-B) DISTRICT.**

**WHEREAS,** Owner/Applicant Trotwood Community Improvement Corporation (“TCIC”) has submitted a Preliminary Planned Unit Development (“PUD”) Application for a proposed PUD to be located on approximately 19.2 acres of land, Parcel ID Nos. H33 00214 0001 and H33 00214 0002, near the southwest corner of Olive Road and East Main Street in a General Business (G-B) District, to accommodate future mixed-use commercial, residential, and recreational development; and

**WHEREAS,** Owner/Applicant is aware that it will be required to submit a Final Planned Unit Development Application that is acceptable to the City in order to obtain final approval for this PUD project; and

**WHEREAS,** on August 23, 2022, in accordance with Section 1140.04 of the Codified Ordinances of the City of Trotwood, the Planning Commission held a public hearing on the application of the proposed PUD, after notice of the time and place of the public hearing had been given as required by law; and

**WHEREAS,** City Council has carefully reviewed all provisions of 1140 “Planned Unit Development” of the Trotwood Codified Ordinances and, after public hearing and discussion, voted to recommend approval of the preliminary PUD application; and

**WHEREAS,** City Council expects that approval of the Preliminary PUD Plan Application submitted by TCIC will foster economic growth and development in the City of Trotwood.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:**

**SECTION I:** Pursuant to Section 1140.05(j) of the Trotwood Codified Ordinances, Council hereby finds that the facts submitted with Applicant/Owner TCIC’s Preliminary PUD Application satisfy the standards and criteria for

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

planned unit development approval in accordance with Sections 1140.07 of the Trotwood Codified Ordinances.

**SECTION II:**

The Trotwood City Council hereby accepts the recommendation of the Trotwood Planning Commission and approves the Preliminary PUD Application for a proposed PUD to be located on approximately 19.2 acres of land over two parcels, Parcel Nos. H33 00214 0001 and H33 00214 0002, near the southwest corner of Olive Road and East Main Street in a General Business (G-B) Zoning District to accommodate future mixed-use commercial, residential, and recreational development.

**SECTION III:**

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including but not limited to Section 121.22 of the Ohio Revised Code.

**SECTION IV:**

This Ordinance shall take effect at the earliest time allowed by law.

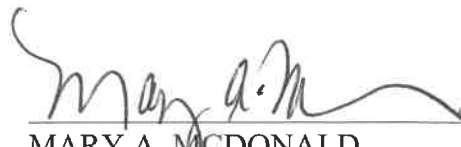
Passed this 6th day of September, 2022.

ATTEST:

APPROVED:



KARA B. LANDIS  
CLERK OF COUNCIL



MARY A. McDONALD  
MAYOR



YVETTE F. PAGE  
VICE-MAYOR

CITY OF TROTWOOD  
3035 OLIVE ROAD  
TROTWOOD, OHIO 45426

## CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. OR25-22 adopted by the Trotwood City Council at a regular scheduled meeting held on the 6th day of September, 2022, and that I am duly authorized to execute this certificate.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

KARA B. LANDIS  
CLERK OF COUNCIL



Trotwood Planning Commission

REVISED CASE: Staff Report

**To:** Mr. Ernest Curry, Chairman,  
Planning Commission Members

**From:** Deborah McDonnell,  
Planning and Development Director

**Dated:** August 18, 2022 for August 23, 2022 Meeting

**PC Case #:** **22-06 Preliminary Planned Unit Development (PUD) Application** to accommodate future mixed-use commercial, residential and recreational development near the south-west corner of Olive Road and East Main Street, PID H33 00214 0001 and H33 00214 0002, in a General Business (G-B) zoning district. TCIC owner, applicant.

---

**NOTE: This is a revised application to include a site map of intended uses, updated descriptions, and an additional access easement parcel.**

**DESCRIPTION:** The Trotwood Community Improvement Corporation is the owner of 19.201 acres, bounded by Olive Rd and Main St. It is comprised of two parcels, H33 00214 0002 (18.672) the largest parcel and H33 00214 0001 (.529) which is an access easement to the west.

As the economic arm of the City, the executive director is negotiating for the use of this land as the Main Street corridor receives new development. Research has shown that a PUD provides the flexibility for mixed use development. Providing an outline for anticipated uses prior to land subdivision and future development provides the fastest way forward on new projects.

Once in place, the PUD will accommodate a variety of uses including multi-family housing, commercial development and recreational options. With the growing interest in the Main Street Corridor, staff recommends the City be ready for development when it comes.

**SITE(S) AND AREA(S):**

The area is bounded by Main Street to the North and Olive Road to the east. It is directly across the street from the government center and county Court building. It is adjacent to the shopping plaza to the west and connects to Wolf Creek along the southern end.

A major challenge for the site is Center Point's high-pressure gas line that splits the property nearly in half. Further challenges include a steep slope near the southern end along the Wolf Creek. This area makes it more difficult for bricks & mortar development, however, a parks system connecting to Five-Rivers Metro Park would be an added amenity and great use of this water access.

### **SURROUNDING ZONING:**

The zoning in this area and adjacent parcels is General Business (GB). Appendix B of the TCO provides a list of allowable use in each zone.

- Housing in a GB is not permitted. However, housing is permitted within a PUD as listed in TCO 1140.15(c)2.
- Recreation in a GB is a conditional use for active recreation, parks and playgrounds. It is permitted-by-right if it is a non-commercial use yet not permitted when classified as passive recreation.

### **DISCUSSION:**

This site is prime for new development. The proposed use is consistent with the 1999 comprehensive plan, the 2017 economic development plan and the 2019 Yard & Company Main Street plan. Both plans promote a mix of uses within the area.

#### *PUD TCO 1140.01 PURPOSE AND INTENT.*

*The purpose of the Planned Unit Development ("PUD") District provisions is to provide a means of development that is flexible and innovative when development of a site by standard, more rigid, conventional zoning district regulations may produce less efficient use of the land and less amenities and benefits for the community and users of the development. Development under Planned Unit Development provides a means for encouraging ingenuity, imagination and flexibility on the part of landowners, engineers, architects, site planners and developers in the planning and design of land areas. (Ord. 12-19. Passed 7-1-19.)*

A PUD overlays the zoning in place and provides for the flexible use of large parcels. Given the discussion above on allowable uses, housing uses are permitted in a PUD where it would not be for straight zoning. The additional of recreation in this PUD overcomes some of the conflicts within the allowable use designations and the intended recreational opportunities that exist. For example, active recreation is a conditional use. It is defined as "*structured individual or team activity that requires the use of special facilities, courses, fields, or equipment.*" This location is not conducive to these activities. Passive recreation refers to "*recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational activities place minimal stress on a site's resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection.*" Passive recreation includes, hiking, fishing, birdwatching, biking, etc. This is the intended use for the area along Wolf Creek. Under straight zoning, this is not permitted.

TCO 1140 outlines the procedures and necessary documents for a traditional PUD. The documents for a traditional preliminary PUD including a site plan, survey, traffic study, site layout, utility analysis, square footage of buildings, along with a description of intended uses, are not available at this time. This is a request for a preliminary PUD in advance of securing contracts with developers with the knowledge of anticipated uses proposed by several developers. The next step

in the process would be to subdivide the property for those uses once contracts are in place and have the buyers submit an independent site plan and Final PUD for their use. Details of the site layout will be reviewed at that time.

**STAFF RECOMMENDATION**

Staff recommends approving the preliminary PUD application and its passage to City Council.

**PLANNING COMMISSION REVIEW AND APPROVAL ALTERNATIVES:**

The Commission's action could be:

1. Move to **APPROVE** the Preliminary PUD as presented and recommend it to City Council.
2. Move to **DENY** the request.
3. Move to **TABLE** the request for more information.

**Attachments:**

1. Application for Preliminary PUD
2. Applicant Summary Overview
3. Intended Use Bubble Map
4. E. Main St. Survey Map
5. Site Map at 1000 ft.
6. Zoning Map
7. Parcel Legal Descriptions (2)



City of Trotwood, Ohio  
3035 Olive Road, Trotwood, Ohio 45426-2600

Department of Planning & Development  
Phone: (937) 854-7227 Fax: (937) 854-0574

### PLANNED UNIT DEVELOPMENT APPLICATION

Date: 8/2/2002 PRELIMINARY  FINAL  REVISION

Fees: Preliminary \$300 + \$25/acre + engineering review/inspection costs  
Final & Revision \$300 + engineering review/inspection costs

PROPERTY OWNER: Name: Trotwood CIC Phone #: 937-854-7214  
Address: 3035 Olive Rd City Trotwood State OH Zip 45426

ENGINEERING FIRM: Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Email: \_\_\_\_\_ Fax #: \_\_\_\_\_

APPLICANT'S STATUS: Owner  Lessee  Purchaser  Agent\*

\*If not the owner, submit Agent Form signed by Property Owner(s) agreeing to the application.

#### DESCRIPTION (LOCATION) OF PROPERTY IN AMENDMENT (Complete as Applicable):

Project Name: E. Main St Development  
Location of Property: E. Main St.  
Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel Number(s) 133 00214 0002 & 0001  
Total Area of Planned Unit Development Request 19.201 acres  
Total Acres included in this application 19.201 acres

#### Brief description of applicant's request:

Preliminary PUD to allow multi-family development, recreational use, and commercial development on this site.

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. The applicant furthermore consents to be bound by this application, by any agreement made by the applicant or its agent, and by all decisions made by the City of Trotwood related to and in connection with this application and request.

Applicant's Signature [Signature] Email cdawning@trotwoodic.org

PC Case #: \_\_\_\_\_ Parcel ID: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Payment Method: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Date: \_\_\_\_\_

Application is \_\_\_\_\_ approved \_\_\_\_\_ not approved. \_\_\_\_\_ / \_\_\_\_\_  
Planning & Zoning Administrator Date



## PUD APPLICATION

### CHECKLIST OF REQUIRED INFORMATION

(Additional copies of required information may be requested at any time)

In addition to maps at a scale of no smaller than one inch equals 200 feet, the Preliminary Development plan filed with the Zoning Administrator shall include all the following items of information where applicable:

- A. The proposed name, location (by Parcel ID Numbers and street address) and total acreage of the planned unit development.
- B. The nature of the applicant's interest (Ownership or Option) in the land that is proposed to be developed, as well a detailed description of the nature of the proposed PUD, the type of development to be constructed and the types of uses to be located and developed within the PUD.
- C. A survey of the proposed entire development site, showing the dimensions and bearings of the property lines, area in acres, topography showing contours by two-foot intervals, existing natural and man-made features of the development site, including major wooded areas, floodplains and wetland areas, structures, streets, easements, and utility lines.
- D. At a scale of one inch = 200 feet sketch plans and development concepts regarding land use, types of residential development, generalized location of various land uses, generalized street access, proposed setbacks from surrounding properties, general concepts for screening and buffering, generalized type and location of proposed recreational or open space areas and facilities, and conceptual layout and arrangement of the property. The applicant may indicate proposed building locations.
- E. Evidence of availability and adequacy of water supply and sanitary sewer service.
- F. The location and total acreage of all proposed open space.
- G. Estimated vehicular traffic volumes to be generated by the proposed development and proposed street improvements.
- H. A listing of intended uses of the proposed PUD in which each use is identified as permitted or accessory.
- I. A listing of the proposed square footage of commercial/ industrial buildings to be developed on the site.
- J. A listing of the types and gross residential dwelling unit densities proposed for the site.
- K. An estimated time schedule, including proposed starting and completion dates, indicating the timing and generalized location of development of generalized land use and functional areas, various phases of the project and improvements to be constructed.
- L. Each application shall be signed by the applicant attesting to the truth and exactness of all information supplied on and with the application. If the applicant is not the owner of the property proposed for PUD zoning classification, the applicant shall submit a current notarized, written statement from the property owner appointing the applicant as the owner's agent. The statement shall further acknowledge the owner's consent to be bound by the application, by any agreement made by the agent, and by all decisions made by the city on this matter.





# TROTWOOD COMMUNITY IMPROVEMENT CORPORATION

Quincy Pope, Chairperson  
Mayor Mary McDonald, Co-Chairperson  
Chris Peebles, Secretary/Treasurer  
Chad Downing, Executive Director

3035 Olive Road  
Trotwood, Ohio 45426-2600

(937) 854-7214

[www.trotwoodcic.org](http://www.trotwoodcic.org)



**TROTWOOD**  
GROWING TOGETHER

Date: 8/2/2022

To: City of Trotwood Planning Commission

Cc: Debbie McDonell, Planning & Development Director

From: Chad Downing  
Executive Director, Trotwood Community Improvement Corporation

Re: PRELIMINARY PUD APPLICATION INFORMATION  
Preliminary PUD of Trotwood CIC Owned Site on E. Main Street  
Parcel ID #s: H33 00214 0002 (18.672 acres) and H33 00214 0001 (0.529 acres) [19.201 total acres]

## A. Applicant/Owner Information:

- Name: E. Main Street Development
- Location: E Main Street
- Parcels: H33 00214 0002 (18.672 acres) and H33 00214 0001 (0.529 acres)
- Total Acreage: 19.201

## B. Applicant's Interest in Property:

- Owner: TCIC owns all 19.201 acres
- Nature of Proposed PUD: This PUD is to allow multi-family development, recreational uses, along with commercial development of this 19-acre site. This falls in line with various City of Trotwood development plans, including the Yard & Co Main Street Plan (2019), Trotwood Land Use and Economic Plan (2017), and the Comprehensive Plan (1999).

## C. Survey of Site:

A more comprehensive survey will be completed once developments are further along in planning. For temporary use, a map image with many of the items requested is attached to this application

- Site Survey: E [Main Street "Survey Graphic" 8.2.22](#)

## D. Conceptual Development of Land Use:

A "bubble map" has been created to demonstrate the conceptual land use of the site

related to where commercial/business parcels will likely be and where multi-family residential developments will likely be.

- Site Conceptual Land Use (“Bubble Map”): [E Main Street Conceptual Plan](#)

**E. Evidence of Availability and Adequacy of Water & Sewer**

Based on known water and sewer capacity on Main Street, there is ample service for a wide range of potential development on this site. Once development plans are ready for a formal approval, more detailed analysis will be completed.

**F. Proposed Green Space**

Green space will be a key feature of this development. Given its proximity to Wolf Creek and the topography of the site near the creek, we are conceptually planning to have recreations space, including public park and green space within the flood zone of the creek and nearby space that is on the slope to the creek. This constitutes an estimated 5 acres of green space for recreational use, if not more.

**G. Estimated Vehicular Traffic**

This is yet to be determined. Once more specific development plans are in place, traffic studies will be conducted to inform the development proposal of potential traffic solutions/needs for the development.

**H. List of Intended Uses of PUD**

- G-B Uses (current zoning)
- Multi- Family Housing Uses: High Density and Low Density
- Recreational Uses: Including park spaces and walking trails

**I. Proposed Square Feet of Building**

There is not a proposed total square footage of buildings at this point in the process. This information will be available for next rounds of approval in the PUD process for Site Specific Plan Application.

**J. Gross Residential Dwelling Units and Types**

There is not a specific unit definition at this point in the process, however there is plans to have multi-family high-density and low-density options on the site. This will be prepared and ready for review for the Site-Specific Plan Application.

**K. Estimated Time Schedule**

Development is not likely to start on the site until December 2022 at the earliest. Additionally, the site will likely be developed in phases.

**L. Signed Application**

The application is signed and attested to the truth and exactness of all information.



# TROTWOOD COMMUNITY IMPROVEMENT CORPORATION

Quincy Pope, Chairperson  
Mayor Mary McDonald, Co-Chairperson  
Chris Peebles, Secretary/Treasurer  
Chad Downing, Executive Director

3035 Olive Road  
Trotwood, Ohio 45426-2600

(937) 854-7214

[www.trotwoodcic.org](http://www.trotwoodcic.org)



**TROTWOOD**  
GROWING TOGETHER

Date: 6/20/2022

To: City of Trotwood Planning Commission

Cc: Debbie McDonell, Planning & Development Director

From: Chad Downing  
Executive Director, Trotwood Community Improvement Corporation

Re: Preliminary PUD: Trotwood CIC owned site on E. Main Street  
Parcel ID #s: H33 00214 0002 (18.672 acres) and H33 00214 0001 (0.529 acres) [19.201 total acres]

Dear Planning Commission,

The Trotwood Community Improvement Corporation (TCIC) is the proud owner the two parcels located on E. Main Street that comprise of a total of 19.201 acres. This site is the wooded acreage that sits directly across from the Lees Chicken and the new Courthouse that is under construction. Given the significant development occurring on E. Main Street, the TCIC is beginning to take the next steps to prepare sites along this corridor for development. As the owner of this critical development land, the TCIC is seeking a Preliminary PUD on this property to bring the allowable usage in line with recommendations from both the Yard & Company Main Street Plan (2019) and the Trotwood Comprehensive Land Use Plan (1999).

Given the opportunities that are being created for more commercial and residential development along the E. Main Street corridor, including the new Library, new Courthouse, new Goodwill Easter Seals West Campus, and the Trotwood Senior Lofts, this 19+ acre site offers the next best site for development—especially given that it is owned and controlled by the City of Trotwood’s designated development agency, the TCIC. The TCIC is in discussions with developers interested in both multi-family development and commercial development on this site. While these projects are vetted and pre-development activities are taking place, the TCIC wishes to initiate a Preliminary PUD on this site to allow mixed-use development to permit multi-family housing, recreational uses and commercial uses.

The intention to develop this site into a “mixed-use,” which falls in line with the plans commissioned by the City of Trotwood to the use of this land. Specifically, here is what each of those plans highlights as the recommended end-use of this property:

**1999 COMPREHENSIVE PLAN:**

[Link to Document for Reference](#)

This plan, drafted in 1999, still serves as a key resource for development activities in the City of Trotwood. In this plan, on page 33, this site falls under “Concept Area E. City Center.” Within the City Center, as shown in Item A of the Appendix to this document, recommends that the “Appropriate Land Uses” are:

1. Public Use
2. Commercial
3. Multi-Family Residential

**2017 TROTWOOD LAND USE AND ECONOMIC DEVELOPMENT PLAN:**

[Link to Document for Reference](#)

This plan, like the 1999 Comprehensive Plan, calls for developing E. Main Street as a “community center, ‘The Heart of Trotwood,’ through a variety of commercial and public uses with higher density residential development.” This can be found on page 20 of the source document.

**2019 YARD & COMPANY MAIN STREET PLAN:**

[Link to Document for Reference](#)

This plan, drafted in 2019, was created to support the visioning and development process of the E. Main Street corridor for the City of Trotwood. The plan highlights several recommendations that directly relate to the proposed preliminary PUD for this 19-acre site. These are outlined below:

1. Foster out parcel development along E. Main across the street from the new developments, such as the Library, GWES and Courthouse (page 18).
2. Develop mixed-income, mixed-use development on the 19-acre CIC property (page 21).

Additionally, as demonstrated in the source document, this plan clearly calls for Multi-family housing as the highest and best use and emphasizes “mixed-income” and “mixed-use” developments. The TCIC intends to execute on these recommendations in its work with developers to develop the site in line with this plan. The “site plan” as demonstrated will change due to characteristics of the site, including the high-pressure gas line easement running diagonal through the site, the topography to the south adjacent to Wolf Creek, and the flood zone associated with Wolf Creek.

## Appendix:

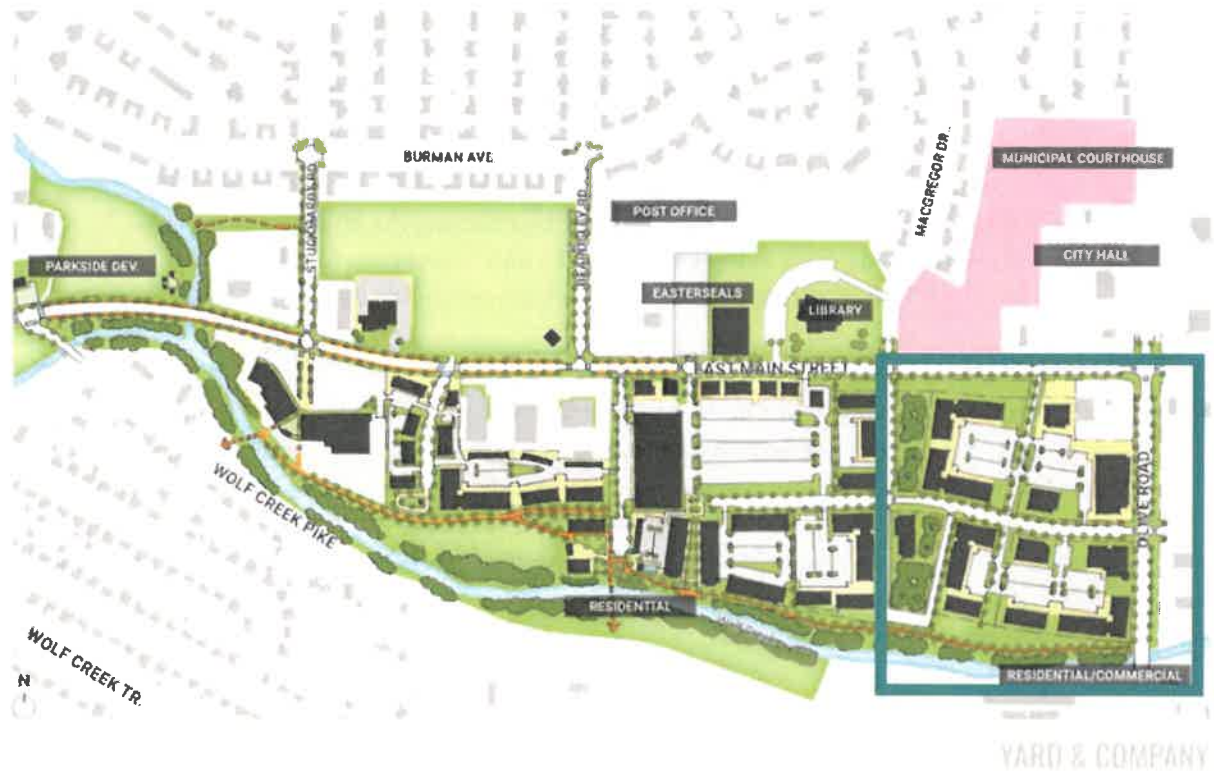
### Item A: 1999 Comprehensive Plan

Graphic 8 on Page 34 on Primary Document

Concept Area		Existing Character	Prevailing Land Uses	Planning Issues	Goals & Objectives	Appropriate Land Uses	Desired Character	Implementation
D.	Drexel/Crown Point/Townview Neighborhoods	<ol style="list-style-type: none"> <li>1. Location of CDRC Neighborhoods</li> <li>2. Smaller lot dwellings.</li> <li>3. Borders the Dayton Northwest Industrial Park to north and east.</li> <li>4. Southern terminus for the proposed Inwood Connector.</li> </ol>	<ol style="list-style-type: none"> <li>1. Single family residential</li> <li>2. Industrial</li> <li>3. Commercial</li> <li>4. Parks</li> <li>5. Public uses</li> <li>6. Unaffiliated multi-family residential</li> <li>7. Limited two-family residential</li> </ol>	<ol style="list-style-type: none"> <li>1. Presence of extended families and multiple generations of residents.</li> <li>2. Wide in ownership</li> <li>3. Individual neighborhoods are lumped together for planning</li> <li>4. Third Street corridor as a spine</li> </ol>	<ol style="list-style-type: none"> <li>1. Reinforce pride in neighborhood</li> <li>2. Redevelop third Street area</li> <li>3. Multistair police presence</li> <li>4. Road maintenance</li> <li>5. Protect neighborhood integrity</li> <li>6. Develop places for young people to go</li> <li>7. Encourage future residential development of all types</li> </ol>	<ol style="list-style-type: none"> <li>1. Single family residential</li> <li>2. Parks</li> <li>3. Neighborhood commercial</li> <li>4. Two family residential</li> <li>5. Multi-family residential</li> <li>6. Public uses</li> </ol>	<ol style="list-style-type: none"> <li>1. Stable single family neighborhoods</li> <li>2. Varying densities of single and multi-family development</li> <li>3. Neighborhood commercial establishments serving local residents' needs</li> </ol>	<ol style="list-style-type: none"> <li>1. Promote a streetscape plan for primary streets throughout community (i.e. Olive Road, Hoover Avenue, Little Richmond and Lodner Ave.)</li> </ol>
E.	City Center	<ol style="list-style-type: none"> <li>1. Location of Inwood City Mall.</li> <li>2. Mixture of land uses.</li> <li>3. Large parcels of undeveloped land.</li> <li>4. Intersected by two major thoroughfares: Free Pike and Olive Road.</li> <li>5. Location of new commercial development.</li> <li>6. Determining commercial uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Commercial</li> <li>2. Public uses</li> <li>3. Multi-family residential</li> <li>4. Government/service center</li> </ol>	<ol style="list-style-type: none"> <li>1. Underutilization of vacant buildings.</li> <li>2. Location of proposed Courthouse</li> <li>3. Poor upkeep of City Streets</li> <li>4. Lack of character/personality.</li> <li>5. Streetscape and landscape improvements needed.</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop a marketing study for this area.</li> <li>2. Provide for one stop City services by locating all City offices in this area</li> <li>3. Promote a more pleasing atmosphere through streetscape improvements</li> </ol>	<ol style="list-style-type: none"> <li>1. Public use</li> <li>2. Commercial</li> <li>3. Multi-family residential</li> </ol>	<ol style="list-style-type: none"> <li>1. Focal point for City in conjunction with the Connector Gateway area</li> <li>2. Streetscaped roadway</li> <li>3. Develop as a Government Center for all City services</li> <li>4. Reconnect Main Street and Olive Road within this area</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop streetscape plan for Olive Road and Main Street corridors</li> <li>2. Develop landscaping and buffering regulations to protect surrounding residential uses</li> </ol>

### Item B: YARD & Co Main Street Plan

Graphic on Page 23 of Primary Document



Item C: Site Map



- Trotwood Government Center
- Future Courthouse Site
- New Library Site



# E Main St- Survey Document



**\*\*DISCLAIMER:**

This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for  
 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or  
 2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.  
 25  
 Note: Exact property boundaries must be derived by a legal survey of the property.

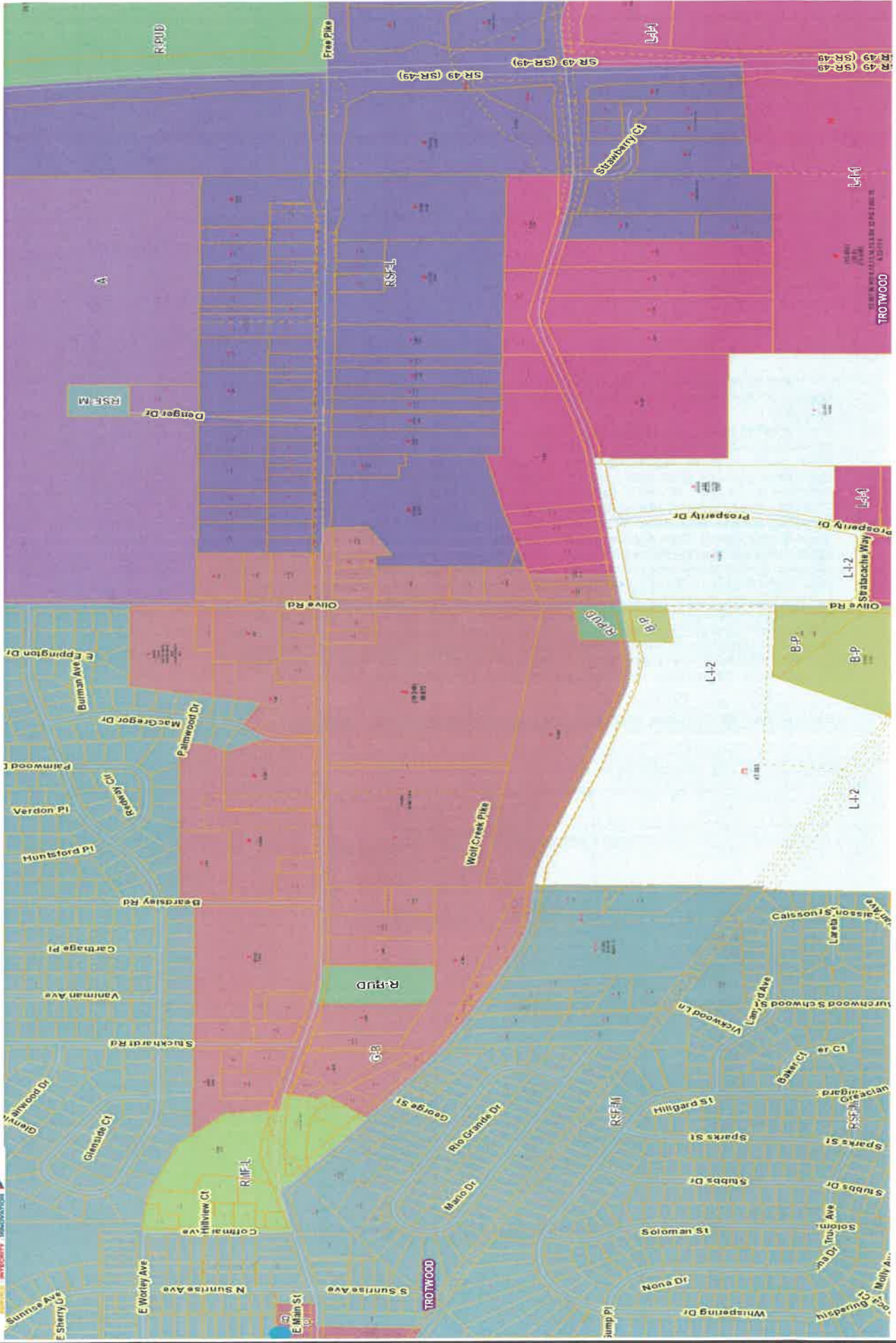


1 inch = 200 ft





# Zoning Map



**\*\*DISCLAIMER:**

This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for  
 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or  
 2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.  
 27  
 Note: Exact property boundaries must be derived by a legal survey of the property.



1 inch = 382 ft

EXHIBIT "A"

Parcel 1

Page 1 of 12

Situated in the City of Trotwood, County of Montgomery and State of Ohio:

H33 002K 0001

And being located in Section 15, Town 4, Range 5 East, Madison Township, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at the northeast corner of land conveyed to Hubert Bashore, et al. by deed recorded in Book 1604, Page 307, in the Deed Records of Montgomery County, Ohio, said point of beginning being in the centerline of Free Pike; thence with the centerline of Free Pike, North eighty five degrees twenty eight minutes forty seconds (85° 28' 40") East for seven hundred eighty five and 68/100 (785.68) feet; thence one thousand and 00/100 (1000.00) feet westwardly from and parallel to the east line of Section 15, said east line being the centerline of Olive Road, South four degrees eight minutes fifty seconds (4° 08' 50") East for eight hundred twenty-six and 12/100 (826.12) feet; thence North eighty-six degrees twelve minutes five seconds (86° 12' 05") West for seven hundred ninety seven and 53/100 (797.53) feet to a point in the east line of land conveyed to the Village of Trotwood, Ohio by deed recorded in Book 859, Page 304, in the Deed Records of Montgomery County, Ohio; thence with the east line of said Village of Trotwood land and its extension, said extension being the east line of said Bashore land, North three degrees forty eight minutes thirty seconds (3° 48' 30") West for seven hundred ten and 72/100 (710.72) feet to the point of beginning containing thirteen and 898/1000 (13.898) acres more or less

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:



H33 00214 0002

Situated in the City of Trotwood, County of Montgomery and State of Ohio:

And being located in Section 15, Town 4, Range 5 East, Madison Township, Montgomery County, State of Ohio, and being a tract of land described as follows:

Beginning at a point in the east line of said Section 15, said east line being the centerline of Olive Road, said point of beginning being located South four degrees eight minutes fifty seconds (4° 08' 50") East and two hundred thirty five and no/100 (235.00) feet from the intersection of the centerline of said Olive Road and the east line of said Section 15 with the centerline of Free Pike; thence with the east line of said Section 15 and the centerline of said Olive Road, South four degrees eight minutes fifty seconds (4° 08' 50") East for seven hundred thirty seven and 22/100 (737.22) feet; thence leaving said centerline and said east line, North eighty six degrees twelve minutes five seconds (86° 12' 05") West for one thousand nine and 69/100 (1009.69) feet; thence one thousand and 00/100 (1000.00) feet westwardly from and parallel to the east line of said Section 15 and the centerline of said Olive Road, North four degrees eight minutes fifty seconds (4° 08' 50") West for eight hundred twenty six and 12/100 (826.12) feet to a point in the centerline of said Free Pike; thence with the centerline of said Free Pike, North eighty five degrees twenty eight minutes forty seconds (85° 28' 40") East for seven hundred sixty and 02/100 (760.02) feet; thence South four degrees eight minutes fifty seconds (4° 08' 50") East for two hundred thirty five and 00/100 (235.00) feet; thence North eighty five degrees twenty eight minutes forty seconds (85° 28' 40") East for two hundred forty and 00/100 (240.00) feet to the point of beginning containing nineteen and 348/1000 (19.348) acres more or less; subject, however, to all legal highways and easements of records.

**KARL KEITH**  
**COUNTY AUDITOR**  
MONTGOMERY COUNTY DAYTON, OHIO  
DESCRIPTION APPROVED FOR  
STRAIGHT TRANSFER CLOSURE  
NOT CHECKED  
BY YMM DATE 2-10-16  
MAP DEPARTMENT