

ORDINANCE NO. OR15-23

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY AND THE RECLASSIFICATION OF APPROXIMATELY 11.595 ACRES OF VACANT LAND LOCATED ON PROSPERITY DRIVE, PARCEL NO. H33 00416 0031, FROM LIGHT INDUSTRIAL 2 (L-I-2) TO LIGHT INDUSTRIAL 1 (L-I-1), AND DECLARING AN EMERGENCY.

WHEREAS, Applicant Chad Downing, on behalf of the Trotwood Community Improvement Corporation (“TCIC”), which owns property located on Prosperity Drive, Parcel No. H33 00416 0031, has applied for an official Zoning Map amendment to change the zoning for this parcel from Light Industrial 2 (L-I-2) to Light Industrial 1 (L-I-1); and

WHEREAS, the City’s Planning and Development Director, after review of the application for the official Zoning Map amendment and Chapters 1169 (L-I-1 Light Industrial 1) and 1170 (L-I-2 Industrial 2) of the Trotwood Codes of Ordinances, has determined that this parcel has been identified by a site-seeker as an optimal location to open a regional operations facility; and

WHEREAS, City Council finds that the Planning Commission held a Public Hearing on February 28, 2023, Case #PL-2023-2, in accordance with Section 1125.08 of the Trotwood Codes of Ordinances, after timely notice of the same was duly served on all persons required to be notified by law; and

WHEREAS, the Planning Commission recommends that City Council amend the official Zoning Map of the City by reclassifying approximately 11.595 acres of vacant land in the underlying zoning of this property located on Prosperity Drive, Parcel No. H33 00416 0031, from Light Industrial 2 (L-I-2) to Light Industrial 1 (L-I-1); and

WHEREAS, City Council, after having fully considered this matter and having determined that the proposed official Zoning Map amendment is in conformance with the Comprehensive Land Use Plan of the City and that said amendment will promote the general welfare of the City, hereby intends to adopt the recommendation from the Planning Commission regarding the official Zoning Map amendment described above; and

WHEREAS, it is necessary that this Ordinance take immediate effect as time is of the essence for economic development considerations in order to create new jobs within the City without undue delay and to expand the tax base for the benefit of the City and the Trotwood School District.

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

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

SECTION I: The Trotwood City Council accepts the Planning Commission's recommendation and hereby amends the official Zoning Map of the City by reclassifying approximately 11.595 acres of vacant land in the underlying zoning of this property located on Prosperity Drive, Parcel No. H33 00416 0031, from Light Industrial 2 (L-I-2) to Light Industrial 1 (L-I-1).

SECTION II: In order to protect the public peace, health, safety, and welfare of the City's residents, City Council hereby declares that an emergency exists which requires an expedited amendment to the official Zoning Map of the City in order to promote economic development so to create new jobs without delay and to increase the tax base.

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: In accordance with Section 4-6 of the Charter of the City of Trotwood, State of Ohio, this Ordinance shall take effect immediately upon its adoption by Council.

Passed this 3rd day of April, 2023.

ATTEST:

APPROVED:


KARA B. LANDIS
CLERK OF COUNCIL


MARY A. MCDONALD
MAYOR


YVETTE F. PAGE
VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. **OR15-23** adopted by the Trotwood City Council at a regular scheduled meeting held on the **3rd** day of **April, 2023**, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

KARA B. LANDIS
CLERK OF COUNCIL

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD



TROTWOOD
• GROWING TOGETHER •

Trotwood Planning Commission Staff Report

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

From: Deborah McDonnell, Planning and Development Director

Dated: February 23, 2023

Meeting: February 28, 2023

PL-2023-2 Zoning Map Amendment Application per TCO 1125.08 to change the zoning classification of approximately 11.595 acres on PID H33 00416 0031 on Prosperity Dr, from Light Industrial 2 (LI-2) to Light Industrial 1 (LI-1) to allow for a subdivision for commercial use. Applicant & Owner: Trotwood Community Improvement Corporation.

DESCRIPTION:

The applicant, Trotwood Community Improvement Corporation, (TCIC) seeks to amend the Trotwood Zoning Map for the above named parcel to Light Industrial-1 (LI-1).

SITE(S) AND AREA(S):

The parcel is owned by the TCIC, located along Olive Road and Prosperity Drive. Surrounding Zoning is

East is LI-2,

North LI-1,

South LI-1

West LI-2 and BP

DISCUSSION:

On March 18, 2021 The planning commission heard case #21-02 to rezone 4 parcels in the industrial park to LI-2 to allow economic development to attract the largest variety of tenants. H33 00416 0031 was included in that rezoning.

Now a user was found for the parcel, however the site contains the retention pond that was designed for the entire industrial site. The user is not interested in owning or maintaining the pond, so the City agreed to separate the pond from the remainder of the site. With this proposed subdivision, the parcel no longer qualifies for LI-2 status. Therefore, the TCIC requested it be rezoned back to its original classification of LI-1

The proposed user is an allowable use in the LI-1 District and contracts have been signed so rezoning will not interfere with current plans to develop the site.

STAFF RECOMMENDATION

Staff recommends approving the requested amendment for the Trotwood Zoning Map as presented.

PLANNING COMMISSION REVIEW AND APPROVAL ALTERNATIVES:

The Commission's action could be:

1. Move to make the specified findings under Chapter 1125 and **APPROVE** the requested zoning map amendment
2. Move to **DENY**
3. Move to **TABLE** the request for more Information

Attachments:

1. Application for Map Amendment
2. Map of the proposed parcels



Office of Planning & Development
3035 Olive St, Trotwood, OH 45426 (937) 854-7227

Planning Application

Reference # PL-2023-0002 **Date Submitted:** 2/10/2023 3:19:00 PM

Property Details

Address: PROSPERITY DR , DAYTON, OH 45426
Parcel ID: H33 00416 0031
Zoning District: L-I-2

Application Details

Type: Zoning Map Amendment
Project Name: Rezoning TCIC Site from LI-2 to LI-1

Applicant Details

Name: Chad Downing
Firm: TCIC
Address: 3035 Olive Road , Trotwood, OH 45426
Email: cdowning@trotwoodcic.org **Phone #:** (937) 854-7214

Property Owner Details

Name: TROTWOOD COMMUNITY IMPROVEMENT CORP **Tax ID:**
Firm: TCIC
Address: 3035 OLIVE RD , TROTWOOD ,OH 45426
Email: cdowning@trotwoodcic.org **Phone #:** (937) 854-7214

Other Professionals

Professional	Name	License #	Firm	Address	Phone #	Email
--------------	------	-----------	------	---------	---------	-------

Site Characteristics

Municipal Zoning: LI-2
Existing Use: LI-2
Proposed Use: LI-1

Is the project along, or does it affect a county roadway? Yes **If yes, which** Olive Rd and Stratacache Way

Does the property affect county drainage facilities?	No	If yes, which	
Total Tract Area greater than one acre (43,560 sq. ft.)?	Yes	Any portion of property within flood area?	No
Total Impervious Coverage greater than 1/4 acre (10,890 sq. ft.)? *	No	Does the property contain or abut a steep slope?	No

Project Information

	Existing	Proposed	Total
Parcels/Lots	10.60	10.60	0.00
Vacant lots to be sold	0.00	0.00	0.00
Linear feet of new roadway	0.00	0.00	0.00
Tract Area (in Square Feet)	0.00	0.00	0.00
Impervious Area (in Acre)	0.00	0.00	0.00
Building Coverage (in Square Feet)	0.00	0.00	0.00
Gross Floor Area (in Square Feet)	0.00	0.00	0.00
Floor Area Ratio	0.00	0.00	0.00
Total SF of Commercial/Industrial	0.00	0.00	0.00
Number of Dwelling Units (DUs)	0.00	0.00	0.00
Dwelling Units (DUs) per Acre	0.00	0.00	0.00
Number of Affordable Dwelling Units (Recognized by COAH)	0.00	0.00	0.00
Number of Bedrooms	0.00	0.00	0.00
Number of Parking Spaces	0.00	0.00	0.00
Bicycle rack storage capacity	0.00	0.00	0.00
Number of trees on site	0.00	0.00	0.00
Hours of Operation			
Number of Employees			
Infrastructure Cost	\$0.00		

Status of Applications and Approvals

	Date	Status
Administrative		Approved
Engineering		
Fire Department		N/A
Planning Commission	02/28/2023	Pending
City Council	03/06/2023	Pending
BZA (If applicable)		N/A
Other:		N/A

Other Information

Reducing the size of the lots which will no longer conform to the LI2 requirements. Known user conforms with LI1 allowable uses.



Wolf Rd

5676

5936

5801

5800

5900

5911

5915

5931

5941

2898

Olive Rd

6001

6000

2715

100

Prosperity Dr

Stratacacha Way

12

OOD

22.028
1.793
(23.730)
17.726
6.936

7733 00416 0000

683.53

7733 00416 0017

163.04

7733 00416 0047

380.25

223.85

140

715.87