

ORDINANCE NO. OR17-23

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 33.65 ACRES OF LAND LOCATED ON OLIVE ROAD ALONG THE DAYTON RAIL LINE, PARCEL NO. H33 00416 0036, FROM LIGHT INDUSTRIAL 1 (L-I-1) TO LIGHT INDUSTRIAL 2 (L-I-2).

WHEREAS, Applicant Chad Downing, on behalf of the Trotwood Community Improvement Corporation (“TCIC”), which owns property located on Olive Road, Parcel No. H33 00416 0036, has applied for an official Zoning Map amendment to change the zoning for this parcel from Light Industrial 1 (L-I-1) to Light Industrial 2 (L-I-2); 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 could offer expanded rail use options for site-seekers and other economic development organizations wanting to have access to a rail line; and

WHEREAS, City Council finds that the Planning Commission held a Public Hearing on February 28, 2023, Case #PL-2023-4, 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 33.65 acres of vacant land in the underlying zoning of this property located on Olive Road, Parcel No. H33 00416 0036, from Light Industrial 1 (L-I-1) to Light Industrial 2 (L-I-2); 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.

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 33.65 acres of vacant land in the underlying zoning of this property located on Olive Road, Parcel No. H33 00416 0036, from Light Industrial 1 (L-I-1) to Light Industrial 2 (L-I-2) as depicted on Exhibit A attached hereto and incorporated herein by reference.

SECTION II: 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 III: This Ordinance shall take effect at the earliest time allowed by law.

Passed this 1st day of May, 2023.

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. OR17-23 adopted by the Trotwood City Council at a regular scheduled meeting held on the 1st day of May, 2023, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

KARA B. LANDIS
CLERK OF COUNCIL





OFFICE OF PLANNING AND DEVELOPMENT

Department of Planning, Zoning, Code Enforcement

3035 Olive St, Trotwood, OH 45426 (937) 854-7227

To: Kara Landis, Clerk of Council

From: Debbie McDonnell, Director

Dated: March 29, 2023

RE: Planning Commission resolutions for City Council Consideration

On February 28, 2023, the Planning commission unanimously approved recommending the following two cases to City Council for rezoning.

On March 28, 2023, the planning commission unanimously reaffirmed their recommendation with the correction to the clerical transposition of the property identification numbers.

1. **Motion to reaffirm PL-2023-3** with a correction to the property identification number (PID) from H33 00416 0037 TO H33 00416 0036

Zoning Map Amendment Application per TCO 1125.08 to change the zoning classification of approximately 10 acres on PID H33 00416 0037, along Olive Road Rail Site, from Light Industrial 1 (LI- 1) to Light Industrial 2 (LI-2) to allow for expanded rail use options. Applicant & Owner: Trotwood Community Improvement Corporation

2. **Motion to reaffirm PL-2023-4** with a correction to the property identification number (PID) from H33 00416 0036 TO H33 00416 0037

Zoning Map Amendment Application per TCO 1125.08 to change the zoning classification of approximately 33.65 acres on PID H33 00416 0036, along Olive Road Rail Site, from Light Industrial 1 (LI- 1) to Light Industrial 2 (LI-2) to allow for expanded rail use options. Applicant & Owner: Trotwood Community Improvement Corporation.

23-07 A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an Ordinance accepting the recommendation from the Trotwood Planning Commission to approve an amendment to the official Zoning Map of the City and the classification of approximately **33.65** acres of land located on Olive Road along the Dayton Rail Line, Parcel No. H33 00416 **0036**, from Light Industrial 1 (LI-1) to Light Industrial 2 (LI-2) to allow for expanded rail use.

23-08 A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an Ordinance accepting the recommendation from the Trotwood Planning Commission to approve an amendment to the official Zoning Map of the City and the classification of approximately **10.032** acres of land located on Olive Road along the Dayton Rail Line, Parcel No. H33 00416 **0037**, from Light Industrial 1 (LI-1) to Light Industrial 2 (LI-2) to allow for expanded rail use.



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 24, 2023

Meeting: February 28, 2023

PL-2023-4 **Zoning Map Amendment Application per TCO 1125.08 to change the zoning classification of approximately 33.65 acres on PID H33 00416 0037, along Olive Road Rail Site, from Light Industrial 1 (LI- 1) to Light Industrial 2 (LI-2) to allow for expanded rail use options. 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-2 (LI-2). The site is located off Olive Road behind the Public Works building and along the south side of the Dayton Rail Line.

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-1,

North LI-1, (request to change to LI-2 in PL-2023-3

South LI-1

West LI-1

DISCUSSION:

The Trotwood Community Improvement Corporation is in conversation with site seekers and other economic development organizations to locate businesses wishing to have access to a rail line. The TCIC owns two parcels that fit that qualification. In order to provide the highest number of uses within the City of Trotwood Code, the TCIC is asking to rezone the properties to Light Industrial 2. The minimum acreage in this zone is 10 acres. This site has 33+ acres.

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-2023-0004 Date Submitted: 2/14/2023 8:58:00 AM

Property Details

Address: OLIVE RD , DAYTON, OH 45426
 Parcel ID: H33 00416 0037
 Zoning District:

Application Details

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

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 Tax ID:
 IMPROVEMENT CORP
 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
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Site Characteristics

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

Is the project along, or does it affect a county roadway? No If yes, which

Does the property affect county drainage facilities? No If yes, which

Total Tract Area greater than one acre (43,560 sq. ft.)? No 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	0.00	0.00	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)	33.07	33.07	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		
Engineering		
Fire Department		
Planning Commission		
City Council		
BZA (If applicable)		
Other:		

Other Information

Amount Due: \$300.00