

ORDINANCE NO. OR02-26

TROTWOOD, OHIO 45426

CITY OF TROTWOOD
3035 OLIVE ROAD

**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 CLASSIFICATION OF APPROXIMATELY 3.082
ACRES OF A 95.302-ACRE TRACT OF LAND LOCATED ON
STRAWBERRY COURT, PARCEL ID NO. H33 00416 0008, FROM
LIGHT INDUSTRIAL 1 (L-I-1) TO RESIDENTIAL SINGLE-
FAMILY - LOW DENSITY (RSF-L), TO BE COMBINED WITH
THE ADJACENT 1.840 ACRE-TRACT OF LAND KNOWN AS
5376 STRAWBERRY COURT, PARCEL ID NO. H33 02202 0125.**

WHEREAS, Applicant Derringer Family Farm, LLC has applied for an official Zoning Map amendment to change the zoning of approximately 3.082 acres of a 95.302-acre tract of land located on Strawberry Court, Parcel No. H33 000416 0008, from Light Industrial 1 (L-I-1) to Residential Single-Family – Low Density (RSF-L), to be combined with the adjacent 1.840 acre-tract of land known as 5376 Strawberry Court, Parcel ID No. H33 02202 0125; and

WHEREAS, the City's Planning and Development Director, after review of the application for the official Zoning Map amendment, Section 1125.08 of the Trotwood Codes of Ordinances (Zoning Text and Map Amendment), and of the City of Trotwood Code of Ordinances, has determined that approval of the proposed Zoning Map amendment will prevent split zoning districts on a single parcel; and

WHEREAS, the Planning Commission held a public hearing on November 18, 2025, Case #PL-2025-25, after notice of the same was duly served on all persons required to be notified by law in accordance with Section 1125.08 of the Trotwood Codes of Ordinances; and

WHEREAS, the Planning Commission recommends that City Council amend the official Zoning Map of the City by reclassifying approximately 3.082 acres of a 95.302-acre tract of land located on Strawberry Court, Parcel No. H33 000416 0008, from Light Industrial 1 (L-I-1) to Residential Single-Family – Low Density (RSF-L), to be combined with the adjacent 1.840 acre-tract of land known as 5376 Strawberry Court, Parcel ID No. H33 02202 0125, upon the condition of the applicant submitting a subdivision application to the Planning and Development Department to combine the subject property with 5376 Strawberry Court, as proposed by the applicant.

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.

**ONOW, 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 3.082 acres of a 95.302-acre tract of land located on Strawberry Court, Parcel No. H33 000416 0008, from Light Industrial 1 (L-I-1) to Residential Single-Family – Low Density (RSF-L), to be combined with the adjacent 1.840 acre-tract of land known as 5376 Strawberry Court, Parcel ID No. H33 02202 0125.

SECTION II:

Approval of the Zoning Map amendment is predicated upon the condition of the applicant submitting a subdivision application to the Planning and Development Department to combine the subject property with 5376 Strawberry Court, as proposed by the applicant.

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 5th day of January, 2026.

ATTEST:

APPROVED:

KARA B. LANDIS
CLERK OF COUNCIL

YVETTE F. PAGE
MAYOR

VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. OR02-26 adopted by the Trotwood City Council at a regular scheduled meeting held on the 5th day of January, 2026, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL

TROTWOOD, OHIO 45426

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