



City of Trotwood
Planning and Development Department
3035 Olive Road – Trotwood, Ohio 45426

REZONING REQUEST
PLANNING COMMISSION STAFF REPORT
FEBRUARY 24, 2026 MEETING

Docket No. / Project Title: PL-2026-03 (6000 Wolf Creek Pike)
Staff: Tyler S. Hauck, AICP

Applicant: Trotwood Community Improvement Corporation
Property Size: 1.056 Acres
Current Zoning: B-P (Business Park)
Proposed Zoning: G-B (General Business)
Location: 6000 Wolf Creek Pike, in the City of Trotwood

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of readying the site for future commercial development to support the industrial park and surrounding area.

Preliminary Staff Recommendation:

Staff recommends a favorable recommendation to the city council with the following conditions:

- Right-of-way shall be dedicated as needed to meet the 45-foot half width requirement along the south side of Wolf Creek Pike.
- An additional 10 feet of right-of-way shall be dedicated along the entire property frontage that abuts Olive Road.
- A Corner Radius dedication shall be provided at the intersection of Wolf Creek Pike and Olive Road, consistent with the geometry shown on the Wolf Creek Pike Roadway Improvements document (LJB, dated 1/27/24).
- All right-of-way dedications shall be recorded prior to the issuance of any zoning or construction permits.

Planning Commission Options:

In reviewing a request for rezoning the Planning Commission may (1) forward a favorable recommendation to the City Council, (2) deny the request, or (3) continue the review to the next Planning Commission meeting. The Planning Commission may recommend that conditions or commitments be attached to the rezoning request.

Current Property Information:	
Land Use:	Vacant (Former Slemker Auto)
Site Features:	list other relevant site features (woods, streams, etc.)
Vehicle Access:	Wolf Cree Pike (Arterial Street) Olive Road (Arterial Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	R-PUD (Residential Planned Unit Development) G-B (General Business)	Wolf Creek Portable Piping Products
South:	L-I-2 (Light Industrial 2)	Beontag
East:	L-I-2 (Light Industrial 2)	Industrial Park Detention Pond
West:	L-I-2 (Light Industrial 2)	Beontag, Westrafo

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: B-P	Proposed Zoning: G-B
Zoning District Intent:	To encourage the development of areas within the City to provide for a wide variety of distribution, office and service uses which serve both local and regional needs.	To encourage the development of areas within the City to provide for a wide variety of consumer goods and services
Permitted Uses:	• Government Facility, Non-Office • Government Facility, Office • Microbrewery / Artisan Distillery	• Clinic • Government Facility, Non-Office • Government Facility, Office

	• Research & Development	• Library • Museum • Theater • Auto-Oriented Use, Light • Brewery • Convenience Store • Daycare Center, Adult or Child • Dry Cleaning / Laundromats • Equipment Sales & Rental • Financial Institutions • Fitness Center • Funeral Home • Garden Store / Plant Shop • Grocery Store • Office • Personal Care Services • Recreation, Indoors & Outdoor • Restaurant • Retail, General & Small-Scale • Social Club • Veterinarian Office, No Outdoor Kennels • Research & Development
Lot and/or Density Requirements:	20,000 square feet	Minimum Lot Area: 100 feet Minimum Lot Width: 15,000 feet

Setbacks Required:	Side Yard Setback: 15 feet per side 34 feet total Rear Yard Setback: 25 feet Front Yard Setback: 50 feet	Side Yard Setback: Minimum per Side: 8 feet Minimum Total: 20 feet Rear Yard Setback: 10 feet Front Yard Setback: 50 feet
Height Restrictions:	Primary Structure: 35 feet Accessory Structure: 25 feet	Primary Structure: 35 feet Accessory Structure: 15 feet
Buffering Requirements:	None	None

Interdepartmental Review:	
Trotwood Community Improvement Corporation	Applicant
City Engineering:	Engineering has no comments on the rezoning request.
Public Works:	No comment at this time.
Fire Department:	Fire Dept has no comments on this zoning change request.
Police Department:	No comment at this time.

History of this Location:

The relevant history of this property includes the following:

1. The property previously was used by Slemker Auto for auto repair. In recent years the business was not open or operating.
2. The property was bought by A&B Auto to the south. It was the intent to use the property for vehicle storage and repair. However, the legal-nonconforming status of the business had elapsed due to inactivity and auto repair was not a permitted or conditional use for that property.
3. A&B Auto sold the property to the Trotwood Community Improvement Corporation (TCIC).
4. The TCIC acquired Community Development Block Grant (CDBG) money to demolish the property. The demolition has been completed and the site has been cleared.

Trotwood Together Comprehensive Land Use Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Industrial and Commerce

The following Trotwood Together Plan policy(ies) apply to this application:

1. **Guiding Principle 1:** Trotwood will encourage sustainable types of investment and development that continue to foster equity, environmental justice, and a sense of connection between neighbors and the community, which makes Trotwood a place for everyone to feel a sense of belonging.
2. **Guiding Principle 3:** Trotwood will seek new job development opportunities that will increase the number of well-paying jobs in a more diverse array of industries, creating a more stable economic environment for the city and the region. Such development should help support a resilient economy while minimizing impacts on nearby housing through the encouragement of clean industries, enhanced pollutant controls, and screening.
3. **Guiding Principle 7:** Trotwood will be a critical partner in its own future; leading some projects and activities where the city has the most authority, but also serving as a supporting partner where other agencies are better situated to achieve a specific objective of this plan or other planning efforts that benefit Trotwood including opportunities with schools, sports groups, and other recreational activities.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to rezone the property from BP (Business Park) to GB (General Business). The applicant has recently acquired the property and demolished vacant building that was previously used as an auto repair shop.
2. The applicant believes that due to its small size it would likely not be used for many industrial uses. However, it could be a prime location for small retail such as a fast-food restaurant to serve the industrial park.
3. The property is located at the corner of Wolf Creek Pike and Olive Road, two roads classified as a Minor Arterial Street. This indicates that both streets receive a high volume of traffic that moves through the community.

4. The subject property is located within the city's industrial park and while it is mostly surround by industrial zoning and uses, it is on the edge of commercial zoning as well. The property to the north and gas station across the intersection are both zoned GB General Business. It is not uncommon to find small pockets of commercial development within or near industrial parks.
5. The subject property is currently within the "planned right-of-way" from the city's thoroughfare plan. The location of the property has created a potential concern at the intersection of Wolf Creek Pike and Olive Road when considering safe travel and turning through the intersection. The city and consultants have reviewed the issues and believe that additional right-of-way is required from the subject property in order to bring it into compliance with the city's thoroughfare plan and provide the necessary right-of-way for future improvements to be made at the intersection to increase safety.