

**ORDINANCE NO. OR04-26**

**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 1.056 ACRES OF LAND KNOWN AS 6000 WOLF CREEK PIKE, PARCEL ID NO. H33 00417 0001, FROM BUSINESS PARK (BP) TO GENERAL BUSINESS (GB) TO ALLOW FOR FUTURE COMMERCIAL DEVELOPMENT TO SUPPORT THE INDUSTRIAL PARK AND SURROUNDING AREA.**

**WHEREAS**, Applicant Chad Downing, Trotwood Community Improvement Corporation, has applied for an official Zoning Map amendment to change the zoning of approximately 1.056 acres of land known as 6000 Wolf Creek Pike, Parcel ID No. H33 00417 0001, from Business Park (BP); and

**WHEREAS**, the City's Planning and Development Director, after review of the application for the official Zoning Map amendment and Section 1125.08 of the City of Trotwood Code of Ordinances (Zoning Text and Map Amendment), has determined that approval of the proposed Zoning Map amendment will ready this site for future commercial development to support the Industrial Park and surrounding area; and

**WHEREAS**, the Planning Commission held a public hearing on February 24, 2026, Case #PL-2026-03, 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 City of Trotwood Code of Ordinances; and

**WHEREAS**, the Planning Commission recommends that City Council amend the official Zoning Map of the City by reclassifying approximately 1.056 acres of land known as 6000 Wolf Creek Pike, Parcel ID No. H33 00417 0001, from BP to GB, to include the following conditions:

1. Right-of-way shall be dedicated as needed to meet the 45-foot half width requirement along the south side of Wolf Creek Pike.
2. An additional 10 feet of right-of-way shall be dedicated along the entire property frontage that abuts Olive Road.
3. 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 Study.
4. All right-of-way dedications shall be recorded prior to the issuance of any zoning or construction permits.

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**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.

**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 1.056 acres of land known as 6000 Wolf Creek Pike, Parcel ID No. H33 00417 0001, from Business Park (BP) to General Business (GB) as depicted on Exhibit “A” attached hereto and incorporated herein by reference.

**SECTION II:** The approval of the Zoning Map amendment is predicated upon the following conditions: 1) The right-of-way shall be dedicated as needed to meet the 45-foot half width requirement along the south side of Wolf Creek Pike; and 2) An additional 10 feet of right-of-way shall be dedicated along the entire property frontage that abuts Olive Road; and 3) 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 study; and 4) All right-of-way dedications shall be recorded prior to the issuance of any zoning or construction permits.

**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 April, 2026.

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ATTEST:

APPROVED:

\_\_\_\_\_  
KARA B. LANDIS  
CLERK OF COUNCIL

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YVETTE F. PAGE  
MAYOR

\_\_\_\_\_  
TYNA R. BROWN  
VICE-MAYOR

**CERTIFICATE OF RECORDING OFFICER**

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. **OR04-26** adopted by the Trotwood City Council at a regular scheduled meeting held on the **6th** day of **April, 2026**, and that I am duly authorized to execute this certificate.

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

\_\_\_\_\_  
CLERK OF COUNCIL