



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

Trotwood City Council
Director's Report

TO: Mayor Page and Members of City Council
Quincy Pope, City Manager

FROM: Tyler S. Hauck, AICP

DATE: March 13, 2026

RE: PC Case: PL-2026-03

On Tuesday, February 24, 2026, the Trotwood Planning Commission held a Public Hearing on PC Case PL-2026-03. The staff report has been included for additional case information.

PL-2026-03 (6000 Wolf Creek Pike): The applicant is proposing to rezone a 1.056-acre property located at 6000 Wolf Creek Pike from B-P (Business Park) to G-B (General Business). The applicant has indicated the purpose of the rezoning is to prepare the site for future commercial use. The property is located at 6000 Wolf Creek Pike in the City of Trotwood.

The Planning Commission voted 4-0 to recommend approval of the application to 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.

Staff recommends approval of this rezoning, as indicated in the staff report. Small pockets of commercial activity are common in industrial areas, especially at major intersections. This site has the potential to serve the industrial park and increase the amenities in the immediate area.