



**City of Trotwood
City Council Meeting
October 3, 2016
Public Hearing**

**Planning Commission Case PC16-08 & PC16-09
Council Ordinance OR29-16 & OR28-16**



PLANNING & DEVELOPMENT

City Council Public Hearing October 3, 2016

LAND USE REQUEST:

Request to **Amend** the official zoning map with rezoning approval from the “**R-B**” **Regional Business District** to the “**I-PUD**” **Industrial Planned Unit Development Zoning District** for a 13.2 acre site located at **5331 Salem Ave.** (Parcel I.D. #H33 00805 0005). And,

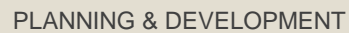
Approval of a **Specific Site Plan** to occupy an existing 119,104 sq. ft. facility as a storage facility and manufacturing, warehouse, and distribution facility at **5331 Salem Ave.** (Parcel I.D. #H33 00805 0005).

APPLICANT/OWNER: Storage of America, Indianapolis, IN

CURRENT USE: Vacant Retail Structure

SURROUNDING LAND USE:

- | | |
|---------|--------------------------------|
| • North | Apartments and Condominiums |
| • South | Regional Retail |
| • East | Regional Retail |
| • West | Multitenant, Commercial/Retail |





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DISCUSSION:

- Adaptive Reuse of a vacant “big box” building and site
 - 13.2 acre site
 - 119,104 square foot building
- I-PUD use descriptions include:
 - Interior Storage
 - Manufacturing
 - Exterior Storage Unit Build-out
- PUD Specific Site Plan Approval



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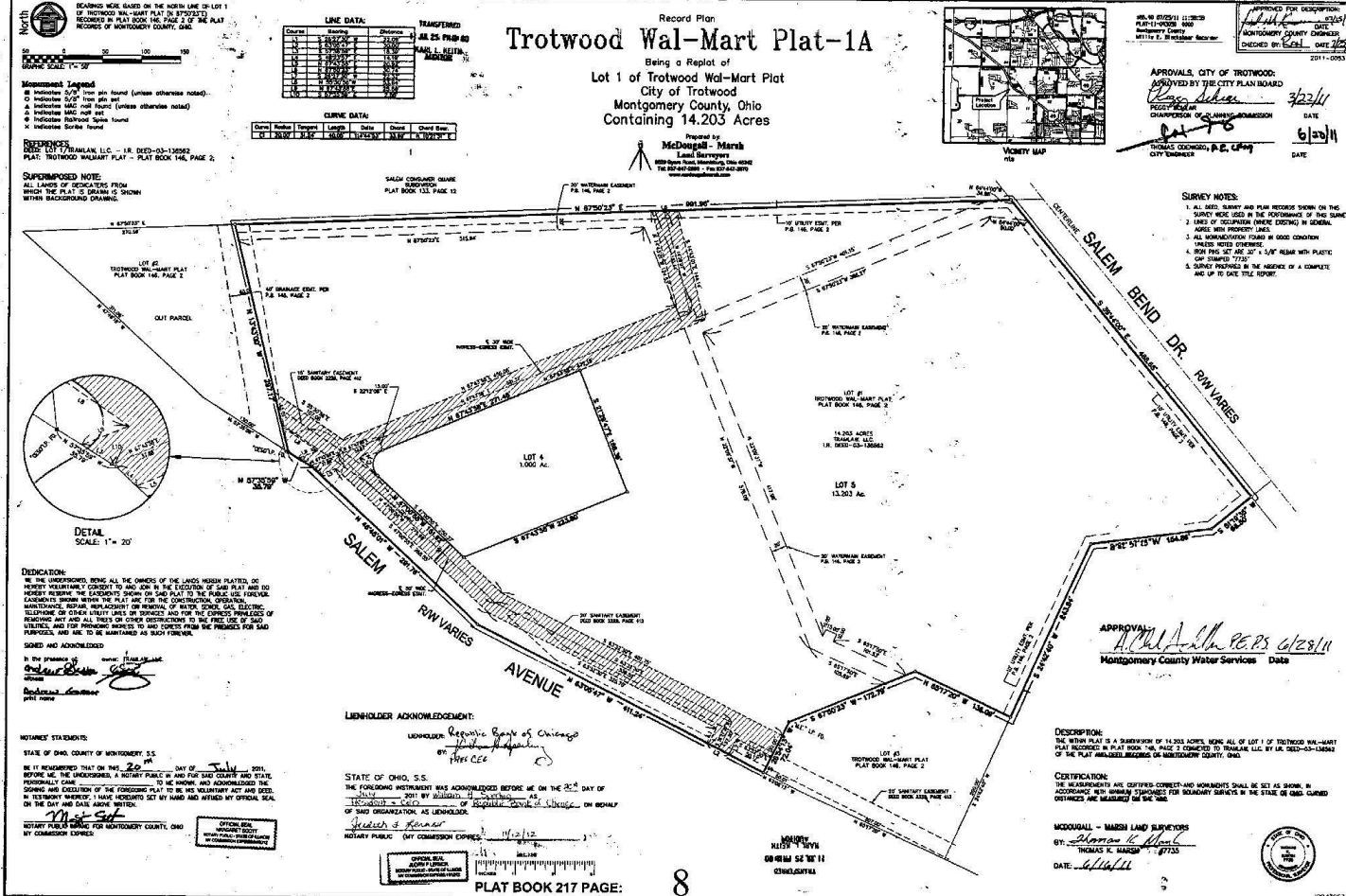
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DISCUSSION:

- Storage of America
 - Successful in transition of properties nationwide
 - Enhancement of blighted structure
 - Community partnership
 - US Veteran War Memorial
- City Strategic Plan
 - Reuse opportunity to help stabilize
 - Image enhancing; welcoming, clean, safe and progressive community



PLAT 257 P.C.S.



See Attached Item 1-3 for layouts for Oldg



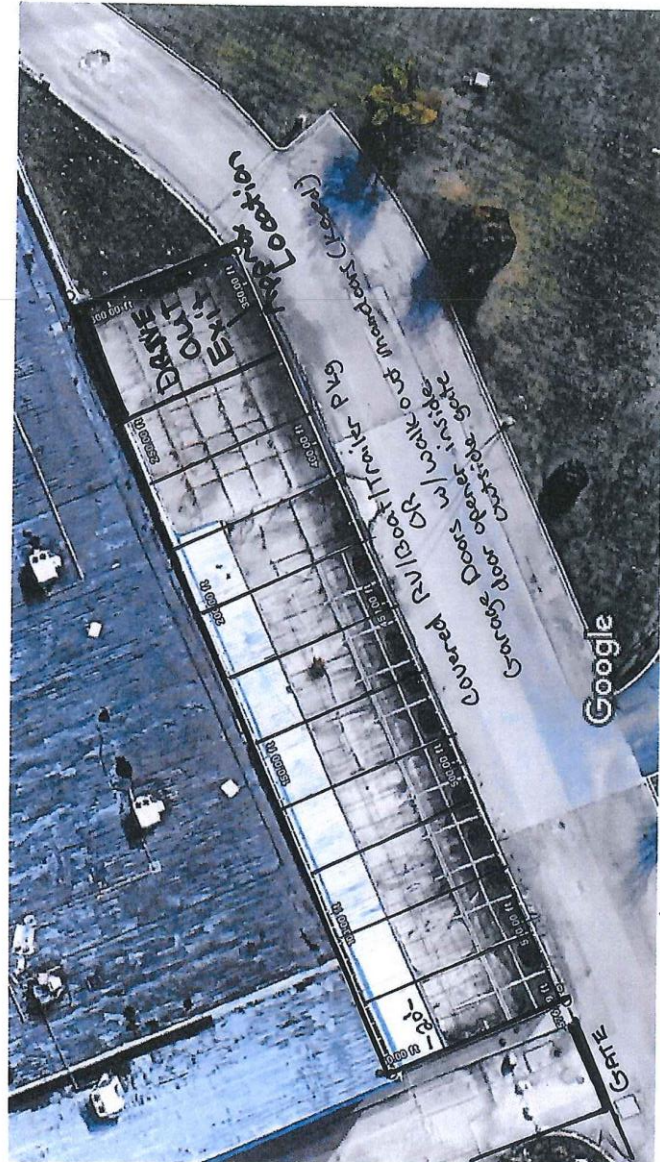


★ Item #2

Imagery ©2016 Google, Map data ©2016 Google

20 ft

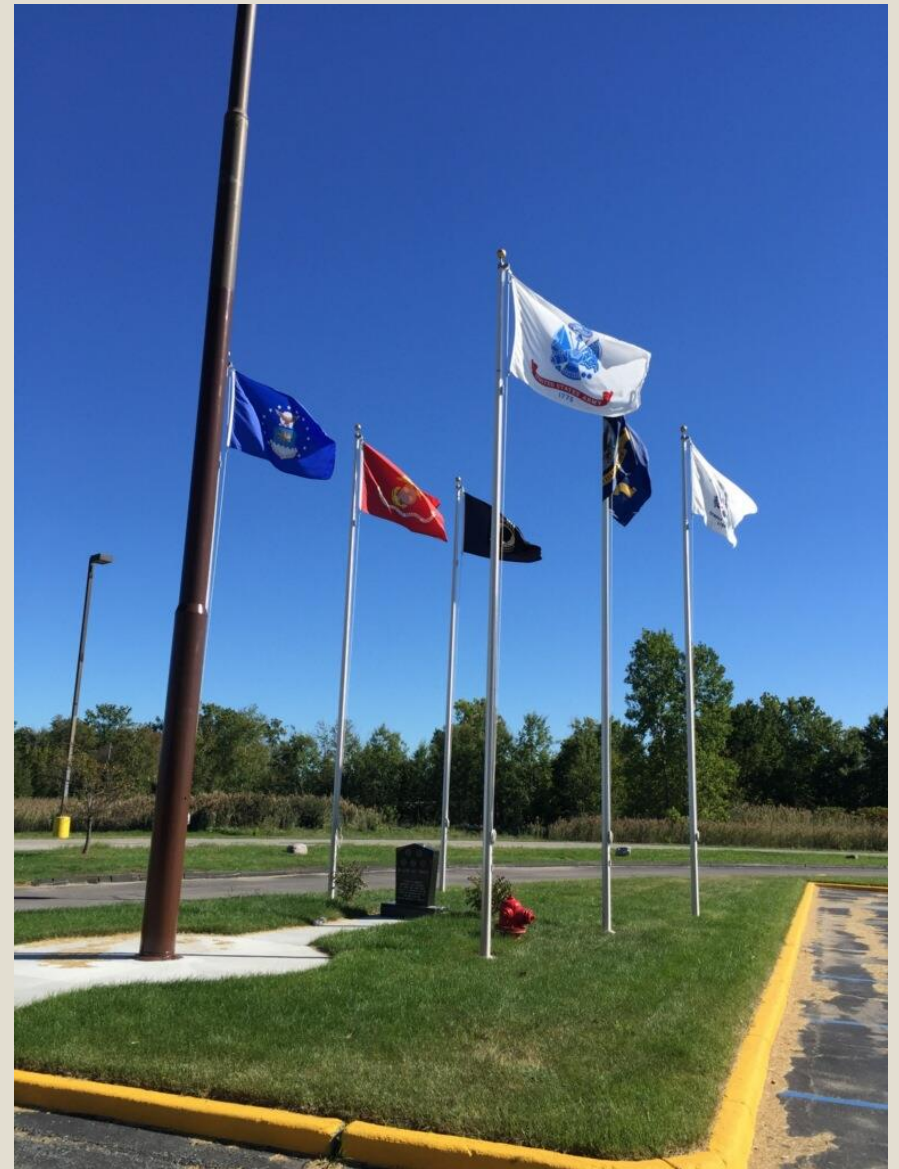




★ Item #3



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