

# STAFF REPORT

May 20, 2019

**TO:** Planning Commission Members

**FROM:** Jung-Han Chen,  
Planning and Development Director

**CASE #:** **PC Case #19-11: Amendment to the Trotwood Zoning Map** to amend the old Salem Mall, Parcel ID # H33-00514-0053, H33-00514-0049, H33-00514-0023, H33-00514-0062 and H33-00514-0024, an approximately of 72 acres of land, from R-B (Regional Business) District to B-I (Business-Industrial) Campus District, **City of Trotwood, Applicant**

## ***ZONING MAP AMENDMENT***

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### **DESCRIPTION:**

This application is seeking to amend the Trotwood Zoning Map for the property, **Amendment to the Trotwood Zoning Map** to amend the old Salem Mall, Parcel ID # H33-00514-0053, H33-00514-0049, H33-00514-0023, H33-00514-0062 and H33-00514-0024, an approximately of 72 acres of land, from R-B (Regional Business) and SARA (Salem Area Redevelopment Area Overlay District) to B-I (Business-Industrial) Campus District, **City of Trotwood, Applicant**

### **SITE(S) AND AREA(S):**

This property is formerly known as Salem Mall and the old Sear building/site. The City owns the old Salem Mall site, consisted of 4 parcels of approximately 56 acres. The old Sears site is owned by Sears Holding Inc. and is going through bankruptcy proceeding and is seeking buyer(s) for the site, approximately 15.8 acres of land.

### **DISCUSSION:**

The old Salem Mall, as well as the old Sears site are the prime location site on two major thoroughfares crossing Trotwood. It is also the site that could turn this City around with the right development proposals. In order to foster the right development, there needs to be a set of regulations put in place to clearly articulate the City's expectations of the area. Big box retails are no longer eyeing this area due to the various factors that dictate the retail sector, including demographic and online shopping. Most importantly, with the ease of traveling, the site advantage of this area had diminished significantly.

The recent cases that have come before the Planning Commission and the City Council have caused serious concerns at the Commission and Council level related to the zoning classification of these sites. It is part of the Planned Unit Development regulations issue, as well as there was no consistent vision how the decision makers would like to see this area to be redeveloped. TrotwoodCIC has been in charge of economic development effort on behalf of the City. However, the efforts have not been generating any paybacks.

Trotwood CIC has engaged a consultant to undertake a market study of the old Salem Mall site, the report is attached. The recommendation from the consultant is to utilize local zoning regulations to stipulate what type of business or industries should be encouraged and allowed.

Based on the recommendation, staff is filing this application to change the underlying zoning district, based on the recommendations from the CIC Executive Director and the consultant.

Additionally, the accompanying text amendment is also prepared to make all the changes, so all the changes can take place simultaneously.

#### **STAFF RECOMMENDATION**

Staff is asking the Commission to recommend approving the recommended zoning map amendment in order to move this item to be considered by City Council in the near future

#### **PLANNING COMMISSION REVIEW AND APPROVAL ALTERNATIVES:**

The Commission's action could be:

1. Move to make the specified findings under Chapter 1125 and **APPROVE** the requested zoning map amendment amend the property from R-B (Regional Business) District to B-I (Business Industrial) Campus District.
2. Move to **DENY** requested amendment.

**Attachments:** Trotwood Zoning Code Chapter 1125 Administration and Enforcement



### **1125.08 ZONING TEXT AND MAP AMENDMENTS.**

(a) Amendment may be initiated by Council, the Planning Commission, Zoning Administrator, or by an application by one or more owners of property affected by the proposed amendment. The term “owner” shall mean the property owner or a person or other party holding a written option to purchase that property.

(b) An application for an amendment shall be accompanied by maps, drawings and data necessary to demonstrate the proposed amendment is in conformance with the Comprehensive Land Use Plan of the City, and that public necessity, convenience and general welfare require or permit the adoption of the proposed amendment.

(c) The Zoning Administrator shall make a thorough investigation and analysis of an application for a zoning amendment, and shall afterwards prepare a written report, along with recommendations for submission to the Planning Commission.

(d) Within forty-five days of the receipt of an application for a zoning amendment, the Planning Commission shall hold a public hearing. In addition, the Commission shall publish a notice of public hearing in a newspaper of general circulation in Trotwood not less than ten (10) days prior to the date of such hearing, and shall be responsible for notifying, by mail, at least ten days in advance of such hearing, all property owners within 300 feet of the property in question. Additionally, at least 10 days before Public Hearing, an information sign shall be posted on any property being considered for rezoning. Said sign shall be posted by the application and shall state: “An application has been filed for rezoning of this property. For Information, call 854-7221.” The signs may be borrowed from the Planning Department at Trotwood Government Center. Said sign must remain in place until the application has been approved or disapproved by City Council.

(e) Within forty-five days of holding the public hearing, the Planning Commission may recommend that the application be granted as requested, or it may recommend a modification of the zoning amendment request, or it may recommend that the application not be approved.

(f) The recommendation of the Planning Commission shall be submitted to the Council and shall be accompanied by a report of findings, summary of hearings, and all data submitted with the application.

(g) Within forty-five days following receipt of a recommendation from the Planning Commission, Council shall schedule a public hearing. In doing so, Council shall publish a notice of public hearing in a newspaper of general circulation in Trotwood not less than ten days prior to the date of such hearing, and shall be responsible for notifying, by mail, at least ten days in advance of such hearing, all property owners within 300 feet of the property in question.

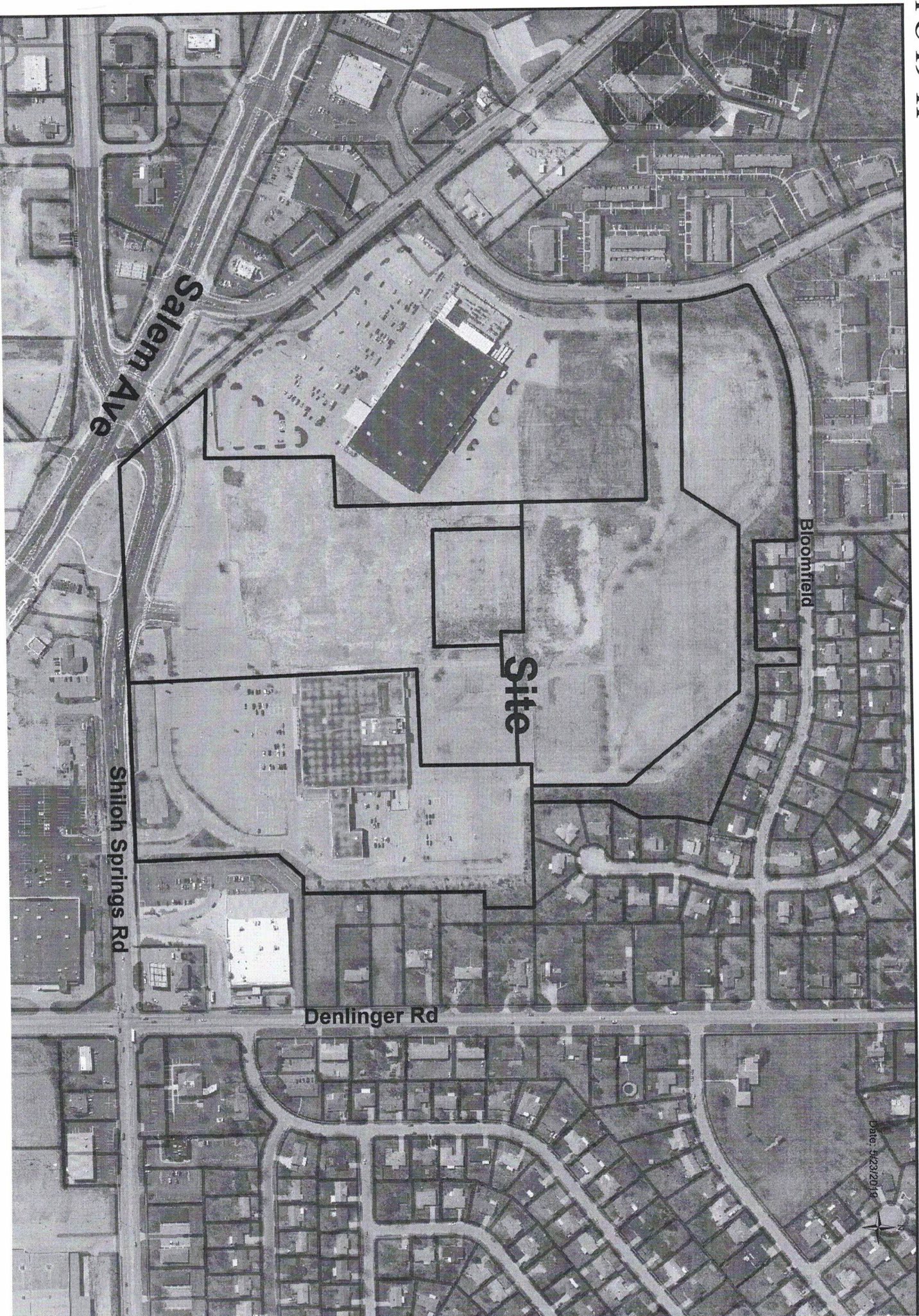






# Zoning Map Request for Old Salem Mall Area

PC 19-11



Date: 5/23/2019