

**ORDINANCE NO. OR21-19**

**AN ORDINANCE BY THE TROTWOOD CITY COUNCIL  
AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF TROTWOOD, OHIO, FOR THE AREA GENERALLY  
KNOWN AS THE SALEM MALL, PARCEL ID NOS. H33  
00514 0053, HR33 00514 0049, H33 00514 0023, H33 00514  
0062 AND H33 00514 0024, AN AREA OF  
APPROXIMATELY 72 ACRES OF LAND, FROM R-B  
(REGIONAL BUSINESS) DISTRICT AND SARA (SALEM  
AREA REDEVELOPMENT OVERLAY DISTRICT) TO B-I  
(BUSINESS-INDUSTRIAL) CAMPUS DISTRICT**

**WHEREAS**, Council hereby finds the Planning Commission held a public hearing on June 25, 2019, in accordance with Section 1125.08 of the Codified Ordinances of the City of Trotwood, on the application of City of Trotwood, owner, (Parcel ID Nos. H33 00514 0053, H33 00514 0049, H33 00514 0023, H33 00514 0062 and H33 00514 0024), requesting rezoning the property from R-B (Regional Business) District and SARA (Salem Area Redevelopment Area Overlay) District to B-I (Business Industrial) Campus District; and

**WHEREAS**, Planning Commission, after public hearing and discussion, voted and approved a motion recommending approval of the rezoning for said property; and

**WHEREAS**, City Council of the City of Trotwood, Ohio, held a public hearing, after notice of the time and place of the public hearing had been given as required by law; and

**WHEREAS**, City Council hereby finds that in order to foster the right development for the area generally known as the old Salem Mall, there needs to be a set of regulations put in place to clearly articulate the City's expectations of the area; and

**WHEREAS**, City Council hereby finds that the Trotwood Community Improvement Corporation has engaged a consultant to undertake a market study of the old Salem Mall site and the recommendation from the consultant is to utilize local zoning regulations to stipulate the type of business or industries that are to be encouraged and allowed.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:**

**SECTION I:**

The Trotwood City Council finds that the Planning Commission held a public hearing in accordance with Section 1125.08 of the Codified Ordinances of the City of Trotwood and hereby accepts the Planning Commission's recommendation to rezone the approximately 72 acres of land and hereby grants the rezoning and amendment of the Official Zoning Map of the City of Trotwood for the area generally known as the Salem Mall (Parcel ID Nos. H33 00514 0053, H33 00514 0049, H33 00514 0023, H33 00514 0062 and H33 00514 0024) from an R-B (Regional

Business) District and SARA (Salem Area Redevelopment Area Overlay) District to B-I (Business-Industrial) Campus District.

**SECTION II:**

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 III:**

This Ordinance shall take effect and be in force at the earliest time as allowed by law.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATTEST:

APPROVED:

\_\_\_\_\_  
SANDRA L. RIEGE FULLER, CMC  
DEPUTY CLERK OF COUNCIL

\_\_\_\_\_  
MARY A. MCDONALD  
MAYOR

\_\_\_\_\_  
BETTYE L. GALES  
VICE-MAYOR

**CERTIFICATE OF RECORDING OFFICER**

I, \_\_\_\_\_, Deputy Clerk of the City of Trotwood, Ohio, do, hereby certify that the foregoing is a true and correct copy of Ordinance No. **OR21-19** adopted by the Trotwood City Council at a regular scheduled meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 and that I am duly authorized to execute this certificate.

IN TESTIMONY WHEREOF, witness my hand and official seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
SANDRA L. RIEGE FULLER, CMC  
DEPUTY CLERK OF COUNCIL