

STAFF REPORT

July 15, 2019

TO: Planning Commission Members

FROM: Jung-Han Chen, 
Planning and Development Director

CASE #: **PC Case #19-15: Amendment to the Trotwood Zoning Map** amend the area general along Shiloh Springs Road, East of SR 49, South of Salem Bend and Denlinger Road, approximately 105 acre of land from RSF-M (Residential Single Family- Medium Density) and R-B (Regional Business) District to G-B (General Business) District, **City of Trotwood, Applicant**

ZONING MAP AMENDMENT

DESCRIPTION:

This application is seeking to amend the Trotwood Zoning Map for the properties generally along Shiloh Springs Road, east of SR 49, south of Salem Bend and along Denlinger Road, approximately 105 acres of land from R-B (Regional Business) District to G-B (General Business) District

SITE(S) AND AREA(S):

This area is generally around the old Salem Mall area and was in support of the Mall during the economic boom time. There are/were big box buildings, as well as many standalone small office/retail spaces scattered around the area. Additionally, there was a former auto dealership and now is the used car sales. Please note that this area does not include the former Salem Mall site, since the site was reviewed by the Commission for a zoning change and was recommended to Council to legislative action.

DISCUSSION:

This area is generally around the old Salem Mall that is currently classified as R-B (Regional Business) District. The zoning classification made sense when the area was thriving as the regional shopping designation in the early days. However, the retail market has shifted to other areas and online venue that is no longer pursuing large building footprint, a brick and mortar fashion, and has caused excessive retail square footage for regionally purposes. Some of the large big box building have been repurposed for industrial usages, from mini warehousing to industrial storage use. The proposed boundary to the north and west is basically terminated at those mini warehouses that were recently approved by the City.

Furthermore, there are areas that should not have been zoned as regional business in the first place and some areas should have been zoned as business district, but were not. The patter of zoning in some areas would seem to be reactionary to demands at the time, but did not clearly follow the general practices of good planning. The area of Shiloh Springs and Denlinger Road is a prime example. That a former bank building, at the northeast corner of Shiloh Springs and Denlinger road, that was turned

into a daycare facility is zoned as RSF-M (Residential Single Family, Medium Density) District , while the parcels just east of this, China Cottage, is zoned as R-B.

This proposal is intended to amend the area zoning to correct those inconsistency and to reflect the general market trend. Additionally, the intent of this zoning change is also to allow certain uses to be permitted, such as professional services, and some other uses, such as mini warehouse and bingo hall, to be prohibited.

Staff is looking at phasing out R-B District in the long term and is looking at the area near the Westbrook and Salem as well. Additionally, staff is also looking at the Salem Area Redevelopment Area regulations to see if there are any amendments that would need to be made and recommended to the Commission.

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 G-B (General Business) District.
2. Move to **DENY** requested amendment.

Attachments:

Trotwood Zoning Code Chapter 1125 Administration and Enforcement
Zoning Map of the area

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.

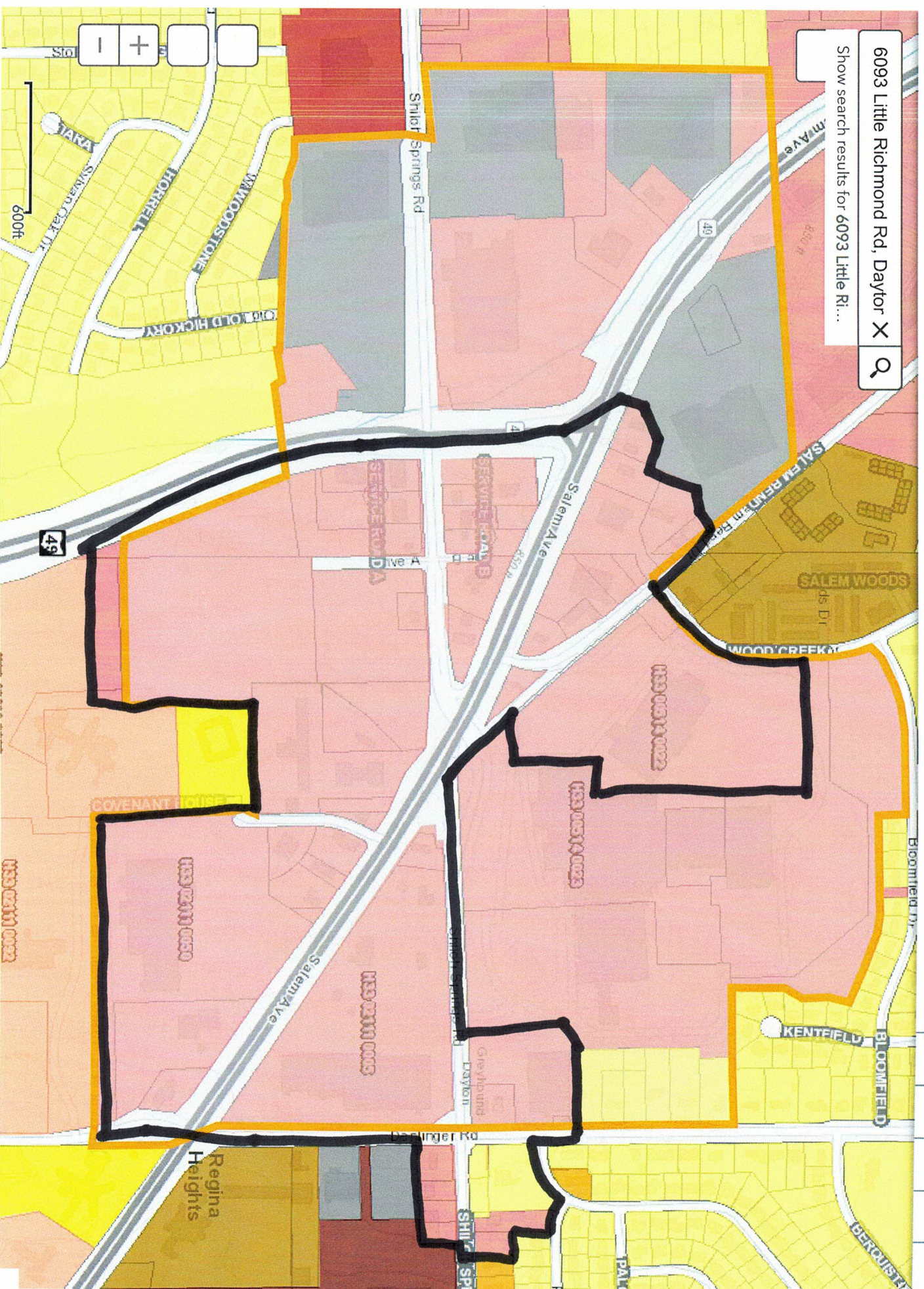
(f) The recommendation of the Planning Commission shall be submitted to the Council and shall be accompanied by a report of findings, summary of hearings, and all data submitted with the application.

(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.

[illegible]

This aerial map displays the proposed Salem Avenue project area. The project boundary is outlined in blue, starting near the intersection of State Route 49 and Service Road A, extending east along Service Road A, turning south past Wood Creek, and continuing west along Government House before meeting State Route 49 again. Key roads shown include State Route 49, Service Road A, Service Road B, Government House, Wood Creek, Denlinger, Kentfield, Bloomfield, Elgin Foot, Knoll Golf, Drowhead, Medington, Branson, Pinepoint, Palomar, and Shiloh Springs. A scale bar at the bottom left shows distances up to 2,250 feet. A legend at the bottom right identifies the blue line as Salem Ave and the grey line as Trotwood Streets.

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TROTWOOD
GROWING TOGETHER

City of Trotwood, Ohio

3035 Olive Road, Trotwood, Ohio 45426-2600

Department of Planning & Development

Phone: (937) 854-7227 Fax: (937) 854-0574

ZONING AMENDMENT APPLICATION

Date: 6/23/19

FEE: \$300

Map Amendment ☒ Text Amendment* ☐ Official Filing Date _____

*Requesting Amendment to Section _____

APPLICANT:

Name: Jung-Han Chen Phone #: 937-854-7216
Address: 3505 Olive Rd City: Trotwood State: OH Zip: 45426

PROPERTY OWNER:

Name: _____ Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____

MAP AMENDMENT;

ZONING:

Current R-B/RSF-M District Requested E-B
Total Area of Zoning Amendment Request 1.05 Acres Square Feet

DESCRIPTION OF AMENDMENT (Complete as Applicable):

Address: _____
Subdivision Name: _____ Lot #: _____
Book _____ Page _____ Parcel Number(s) _____
Present Use: _____ Proposed Use: _____

STATEMENT:

Explain the need for Amendment requested:

Applicant's Status: Owner Agent*

*If agent, submit Agent Form signed by Property Owner(s) endorsing application.

Contact Person: _____ Phone #: _____

I certify that all information and attachments to this application are true and correct to the best of my knowledge.

Applicant's Signature _____

Applications is _____ approved _____ not approved _____ / _____

Planning & Zoning Administrator

Date

To: PLANNING COMMISSION AND COUNCIL

Case # PC-19-15 / _____

ZONING AMENDMENT APPLICATION

ADDITIONAL INFORMATION REQUIRED

MAP AMENDMENT (REZONING)

1. Legal description of property or boundary description of the proposed zoning district.
2. If applicant is not owner of all property included in the application, a notarized letter from each property owner appointing the applicant as the owner's agent and agreeing to be bound by the application, by any agreement made by the agent, and by the decision of the City on this matter.
3. Vicinity map at a scale of 1" = 1,000 feet showing location of area requested for zoning change.
4. A survey of the land proposed for rezoning if the requested zoning district boundaries do not follow existing property lines.

TEXT AMENDMENT

1. Brief discussion of the proposed Zoning Code Text Amendment.
2. A copy of the exact wording of the Section of the Zoning Code as it would read if the Amendment is approved.
3. Statement explaining reason for requesting Zoning Code Text Amendment.

This application will not be considered officially filed until all required information has been submitted. Although the City Staff will attempt to notify the applicant of any missing required information, it is the applicant's responsibility to insure the completeness of the application.