

ORDINANCE NO. OR26-19

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO AMEND THE CITY OF TROTWOOD ZONING MAP FOR THE AREA GENERAL ALONG SHILOH SPRINGS ROAD, EAST OF SR 49, SOUTH OF SALEM BEND AND DENLINGER ROAD, APPROXIMATELY 105 ACRES OF LAND FROM RSF-M (RESIDENTIAL SINGLE FAMILY-MEDIUM DENSITY) AND R-B (REGIONAL BUSINESS) DISTRICT TO G-B (GENERAL BUSINESS) DISTRICT (MAP ATTACHED).

WHEREAS, Council hereby finds the Planning Commission held a public hearing on July 23, 2019, in accordance with Section 1125.08 of the Codified Ordinances of the City of Trotwood, on the application of City of Trotwood, requesting to rezone the area general along Shiloh Springs Road, East of SR 49, South of Salem Bend and Denlinger Road, approximately 105 acres of land, map attached, from RSF-M (Residential Single Family-Medium Density) and R-B (Regional Business) District to G-B (General Business) 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 area around 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 going forward; and

WHEREAS, City Council hereby finds that the area generally known as the area around the old Salem Mall current zoning classification made sense when the area was previously a regional shopping designation; however, the retail market has shifted; and

WHEREAS, City Council hereby finds that rezoning for said property to G-B (General Business) District is intended to correct inconsistencies with the prior zoning designation and reflect general market trends going forward.

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 105 acres of land, as depicted on the attached map, and hereby grants the rezoning and amendment of the Official Zoning Map of the City of Trotwood for the area generally known as the area around the old Salem Mall along Shiloh Springs Road, East of SR 49, South of Salem Bend and Denlinger Road to G-B (General Business) 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, _____, Clerk of the City of Trotwood, Ohio, do, hereby certify that the foregoing is a true and correct copy of Ordinance No. **OR26-19** 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