



# City of Trotwood

3035 Olive Road  
Trotwood, Ohio 45426  
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## Legislation Text

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**File #:** 22-24, **Version:** 1

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**TITLE:**

A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to prepare legislation, upon the recommendation of the Trotwood Planning Commission, to approve a Preliminary Planned Unit Development application to accommodate future mixed-use commercial, residential, and recreational development on approximately 19.2 acres of land, Parcel ID Nos. H33 00214 0001 and H33 00214 0002, near the southwest corner of Olive Road and East Main Street in a General Business (G-B) zoning district.

**PURPOSE:** Schedule Public Hearing and authorize Law Director to draft legislation

**DEPARTMENT:** Planning and Development Department

**CONTACT INFORMATION:** Debbie McDonnell, Director

**INFORMATION:** *UPDATE: The original case heard and approved by the Planning Commission on June 28, 2022 was based on an application and Staff Report for a Zoning Map Amendment; Council approved a Motion (File 22-23) relating to this action on July 5, 2022. After further review and discussions with the Law Director, this request needs to be processed with a Preliminary Planned Unit Development Application. Director McDonnell will secure a new application for a Preliminary Planned Unit Development, update her Staff Report, and schedule a Public Hearing with the Planning Commission during their Regular Meeting on August 23, 2022, so that Council can consider the correct legislation during their September Regular Meeting.*

Applying a PUD overlay to this land prior to land subdivision and future development provides the fastest way forward on new projects. Once the PUD overlay is applied, the land can be subdivided to accommodate a variety of uses including multi-family housing, commercial development, and recreational options.

This site is prime for new development and the proposed PUD overlay is consistent with the 1999 comprehensive plan, the 2017 economic development plan, and the 2019 Yard & Company Main Street plan.

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** Recommend Approval