

ORDINANCE NO. OR02-26

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY AND THE CLASSIFICATION OF APPROXIMATELY 3.082 ACRES OF A 95.302-ACRE TRACT OF LAND LOCATED ON STRAWBERRY COURT, PARCEL ID NO. H33 00416 0008, FROM LIGHT INDUSTRIAL 1 (L-I-1) TO RESIDENTIAL SINGLE-FAMILY - LOW DENSITY (RSF-L), TO BE COMBINED WITH THE ADJACENT 1.840 ACRE-TRACT OF LAND KNOWN AS 5376 STRAWBERRY COURT, PARCEL ID NO. H33 02202 0125.

WHEREAS, Applicant Derringer Family Farm, LLC has applied for an official Zoning Map amendment to change the zoning of approximately 3.082 acres of a 95.302-acre tract of land located on Strawberry Court, Parcel No. H33 000416 0008, from Light Industrial 1 (L-I-1) to Residential Single-Family – Low Density (RSF-L), to be combined with the adjacent 1.840 acre-tract of land known as 5376 Strawberry Court, Parcel ID No. H33 02202 0125; and

WHEREAS, the City’s Planning and Development Director, after review of the application for the official Zoning Map amendment, Section 1125.08 of the Trotwood Codes of Ordinances (Zoning Text and Map Amendment), and of the City of Trotwood Code of Ordinances, has determined that approval of the proposed Zoning Map amendment will prevent split zoning districts on a single parcel; and

WHEREAS, the Planning Commission held a public hearing on November 18, 2025, Case #PL-2025-25, after notice of the same was duly served on all persons required to be notified by law in accordance with Section 1125.08 of the Trotwood Codes of Ordinances; and

WHEREAS, the Planning Commission recommends that City Council amend the official Zoning Map of the City by reclassifying approximately 3.082 acres of a 95.302-acre tract of land located on Strawberry Court, Parcel No. H33 000416 0008, from Light Industrial 1 (L-I-1) to Residential Single-Family – Low Density (RSF-L), to be combined with the adjacent 1.840 acre-tract of land known as 5376 Strawberry Court, Parcel ID No. H33 02202 0125, upon the condition of the applicant submitting a subdivision application to the Planning and Development Department to combine the subject property with 5376 Strawberry Court, as proposed by the applicant.

WHEREAS, City Council, after having fully considered this matter and having determined that the proposed official Zoning Map amendment is in conformance with the Comprehensive Land Use Plan of the City and that said amendment will promote the general welfare of the City, hereby intends to adopt the recommendation from the Planning Commission regarding the official Zoning Map amendment described above.

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

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

SECTION I: The Trotwood City Council accepts the Planning Commission’s recommendation and hereby amends the official Zoning Map of the City by reclassifying 3.082 acres of a 95.302-acre tract of land located on Strawberry Court, Parcel No. H33 000416 0008, from Light Industrial 1 (L-I-1) to Residential Single-Family – Low Density (RSF-L), to be combined with the adjacent 1.840 acre-tract of land known as 5376 Strawberry Court, Parcel ID No. H33 02202 0125.

SECTION II: Approval of the Zoning Map amendment is predicated upon the condition of the applicant submitting a subdivision application to the Planning and Development Department to combine the subject property with 5376 Strawberry Court, as proposed by the applicant.

SECTION III: 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 IV: This Ordinance shall take effect at the earliest time allowed by law.

Passed this **5th** day of **January, 2026**.

ATTEST:

APPROVED:



KARA B. LANDIS
CLERK OF COUNCIL



YVETTE F. PAGE
MAYOR



TYNA R. BROWN
VICE-MAYOR

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CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. OR02-26 adopted by the Trotwood City Council at a regular scheduled meeting held on the 5th day of January, 2026, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL



City of Trotwood
Planning and Development Department
 3035 Olive Road – Trotwood, Ohio 45426

Trotwood City Council
Director's Report

TO: Mayor Page and Members of City Council
 Quincy Pope, City Manager

FROM: Tyler S. Hauck, AICP

DATE: December 23, 2025

RE: PC Case: PL-2025-25

On Tuesday, November 18, 2025, the Trotwood Planning Commission held a Public Hearing on PC Case PL-2025-25. The staff report has been included for additional case information.

PL-2025-25 (Derringer Farms LLC): *A rezoning request for 3.08 acres that will be split off from the existing 95.30-acre farm. The applicant is proposing to rezone the new 3.08-acre property from Light Industrial 1 (L-I-1) to Residential Single-Family Low Density (RSF-L) and combine the new 3.08-acre parcel with the property at 5376 Strawberry Court. The property is located at parcel id: H33 00416 0008 in the City of Trotwood.*

The applicant is proposing to combine 3.08 acres of the existing 95.30-acre farm into their existing home at 5376 Strawberry Court. Currently, the 3.08-acre subject property is zoned L-I-1 (Light Industrial 1) and their home at 5376 Strawberry Court is zoned RSF-L (Residential Single-Family Low Density). In order to combine the properties, the subject property must be rezoned from industrial to single-family. If the rezoning is approved, the applicants will submit an application to combine the two parcels. The applicant has stated this, but the Planning Commission also recommended it as a condition of the rezoning approval.

The Planning Commission voted 3-0 to recommend approval of the application to City Council with the following condition:

- The applicant submit a subdivision application to the Planning and Development Department to combine the subject property with 5376 Strawberry Court, as the applicant has proposed.

Staff recommends approval of this rezoning, as indicated in the staff report. This will allow the applicant to combine the parcels and eliminate a possible split zoning situation.



City of Trotwood
Planning and Development Department
 3035 Olive Road – Trotwood, Ohio 45426

REZONING REQUEST
PLANNING COMMISSION STAFF REPORT
NOVEMBER 18, 2025 MEETING

Docket No. / Project Title: PL-2025-25 (Derringer Family Farm, LLC)
Staff: Tyler Hauck

Applicant: Derringer Family Farm, LLC
Property Size: 95.30 acres
Current Zoning: L-I-1 (Light Industrial 1)
Proposed Zoning: RSF-L (Residential Single-Family Low Density)
Location: Parcel ID: H33 00416 0008, in the City of Trotwood

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of subdividing 3.082 acres from the existing farmland and combining it with the current property at 5376 Strawberry Court. The applicant has indicated they will be buying the 3.082 acres from the farm land and adding it to their existing property. The Planning and Development Department does not support split zoning on a property, so a rezoning is required prior to the combination of the lots.

Preliminary Staff Recommendation:

Staff recommends approval of the rezoning with the following condition:

1. The applicant shall submit a subdivision application to the Planning and Development Department to combine the subject property with 5376 Strawberry Court, as the applicant has proposed.

Planning Commission Options:

In reviewing a request for rezoning the Planning Commission may (1) forward a favorable recommendation to the City Council, (2) deny the request, or (3) continue the review to the next Planning Commission meeting. The Planning Commission may recommend that conditions or commitments be attached to the rezoning request.

Current Property Information:	
Land Use:	Undeveloped Land
Site Features:	Old Tree Farm, Small Lake, Small Farm Area

Vehicle Access:	Strawberry Court: Local Street
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Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RSF-L (Residential Single-Family Low Density)	Large Lot Residential
South:	L-I-1 (Light Industrial 1)	Farm Land
East:	L-I-1 (Light Industrial 1)	Farm Land
West:	L-I-1 (Light Industrial 1)	Farm Land

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: L-I-1	Proposed Zoning: RSF-L
Zoning District Intent:	To encourage the development of areas within the City that will not adversely affect adjacent businesses or residential neighborhoods by permitting Industrial and manufacturing establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare; and whose potentially objectionable features will be eliminated by design, complete enclosure or other appropriate measures.	To encourage the establishment and retention of residential neighborhoods consisting of single family dwellings on large lots while preserving the undeveloped lands within this district for similar types of residential uses.
Permitted Uses:	<ul style="list-style-type: none"> • Government Facility, Non Office • Government Facility, Office • Contractor's Office 	<ul style="list-style-type: none"> • Single-Family Home • Group Home • Government Facility, Non Office

	<ul style="list-style-type: none"> • Food & Beverage Production • General Industrial Production • Light Industrial Assembly & Distribution • Microbrewery / Artisan Distillery • Research & Development 	<ul style="list-style-type: none"> • Government Facility, Office • Park / Playground • Daycare, Home
Minimum Lot Size:	1 acre	20,000 square feet
Setbacks Required:	<p>Side Yard Setback: Minimum Per Side: 15 feet Minimum Total: 35 feet</p> <p>Rear Yard Setback: 25 feet</p> <p>Front Yard Setback: 50 feet</p>	<p>Side Yard Setback: Minimum Per Side: 15 feet Minimum Total: 35 feet</p> <p>Rear Yard Setback: 50 feet</p> <p>Front Yard Setback: 35 feet</p>
Height Restrictions:	<p>Primary Structure: 35 feet</p> <p>Accessory Structure: 25 feet</p>	<p>Primary Structure: 35 feet</p> <p>Accessory Structure: 15 feet</p>

History of this Application:

The relevant history of this application includes the following:

1. The applicant originally indicated the proposed property would be split off and separate. However, at the October Planning Commission the applicant indicated their intent was to ultimately combine this property with the existing property and home at 5376 Strawberry Court.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to rezone 3.082 acres of the existing farmland from L-I-1 (light Industrial 1) to RSF-L (Residential Single-Family – Low Density). The applicant is intending to purchase the subject property from the existing farm and add it to their existing property at 5376 Strawberry Court.
2. The applicant currently owns and lives at 5376 Strawberry Court. That property is 1.85 acres in size. With the addition of the subject property, once combined they would own a total of 4.9 acres.
3. The applicant has indicated the purpose for the purchase of the property is to use the property for a combination of agricultural and personal recreation reasons. There was an old tree farm on the property that the applicant has interest in restarting. There is also a small pond on the property that they'd like to use for their own personal reasons, such as fishing.
4. Before being combined together, the property is required to be rezoned. Split lot zoning is not permitted as it can cause multiple issues when it comes to regulations regarding permitted uses, lot size, and others.
5. The subject property is surrounded by farm land that is zoned for light-industrial, homes along Strawberry Court that are zoned residential low density, and State Route 49.
6. The existing farmland that is zoned L-I-1 (Light Industrial 1) is zoned industrial due to its proximity to the industrial park. However, it is highly unlikely that losing 3 acres near residential homes and State Route 49 will make any impact on the viability of the overall area for future industrial development.