**CITY OF WEST CARROLLTON**

**PLANNING COMMISSION**

**WEST CARROLLTON, OHIO**

RESOLUTION: M-21-1, RECOMMENDING TO CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE A PORTION OF THE OD OLDE DOWNTOWN DISTRICT TO PLANNED UNIT DEVELOPMENT DISTRICT PUD 06-1, AND ADOPTION OF AMENDMENTS TO THE PUD 06-1 DEVELOPMENT REGULATIONS.

**WHEREAS,** an application has been filed by the City of West Carrollton proposing an amendment to the Official Zoning Map to rezone a portion of the OD Olde Downtown District to Planned Unit Development District PUD 06-1, and recommending amendments to the PUD 06-1 development regulations; and

**WHEREAS,** as required by Section 154.08.01(C)(1) of the Zoning Code, a Notice of Public Hearing regarding this application was published in the Miamisburg-West Carrollton News on August 12, 2021; and

**WHEREAS,** as required by Section 154.08.01(C)(2) of the Zoning Code, a Notice of Public Hearing regarding this application was mailed to all abutting property owners within 200 feet; and

**WHEREAS,** the proposal and meeting notice was posted on the City’s website; and

**WHEREAS,** a public hearing was held on September 2, 2021 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments; and

**WHEREAS,** Sections 154.05.04 of the West Carrollton Zoning Code specifies circumstances which justify amending the Official Zoning Map, and sections 154.10.701 to 154.10.705 govern the amendment of PUD district regulations.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO:**

SECTION I. That the Planning Commission makes the following findings of fact with respect to the proposed amendment to the Official Zoning Map pursuant to case PUD M-21-1, said findings of fact based upon criteria found within Section 154.05.04(B)(3) of the Zoning Code:

1. The Official Zoning Map amendment is in conformance with the 2009 *West Carrollton Sustainable Comprehensive Plan*:
   1. The proposal supports one of the fundamental goals of the 2009 *West Carrollton Sustainable Comprehensive Plan*, which is to stimulate economic vitality within the city. The rationale for this proposed rezoning is that the City is seeking to redevelop this area as a unified mixed-use district, re-branded as the “Carrollton Centre”. The district is envisioned to include not only the property on the south side of Central Avenue where Miami Valley Sand is located, but also the current Carrollton Centre business district and property along the north side of Central Avenue. Consistency in zoning would ensure that this area is redeveloped with uniform development standards, and that the design of the district is unified, well-planned, coordinated, and visually-appealing as it develops over time. The Future Land Use Plan designates this area for future mixed-use development (Figure 3-7).
   2. In addition, by ensuring future development of the property meets the design standards articulated in the PUD regulations, this proposal is consistent with the goals of the Comprehensive Plan and the *West Central Avenue Strategic Plan* to elevate the image and enhance the visual character of the community and to support and enhance community property values. The PUD development standards are entirely consistent with the Design Guidelines articulated in the *West Central Avenue Strategic Plan*. By maintaining an attractive built environment, the amendment supports the City’s goal to facilitate future economic growth, including the retention and expansion of existing businesses and the re-use of vacant buildings and sites. The rezoning may also contribute to achieving the City’s goal of becoming a destination city as articulated in these plans by attracting other businesses to this site which draw business from outside the community, such as Miami Valley Sand.
   3. Rezoning to a PUD also supports the goal of the Comprehensive Plan to create additional flexibility in land use controls, thereby enhancing property values and facilitating private investment.
   4. The City’s *Urban Design Plan* identifies this area as the “Elm Street Gateway”, as an important link between the southern residential neighborhoods and the Carrollton Centre. It seeks to improve the visual character of this area through landscaping in order to establish a gateway and serve as a transition to the Carrollton Centre. The heightened standards of the PUD district as applied to any future redevelopment of the property will achieve these objectives more effectively than the current zoning.
2. There has been a substantial change in this area:
   1. This area has experienced a dramatic transformation with the closing of the Fraser Papers mill in 2003 and the subsequent acquisition and cleanup of the property by the City. This significant investment resulted in the first private development, Miami Valley Sand, which has become a popular regional attraction and has spurred interest from other developers and businesses. Future development and redevelopment of surrounding property in this PUD is imminent. The City is completing a major upgrade to the streetscaping and infrastructure in the Carrollton Centre on N. Elm St. to enhance its appearance and image and to establish an environment for future community events and private investment. In addition, W. Central Avenue was recently re-designed to create a more inviting atmosphere by reducing the number of travel lanes, providing on-street parking, and installing a new bicycle path. Future plans include relocating the Senior Center to the YMCA as well as removing the water tower, which will open a the third and fourth corners for development.
   2. The City’s investment over many years has completely changed the landscape and market potential of this area, and established a vision to create a unified commercial district that encompasses the former Fraser property as well as the Carrollton Centre. These new conditions require consistency in zoning to ensure a well-planned and visually attractive district.
3. There is need for additional land in the zoning district classification.
   1. The Planned Unit Development District classification is desirable in that it provides the opportunity for the City and developers/property owners to reach a unique, property-specific set of guidelines for the use and development of property. These guidelines provide additional flexibility beyond traditional zoning for the developer/owner and heightened attention to design and aesthetics for the City. As reflected in the introduction of the PUD section of the Zoning Code, the purpose of PUD zoning is *“…to encourage imaginative and creative urban design that might not otherwise be possible with conventional zoning districts…PUD’s are specifically applicable…in areas having substantial or special public interest towards protecting the existing or proposed character of development, or of major scenic views of, for, or through the area (and) surrounding public or private buildings or grounds whose uniqueness or aesthetic appeal creates a substantial or special public interest.”*
   2. Given the benefits to both the owners and the City, and the substantial public interest in protecting the character of development and aesthetic appeal in this redeveloping area, bringing additional land into a PUD District is both desirable and necessary to accomplish the City’s long-range goals.

SECTION II. That the Planning Commission makes the following findings of fact with respect to the proposed amendment to the Official Zoning Map pursuant to case M-21-1, said findings of fact based upon criteria found within Section 154.10.705(E) of the Zoning Code:

1. The PUD District is in conformance with the Comprehensive Plan for the City*.* The amendment to the regulations of PUD 06-1 would re-name and re-brand this PUD district; would establish a single set of permitted and prohibited uses for the district; and would incorporate the design standards of the *West Central Avenue Strategic Plan* as well as the city’s architectural design standards. These amendments are entirely consistent with the overarching goal of the Comprehensive Plan to elevate the appearance of the built environment and image of the city.
2. The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under the other zoning districts*.* As described in Section I, the proposed uses are specifically selected to be consistent with existing and future uses and to eliminate any undesirable uses or negative external effects.
3. The internal streets and major and minor streets that are proposed shall properly interconnect with the surrounding existing major and minor streets as designated in the official thoroughfare plan of the city*.* The PUD 06-1 development standards address this issue. At such future time as the property may be redeveloped, detailed site plan review by the Planning Commission will be required to ensure this condition is met.
4. The preliminary PUD plan is consistent with the intent and purpose of this Zoning Code, to promote the public health, safety, and general welfare of the residents of the city*.* The proposed amendments to the PUD 06-1 development standards would enhance the use, operation, and development of district to the benefit of surrounding property owners, and would encourage economic growth to the benefit of the community.

SECTION III. That the Planning Commission recommends to City Council that the Official Zoning Map be amended to rezone a portion of the OD Olde Downtown District to Planned Unit Development District PUD 06-1, as reflected in Exhibit A attached hereto.

SECTION IV. That the Planning Commission recommends to City Council approval of amendments to the PUD 06-1 development regulations, as reflected in Exhibit B attached hereto.

SECTION IV. That this recommendation shall be forwarded in writing immediately to City Council in accordance with Section 154.08.01 of the Zoning Code.

PASSED this 2nd day of September, 2021.

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Chairman Secretary

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