

**CITY OF WEST CARROLLTON
PLANNING COMMISSION
WEST CARROLLTON, OHIO**

RESOLUTION: CC-24-2, RECOMMENDING TO CITY COUNCIL THE ADOPTION OF AMENDMENTS TO CHAPTER 154 OF THE CODE OF ORDINANCES OF WEST CARROLLTON KNOWN AS THE “ZONING CODE”, AMENDING SECTION 154.10.473, CITY CENTER DISTRICT USE REGULATIONS.

WHEREAS, an application has been filed by the City of West Carrollton proposing a Zoning Code text amendment to Section 154.10.473, City Center District Use 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 July 11, 2024; and

WHEREAS, a sign regarding this matter was placed in a conspicuous location in the district; and

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

WHEREAS, a public hearing was held on August 1, 2024 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments; and

WHEREAS, Sections 154.05.04 and 154.08.01 of the West Carrollton Zoning Code specify circumstances which justify amending the Zoning Code.

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 Zoning Code text amendment pursuant to case CC-24-2, said findings of fact based upon criteria found within Section 154.05.04(B)(3) of the Zoning Code:

- a) The proposed amendments are deemed to be consistent with the Comprehensive Plan of the city and the purpose and objectives of the City Center District by providing additional flexibility in the use of property, thereby encouraging revitalization and enhancing property values. It would also further restrict land uses which are incompatible with the vision for the district, thereby enhancing the city’s image and aesthetic appeal.
- b) The City Center District is experiencing significant change, perhaps the most of any district within the city. After many years of public investment and preparation, the district is beginning to experience significant private development, redevelopment, and investment. Market conditions in and near the City Center District justify a reevaluation of uses within the district. The proposed amendments will help to ensure that the City Center District regulations are prepared to accommodate this new development and evolving market

demands, and that development is consistent with the vision for this area that is so important to the city's economic future.

- c) Legal counsel has identified errors in paragraph (A), Principal Permitted Uses, which currently permits "*Manufacturing – Light Manufacturing*" and "*Warehousing – Warehousing Facility/Wholesaling Facility/Distribution Facility*" only on certain properties. Legal counsel believes this language is legally tenuous, and recommends this language be removed.

SECTION II. The Planning Commission recommends to City Council that Section 154.10.473 of the Code of Ordinances of West Carrollton, City Center District Use Regulations, be amended as reflected in Exhibit A.

SECTION III. 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 1st day of August, 2024.

	
Chairman	Secretary