

DATE: February 26, 2026

TO: Mayor Anzevino and Members of City Council

FROM: Thom Sheridan, City Manager, Brian Griffith, Ast City Manager, Greg Hannan, Community Development Director, Nick Sugar, City Planner, Katie Behnke, Economic Development Manager

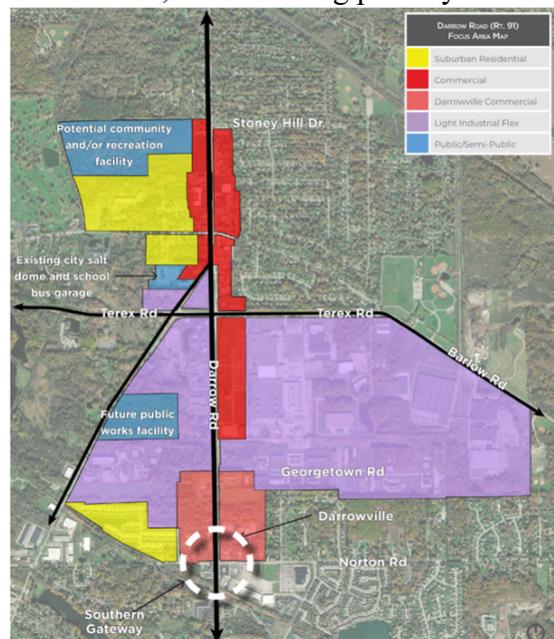
RE: Land Development Code Amendment – District 11

Council Meeting on March 3, 2026: The proposed District 11 LDC Map and Text amendment will be on the Council agenda for final consideration. Below is some additional support information relevant to some discussion points from the public hearing.

Additional information relevant to the Public Hearing of February 17, 2026:

Alignment with the Comprehensive Plan 2024: The Comprehensive Plan recommended amending the zoning on the east side of Darrow Road from Terex Road or Georgetown Road to provide expanded opportunity for retail/restaurant/service uses. At the Council workshop on February 25, 2025, staff presented a draft amendment responding to this narrow item of additional commercial along the frontage. City Council reviewed and requested a more holistic view be taken of the larger area. In reviewing the larger South Darrow Rd Corridor, the following primary items guided the consideration of an LDC amendments:

1. The Comprehensive plan recommends allowing additional commercial south of Terex Road and east of Darrow Rd. This is demonstrated in the accompanying Focus Area Map and the following statement within the plan: *“The east side of Darrow Road, south of Terex Road, has the opportunity for new development to enhance streetscape and soften the industrial scale of this portion of the corridor.”*
2. The Comprehensive Plan recommends revising the eastern and western portion of District 8 along Darrow Road from an industrial district to more of a light industrial-office zoning. This



is demonstrated within the plan's land use designations of "*Light Industrial Flex*" for this area in comparison to the land use designation of "Industrial", which would be focused primarily on the Seasons Road corridor.

3. The former Joann facility was occupied at the time of the Comprehensive Plan adoption; however, has since become fully vacant. Further study was needed for this large site, beyond what was in scope for the district recommendations of the Comprehensive Plan. The 100-acre site is larger than several existing zoning districts and the 1.4 million square foot structure is one of the largest available properties in the State of Ohio.

The proposed D11 text and map amendment is responsive to the Comprehensive Plan recommendations to permit additional commercial uses along the eastern frontage of Darrow Road, the plan recommendation to step down the D8 industrial currently present on both sides of Darrow Road, and provides some additional redevelopment flexibility for the corridor in response to the vacant site at 5555 Darrow Road

Grocery Store: Comments included some discussion relevant to the Specialty Grocery Store allowances. Staff notes the following:

1. Allowance: The specialty grocery store is proposed for District 11 but only within a Planned Development. This review process requires the approval of both Planning Commission and City Council and requires a minimum project area of 50 acres. The Planned Development requirement provided the greatest level of regulation and the ability to implement a development agreement between a property owner and the city which could spell out detailed standards and community protections.
2. Size Cap: The LDC Amendment proposed a maximum size of 40,000 sq ft. While this size may accommodate some specialty grocery stores in the regional market, it is not anticipated to accommodate a full-service grocer. Staff notes the following size references of current facilities for comparison (not all would fit the specialty grocery definition):
 - o CVS 10K
 - o Ace Hardware 13K
 - o Hudson Heinen's 20K
 - o Discount Drug Mart 34K (non-conforming under Township – former grocery)
 - o Acme 65K (nonconforming under Village)
 - o Whole Foods – 40K-50K common
 - o Meijer – 75K-100K common

Competition with Downtown: Comments referenced concerns about competing with or creating a second downtown. The below purpose statement was intentionally established to intentionally document the requirement that the districts is intended to encourage commercial and light industrial to benefit the tax base, that retail and service uses are to be support amenities, and that any mixed use components are to support the commercial and industrial uses. The purpose statement text is a strong tool for use by the Planning Commission and Council when evaluating any proposed development.

Purpose statement:

1. This district is intended to encourage a predominance of commercial and light industrial land uses to benefit the income and property tax base of the community. The district also allows for retail and service uses intended to provide support amenities and services to the adjacent commercial office and industrial districts. The district serves as a transition between the office and industrial uses to the south and the retail and service focused area of District 7 to the north. Curb cuts along Darrow Road are significantly limited with a strong internal network of pedestrian and vehicular access between uses. The existing, developed nature of District 11 with limited environmental constraints allows for more concentrated development. Development will implement the Comprehensive Plan recommendations for the area including streetscape enhancements and improved connectivity. New development will incorporate greenspace accessible to all users within the development including employees and customers.
2. The district provides the opportunity to create a transformational mixed use district through a Planned Development. A mixed use development will help support significant income tax generation and provide expanded amenity uses to support the larger office and industrial uses in the surrounding office and industrial parks. Residential uses are permitted when secondary to and integrated with the commercial and industrial uses in a mixed use setting. Residential uses are encouraged along the Terex Road frontage to help transition to the existing residential development to the north.