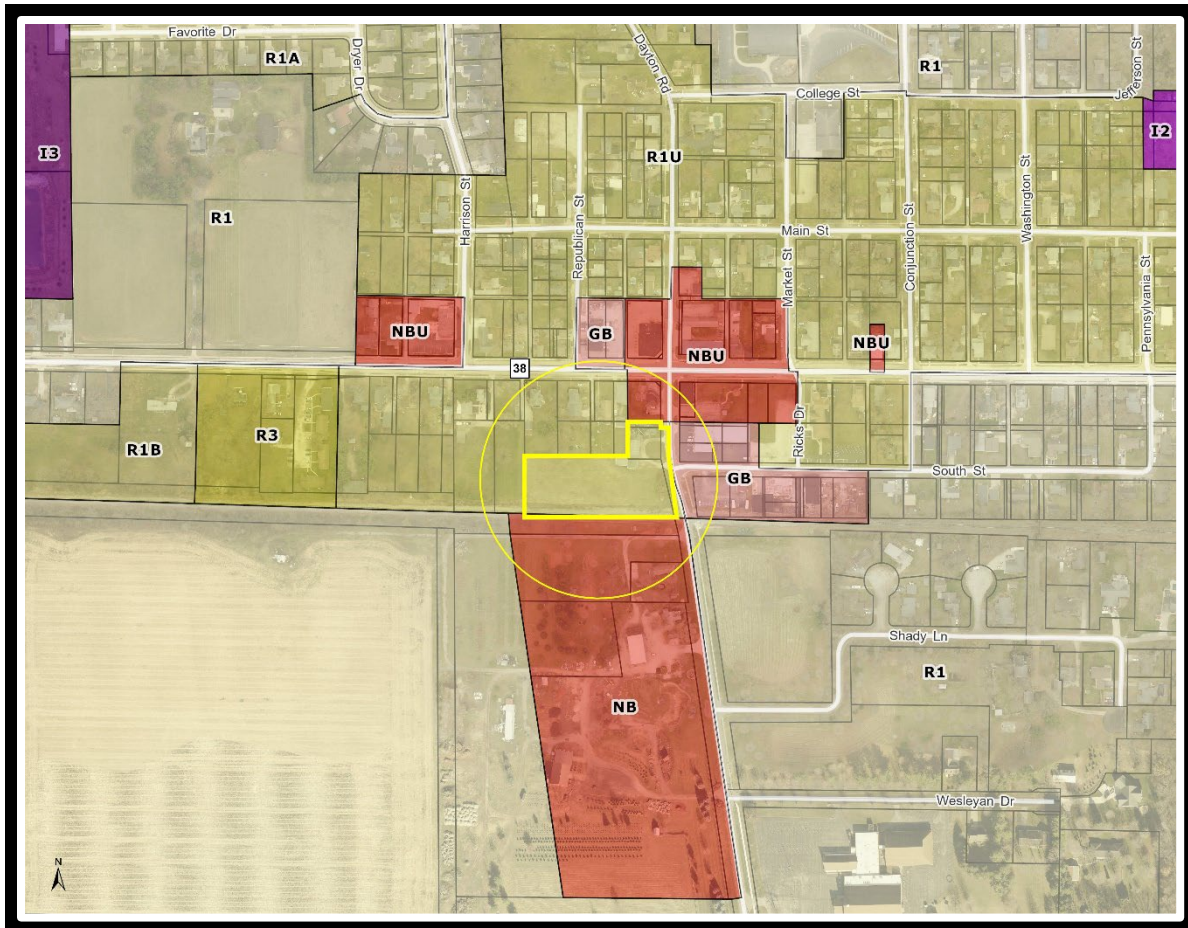

Z-2880
DON KOEHLER
(R1U to NBU)

STAFF REPORT
April 13, 2023



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner and represented by Ron Koehler, is requesting a rezoning of 2.2 acres from R1U to NBU. The site is located along the west side of Dayton Road, south of Walnut Street (SR 38) and immediately north of the railroad tracks. No specific use is proposed at this time. The site is commonly known as 304 Dayton Road, Dayton, Sheffield 09 (NW) 22-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

Prior to the adoption of the current zoning ordinance and the transitional zoning maps in 1998, this property was zoned LB, Local Business (equivalent to NB zoning today). However, this land was rezoned to R1U with these transitional zoning maps. At the time, the site in question was occupied by a single-family home which was permitted in R1U but not LB.

NBU zoning is located to the north and northeast and GB is east across Dayton Road. NB zoned land is located to the south across the railroad tracks.

AREA LAND USE PATTERNS:

The site contains the remains of a burned-out home that will be razed in the near future. The remainder of the 2.2-acre tract is covered in grass. Commercial buildings are adjacent to the north and northwest as well as to the east across Dayton Road. Railroad tracks border the property on the south and residential uses are located to the northwest and west.

TRAFFIC AND TRANSPORTATION:

The site has access to Dayton Road, classified as a rural secondary arterial by the adopted *Thoroughfare Plan*. While no use is proposed, if successfully rezoned, the NBU zone requires only 60% of the onsite parking spaces required in a typical commercial zone.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water serve the site.

STAFF COMMENTS:

These 2.2 acres are centrally located in the town and are situated across the street from the town hall and park, making this land ideal for community-centered development. In

fact, this property was zoned commercially until 1998. Rezoning this land to NBU will now bridge the commercial area to the north along Walnut Street and the area south of the railroad tracks. While there is no specifically proposed use, petitioner is wanting to make this area an activity center for Dayton that could potentially house an antique store or a farmer's market. It is also possible that historic buildings could be relocated to the site, further creating the look of a pastoral bygone era as seen on the Koehler property just south of the railroad tracks.

The request would be consistent with the commercial land use recommendation of the draft *Distinctly Dayton Town Plan*, a pending, town-initiated comprehensive planning project intended to conclude with formal adoption by the town council and the Area Plan Commission. With the site no longer used residentially, and with adjacent commercial zoning and a planned future business or community activity onsite, this request can be supported.

STAFF RECOMMENDATION:

Approval