

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*October 23, 2013*

*Toledo-Lucas County Plan Commissions  
One Government Center, Suite 1620, Toledo, OH 43604  
Phone 419-245-1200, FAX 419-936-3730*

## MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

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CATHERINE G. HOOLAHAN  
(Chairman)

CYNTHIA A. GERONIMO  
(Vice Chairman)

BALSHARAN SINGH GREWAL

KEN FALLOWS

OLIVIA HOLDEN

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2013**

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> <i>(HEARINGS BEGIN AT 2PM)</i>			
November 27	December 21	December 28	January 10
January 2	January 28	February 1	February 14
January 28	February 25	March 1	March 14
February 25	March 25	March 29	April 11
March 25	April 22	April 26	May 9
April 29	May 27	May 31	June 13
May 27	June 24	June 28	July 11
June 24	July 22	July 26	August 8
July 30	August 26	August 30	September 12
August 26	September 23	September 27	October 10
September 23	October 21	October 25	November 7
October 21	November 18	November 22	December 5
<b>COUNTY PLANNING COMMISSION</b> <i>(HEARINGS BEGIN AT 9AM)</i>			
December 10	January 7	January 11	January 23
January 14	February 11	February 15	February 27
February 11	March 11	March 15	March 27
March 11	April 8	April 12	April 24
April 8	May 6	May 10	May 22
May 13	June 10	June 14	June 26
June 10	July 8	July 12	July 24
July 15	August 12	August 16	August 28
August 12	September 9	September 13	September 25
September 9	October 7	October 11	October 23
October 7	November 4	November 8	November 20
November 4	December 2	December 6	December 18

\* County deadlines are for Preliminary Drawings

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

**October 23, 2013**

**9:00 A.M.**

**PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER**

**AT JACKSON BOULEVARD AND ERIE STREET**

**IN COUNCIL CHAMBERS**

**ON THE FOLLOWING CASES**

**AGENDA**

**ROLL CALL** – Lucas County Planning Commission

**PROOF OF NOTICE**

**SWEARING IN**

**MINUTES**

**FINAL PLATS**

**ITEM  
NO.**

**ZONING – SYLVANIA TOWNSHIP**

1. Z20-C962:

Zone Change from R-1 to R-3 PUD at 3621 N. McCord  
Road (jl)

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**ADJOURNMENT**

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**GENERAL INFORMATION**

Subject

- Request - Zone change from R-1 *Residential* to R-3 *Residential PUD*
- Location - 3621 N. McCord Road
- Applicant - Buckeye Real Estate Group  
7596 Kings Pointe Road  
Toledo, OH 43617

Site Description

- Zoning - R-1 *Residential*
- Area - ± 1.43 Acres
- Frontage - ± 323 Feet along McCord Road
- Existing Use - Undeveloped
- Proposed Use - Eight (8) Unit Residential Development

Area Description

- North - Single Family Residential / R-1
- South - Undeveloped / R-A & A-4
- East - Single Family Residential / R-1 & A-4
- West - Single Family Residential / R-1

Parcel History

- Z20-C593 - Zone change from A-3 to R-1. Plan Commission recommended approval October 9, 1990. Trustees approved October 18, 1990 subject to plat.
- S-1-91 - Preliminary drawing for FOUR OAKS, a four (4) lot subdivision. Plan Commission approved March 7, 1991. Plat never recorded.
- Z20-C879 - Zone change from A-3 to PUD for an eight (8) unit development. Plan Commission recommended approval October 27, 2004. Trustees approved December 16, 2004.

**GENERAL INFORMATION (cont'd)**

Z20-C934 - Zone change from PUD to R-1. Plan Commission recommended approval September 23, 2009. Trustees approved November 4, 2009. PUD zoning reverted back to R-1 because of two years inactivity.

Applicable Plans and Regulations

- Sylvania Township Zoning Resolution
- Sylvania Township Land Use Plan 2007
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

**STAFF ANALYSIS**

The request is a zone change from R-1 to R-3 PUD for a 1.43 acre property located at 3621 McCord Road. Adjacent land uses include a single-family subdivision to the west and north, and low density residential to the east and south. The University Parks Trail is located directly south.

*HISTORY*

The proposed project is an eight-unit, duplex style, residential development on a single lot. The site was approved for a similar eight-unit PUD development in 2004, but the township reverted the zoning back to R-1 in 2009 because the PUD was not constructed within the required two year time period.

*PROJECT DETAILS*

The plan meets the required R-3 setbacks, with the exception of the 100-foot setback on a major roadway – *Art. 2222*. The coverage for the site is 36%, within the required 40% maximum. No open space calculations were provided, but it appears that the required 15% of useable, accessible, consolidated space could be met on the southern portion of the property. A revised plan should be submitted indicating compliance with the 15% open space requirement.

Access to the development is provided through a single driveway. The project meets the residential parking requirements by providing individual garages and driveways. A landscape screen of 6’ tall evergreen trees will be provided along the north and west property lines abutting the residential subdivision.

**STAFF ANALYSIS (cont'd)**

*SITE CONSIDERATIONS*

The project offers a density of 5.6 units per acre. The density is slightly higher, but comparable to nearby subdivisions such as Farmbrook or Sylvan Woods at 4.5 – 5 units per acre. The density of the project is also consistent with the 2007 Land Use plan, which recommends this area for suburban residential, 2 – 6 units per acre. An R-3 PUD allows a maximum of 7 units per acre. A PUD showing the maximum density would not be supported by staff at this site. However, because a PUD is bound by the development plan, the project would be held to the 5.6 units per acre proposed.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C962, a zone change request from R-1 to R-3 PUD at 3621 McCord Road, to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is consistent with the 2007 Sylvania Township Land Use Plan; and
2. The density is comparable with nearby residential developments.

The staff further recommends that the Lucas County Planning Commission recommend approval to the Sylvania Township Zoning Commission and Trustees, subject to the following **30 (thirty)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Sanitary Engineer

1. Water is available to this site via water main W-1263-8” on the west side of McCord Rd. and shall be labeled as such.
2. The size of the water service line and tap, and the material of the water service shall be called out on the plans.
3. Any/all water taps shall be completed by the City of Toledo at the owner’s/developer’s expense. This shall be stated on the plans.
4. This site is in the Sylvania sanitary sewer service area and the sanitary main shall be labeled as a Sylvania sewer.
5. All corrections from all parties involved shall be completed and three sets of plans shall be submitted to the Lucas County Sanitary Engineers office prior to any construction taking place.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Sanitary Engineer (cont'd)

6. This site is subject to Lucas County water supply connection fees and shall be paid in full prior to issuance of any and all permits.
7. More information of the structures/units will be needed (i.e. square footage, number of employees, etc.) in order for the water fees to be established.
8. A set of these plans may need to be submitted to The City of Toledo-Division of Engineering Services, the City of Sylvania, and to the local fire department.

Lucas County Soil and Water Conservation District

9. A SWPPP (Stomacher Pollution Prevention Plan) or erosion and sediment control plan will have to be prepared for this site in accordance with the Ohio EPA general construction permit.
10. A sediment settling pond is required by the OEPA NPDES program if flows will exceed the capacity of traditional sediment barriers. Refer to the Rainwater and Land Development manual on design guidelines for sediment basins and temporary modifications to permanent storm water ponds.
11. A soil survey was prepared and is available upon request; a field visit was not done by the SWCD.
12. The presence of a hydric soil may indicate the need for a wetland delineation, as hydric soils are one of the components of a wetland. Contact the Army Corps of Engineers at 419-726-9014.

Sylvania Township Fire Department

No comments or objections.

Lucas County Engineer

13. Improvement plans for the parcel indicating proposed site grading, drainage, paving and utilities shall be submitted to the Lucas County Engineer for review and approval. The improvement plans must indicate:
  - a. Topography on the site and immediately adjacent to the parcel, proposed building locations, drives, parking aisles and spaces.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Engineer (cont'd)

- b. A detailed site grading plan shall be submitted for approval. The plan will include proposed building foundation elevations, existing and proposed grades, and grades for the land abutting the proposed development from the development boundaries for a distance of approximately one hundred feet (100'). All storm drainage must be directed internal and not runoff on to adjacent properties unless approved by the County Drainage Engineer. The grading plan must be based on or referenced to Lucas County datum. Site grades shall not be in excess of 3:1.
  - c. Existing and proposed drainage for site.
  - d. Proposed pavement composition for the driveways and parking areas.
  - e. Proposed utility service connections including sanitary sewer and waterline service facilities.
14. Submit storm drainage calculations for review and approval. An internal drainage system with storm water detention to limit peak discharges to "undeveloped" conditions may be required.
15. An Ohio EPA, NPDES permit is required and provisions for water quality, sediment and erosion control shall be provided in accordance this permit.
16. In accordance with Lucas County's Storm Water Management Plan and OEPA MS4 permit, a BMP Maintenance Agreement shall be completed by the owner stating that they will maintain their storm water facilities.
17. The proposed access to McCord Rd. shall follow the requirements of the Lucas County Access Management Regulations. An access permit application shall be submitted to the Lucas County Engineer's Office for review and approval.
18. Indicate driveway radii on the plan. Minimum radii of 25 feet are required.
19. Existing sidewalks are not shown on the plan and currently are along the entire McCord Rd. frontage. The sidewalks shall be replaced through the proposed driveway with minimum 6 inch thickness.
20. Include the following notes on the Title Sheet:
- a. A permit is required from the Lucas County Engineer's Office for work within the public right of way on McCord Rd.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Engineer (cont'd)

- b. Prior to commencing clearing or demolition work, the Lucas County Engineer's Office shall be contacted at (419) 213-2860 to insure proper sediment and erosion control practices are in place before work begins.
21. Include the following notes on the Site Grading Plan:
- a. The approved site grading and drainage may not be changed without the authorization of the Lucas County Engineer's Office.
  - b. A site grading and sidewalk inspection permit shall be obtained by the developer, or his representative, a minimum of five (5) working days prior to final grading and sidewalk construction work. Applications for said permit may be obtained at the Office of the Lucas County Engineer or the County Building Regulations Department.
22. Include the following additional information on the plan:
- a. Developer's name, address and telephone number.
  - b. Plan approval signature and date by the Developer.
  - c. Bench mark information-County Bench Mark and Site Bench Marks.
  - d. Pavement width and right of way width on abutting public roads.
  - e. Dumpster location (if applicable).
  - f. Erosion and sedimentation control measures.
  - g. 25-year design high water elevation for detention system; detention volume required and provided.
23. All proposed grading and swales along the adjacent property lines shall be labeled with proposed slopes, proposed spot elevations, and existing spot elevations along the property lines.
24. In accordance with the Lucas County Major Highway and Street Plan, it is requested that an additional highway and utility easement be dedicated along McCord Rd. in order to have a fifty (50) foot total half width.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Engineer (cont'd)

25. Proposed Utility Crossings of McCord Rd. shall be jacked or bored and opening cutting of the pavement will not be permitted.
26. A site plan review fee of \$380.00 shall be remitted to the Lucas County Engineer's Office prior to final plan approval.
27. One set of revised plans addressing the previous items shall be forwarded to the Lucas County Engineer's Office for final review. Upon approval, three (3) sets of plans should be provided to our office prior to issuance of zoning and building permits.

Plan Commission

28. A reduction of the required 100 foot setback on a major roadway shall be obtained from the Sylvania Township Trustees per **Article 2002.A**.
29. A revised plan should be submitted indicating compliance with the 15% open space requirements.

Toledo Lucas County Health Department

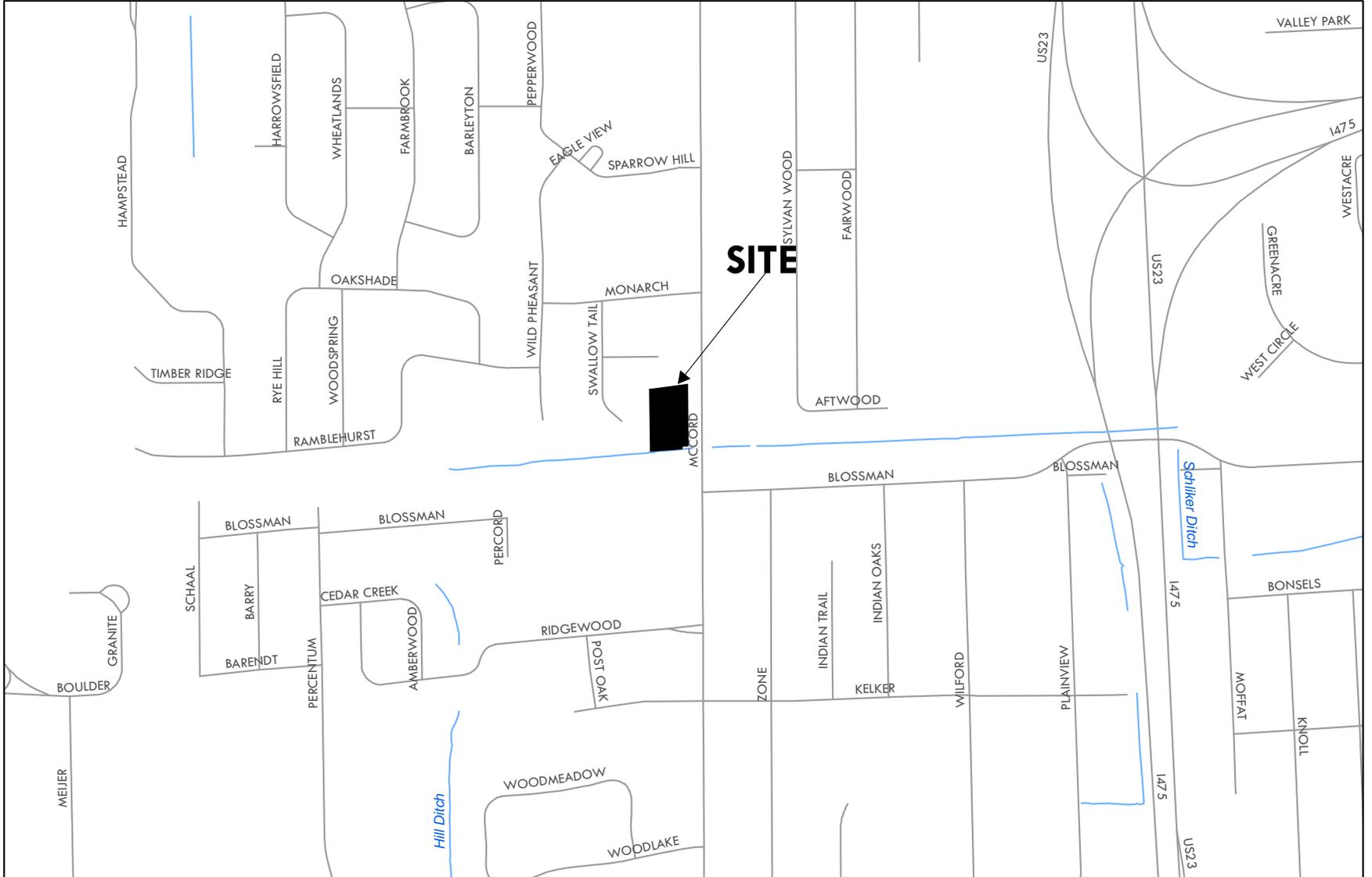
30. Any well and/or septic systems must be properly abandoned and required permits pulled through this office.

ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C962  
DATE: October 23, 2013  
TIME: 9:00 a.m.

JL/bp  
Three (3) sketches follow

# GENERAL LOCATION

Z20-C962  
ID 110



# ZONING & LAND USE

Z20-C962  
ID 110



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## STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY  
PLAN COMMISSIONS  
ONE GOVERNMENT CENTER  
SUITE 1620  
TOLEDO, OH 43604  
419-245-1200

FIRE PREVENTION  
c/o BUILDING INSPECTION  
ONE GOVERNMENT CENTER  
SUITE 1600  
TOLEDO, OH 43604  
419-245-1220

TOLEDO EDISON COMPANY  
CHRISTINE CUNNINGHAM  
ENGINEERING SERVICES  
6099 ANGOLA RD.  
HOLLAND, OH 43528  
419-249-5440

DIVISION OF WATER DISTRIBUTION  
401 S. ERIE STREET  
TOLEDO, OH 43604  
419-936-2826

DIVISION OF FORESTRY  
COMMISSIONER  
2201 OTTAWA PARKWAY  
TOLEDO, OH 43606  
419-936-2326

UNITED STATES POST OFFICE  
POSTMASTER  
435 S. ST. CLAIR STREET  
TOLEDO, OH 43601  
419-245-6802

DIVISION OF WATER  
RECLAMATION  
COMMISSIONER  
3900 N. SUMMIT STREET  
TOLEDO, OH 43611  
419-727-2602-

DIVISION OF INSPECTION  
COMMISSIONER  
ONE GOVERNMENT CENTER  
SUITE 1600  
TOLEDO, OH 43604  
419-245-1220

LUCAS SOIL AND  
CONSERVATION DISTRICT  
JEFF GRABARKIEWICZ  
138 W. DUDLEY  
MAUMEE, OH 43537  
419-893-1966

DIVISION OF TRANSPORTATION  
COMMISSIONER  
110 N. WESTWOOD  
TOLEDO, OH 43607  
419-245-1300

DIVISION OF  
ENGINEERING SERVICES  
COMMISSIONER  
ONE LAKE ERIE CENTER  
600 JEFFERSON AVENUE, STE 300  
TOLEDO, OH 43604  
419-245-1315

LUCAS COUNTY ENGINEER  
KEITH EARLEY  
ONE GOVERNMENT CENTER  
SUITE 870  
TOLEDO, OH 43604  
419-213-4540

SERVICE DEPARTMENT  
EDWARD MOORE, DIRECTOR  
110 N. WESTWOOD  
TOLEDO, OH 43607  
419-245-1835

COLUMBIA GAS COMPANY  
TONY BUCKLEY  
FIELD ENGINEER TECHNICIAN  
3222 W. CENTRAL AVE.  
TOLEDO, OH 43606  
419-539-6063

LUCAS COUNTY  
SANITARY ENGINEER  
JIM SHAW  
1111 S. McCORD ROAD  
HOLLAND, OH 43528  
419-213-2926

TOLEDO-LUCAS COUNTY  
HEALTH DEPT.  
LANA GLORE, ENV. HEALTH SERV.  
635 N. ERIE STREET ROOM 352  
TOLEDO, OH 43604  
419-213-5446

A T & T  
ATTN: DESIGN MANAGER  
130 N. ERIE, ROOM 714  
TOLEDO, OH 43624  
419-245-7000

BUCKEYE CABLESYSTEM, INC.  
GARY KASUBSKI  
4818 ANGOLA ROAD  
TOLEDO, OH 43615  
419-724-3821

VERIZON  
BRAD SNYDER  
300 W. GYPSY LANE  
BOWLING GREEN, OH 43402  
1-419-354-9452

WATERVILLE GAS  
JAMIE BLACK  
PO BOX 259  
WATERVILLE, OH 43566  
419-878-4972

OHIO GAS  
MIKE CREAGER  
13630 AIRPORT HWY.  
SWANTON, OH 43558  
419-636-1117

TIME WARNER  
RAY MAURER  
3760 INTERCHANGE ROAD  
COLUMBUS, OH 43204  
614-481-5262

EMBARQ  
117 EAST CLINTON STREET  
NAPOLEON, OH 43545  
419-599-4030

CENTURYLINK  
TIM R. TAYLOR  
375 E RIVERVIEW AVE  
NAPOLEON, OH 43502

# Toledo - Lucas County General Street Map

