

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

FEBRUARY 27, 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

TOLEDO CITY PLAN COMMISSION

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CATHERINE G. HOOLAHAN
(Vice Chairman)

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

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION <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
COUNTY PLANNING COMMISSION <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

February 27, 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

MINUTES

FINAL PLATS

ITEM
NO.

ZONING - SYLVANIA TOWNSHIP

1. Z20-C959: Zone change from A-3 Agriculture to R-A Suburban Residential at 4615 Mitchaw Road (jl)

ZONING - MONCLOVA TOWNSHIP

2. Z17-C341: Amendment to PUD for Lakeside at Fallen Timbers at 4623 & 4809 Lakeside Drive (Lots 35 & 36) (jl)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

Request	-	Zone change from A-3 Agriculture to R-A Suburban Residential
Location	-	4615 Mitchaw Road, Sylvania Township
Applicant	-	Mary Louise Fast, Trustee 4615 Mitchaw Road Sylvania, OH 43560
Engineer	-	George V. Oravec Oravec & Associates LLC. 5333 Secor Road, Ste. 2 Toledo, OH 43623

Site Description

Zoning	-	A-3 Agriculture
Area	-	± 5.36 Acres
Frontage	-	± 356 Feet along
Existing Use	-	Large Lot, Single-Family Residential
Proposed Use	-	Large Lot, Single-Family Residential

Area Description

North	-	Suburban, Single-Family Residential / R-A
South	-	Large Lot, Single-Family Residential / A-3
East	-	Large Lot, Single-Family Residential / A-3
West	-	Suburban, Single-Family Residential & Agriculture / R-A

Parcel History

No history on file.

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 A-3 Agriculture to R-A Suburban Residential for a 5.36 acre site located at 4615 Mitchaw Road, between Brint Road and Hold Road, in Sylvania Township. The applicant requested the zone change because they intend to split the property into two additional lots and cannot meet the 150-foot width requirement of A-3 zoning. The 80-foot frontage requirement of R-A zoning will assist with the splits. Lot splits for the two proposed parcels were filed and are pending review. The lot splits will result in irregularly shaped parcels due to the unique characteristics of the site. A copy of the survey drawing is attached to this report for informational purposes.

The site contains a single-family residence to the northeast, with Sharp Ditch running through the parcel diagonally. A large portion of the property sits within the 100-year flood plain making development of a traditional subdivision difficult without additional costs to a developer. It is located near medium density residential to the north, agriculture to the west and rural residential to the south and east.

The R-A district is intended for low-density development with access to public water and sewer facilities. The 2007 Sylvania Township Land Use Plan designates this area for suburban residential. The request is consistent with this designation and the low-density development will minimally impact abutting property owners.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C959, a zone change request from A-3 to R-A at 4615 Mitchaw 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 proposed low-density development will minimally impact abutting property owners.

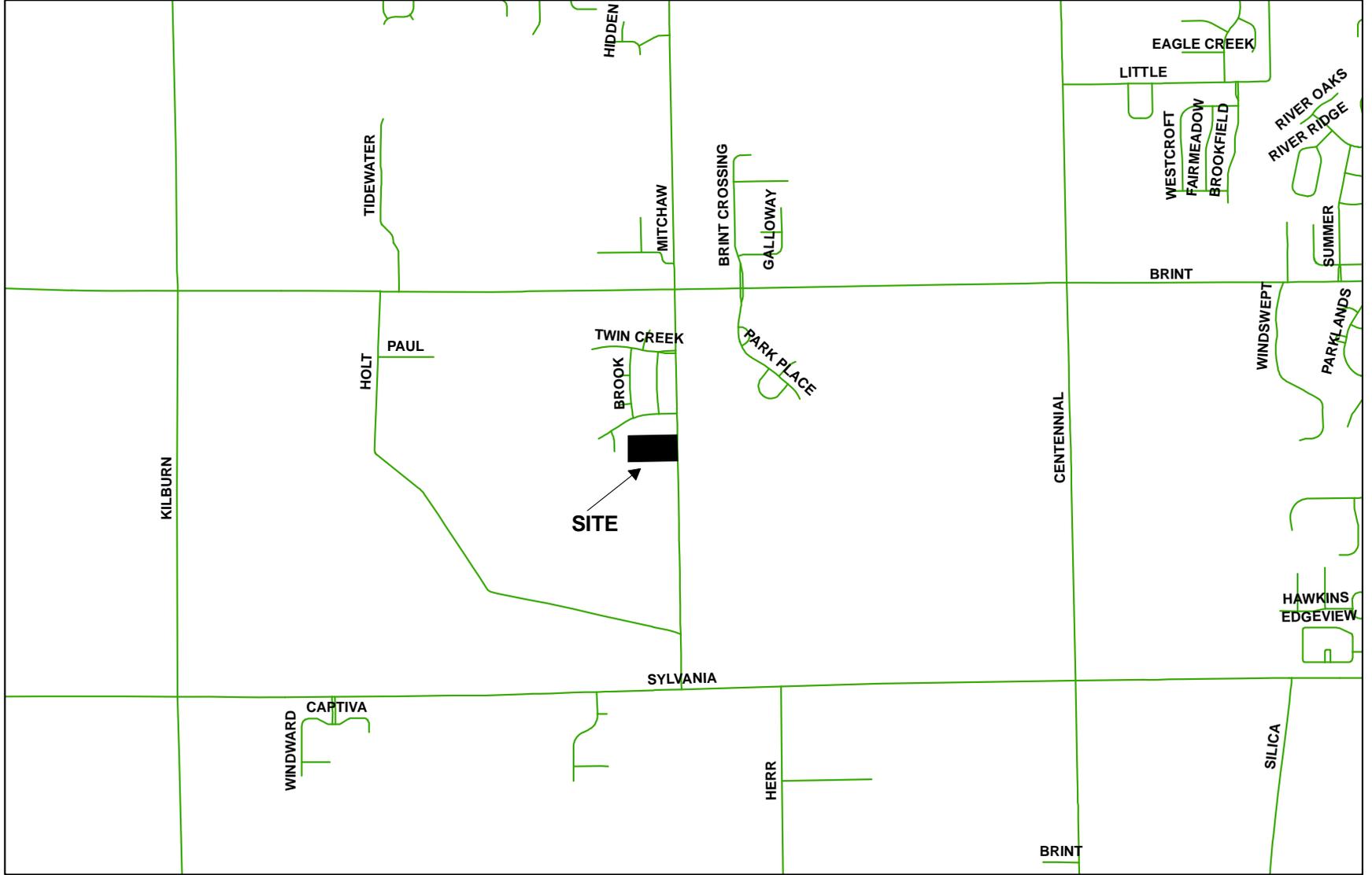
ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C959
DATE: February 27, 2013
TIME: 9:00 a.m.

JL/an

Three (3) sketches follow

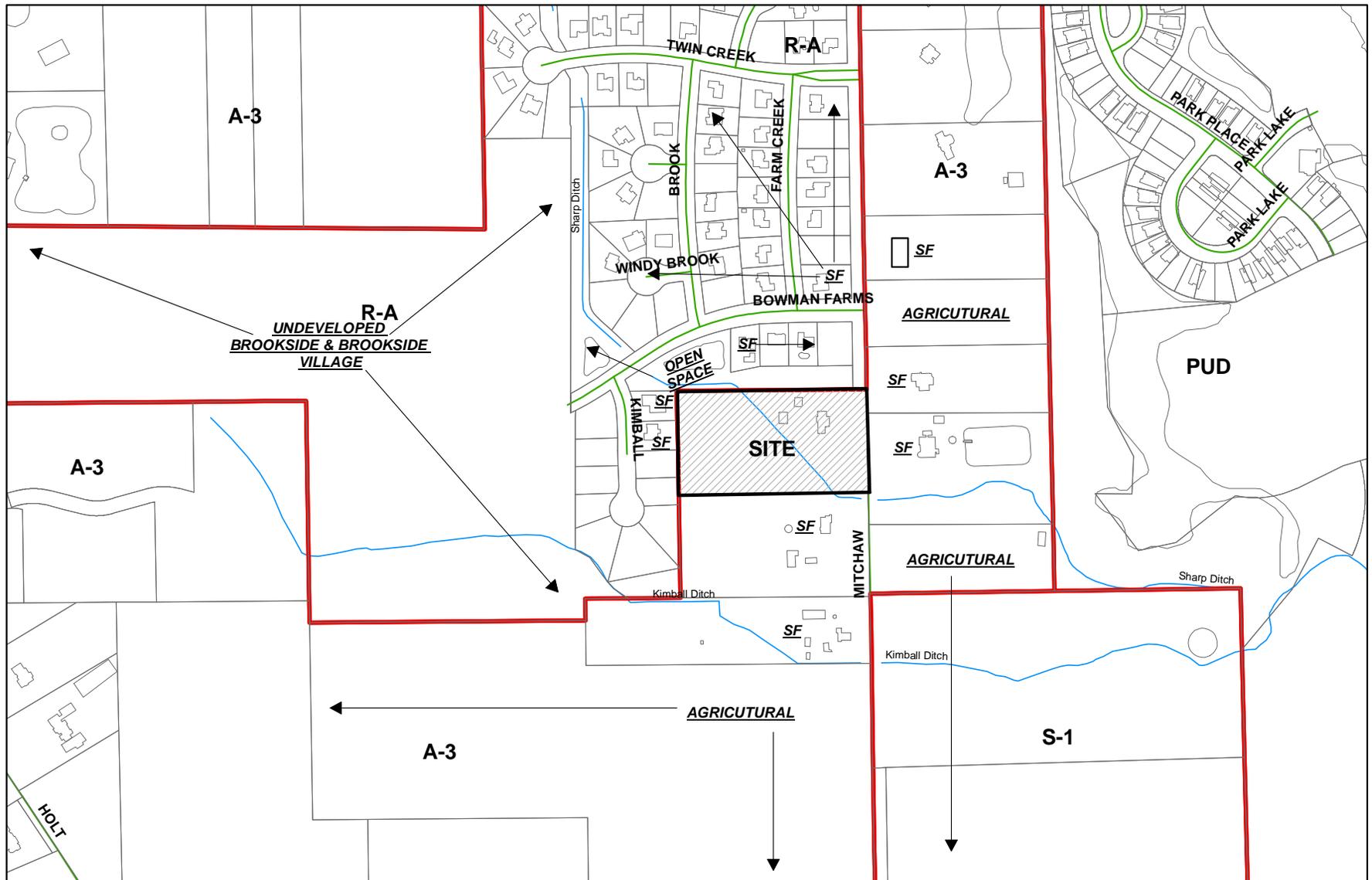
GENERAL LOCATION

Z20-C959
ID 108



ZONING & LAND USE

Z20-C959
ID 108



PROPOSED LOT SPLITS

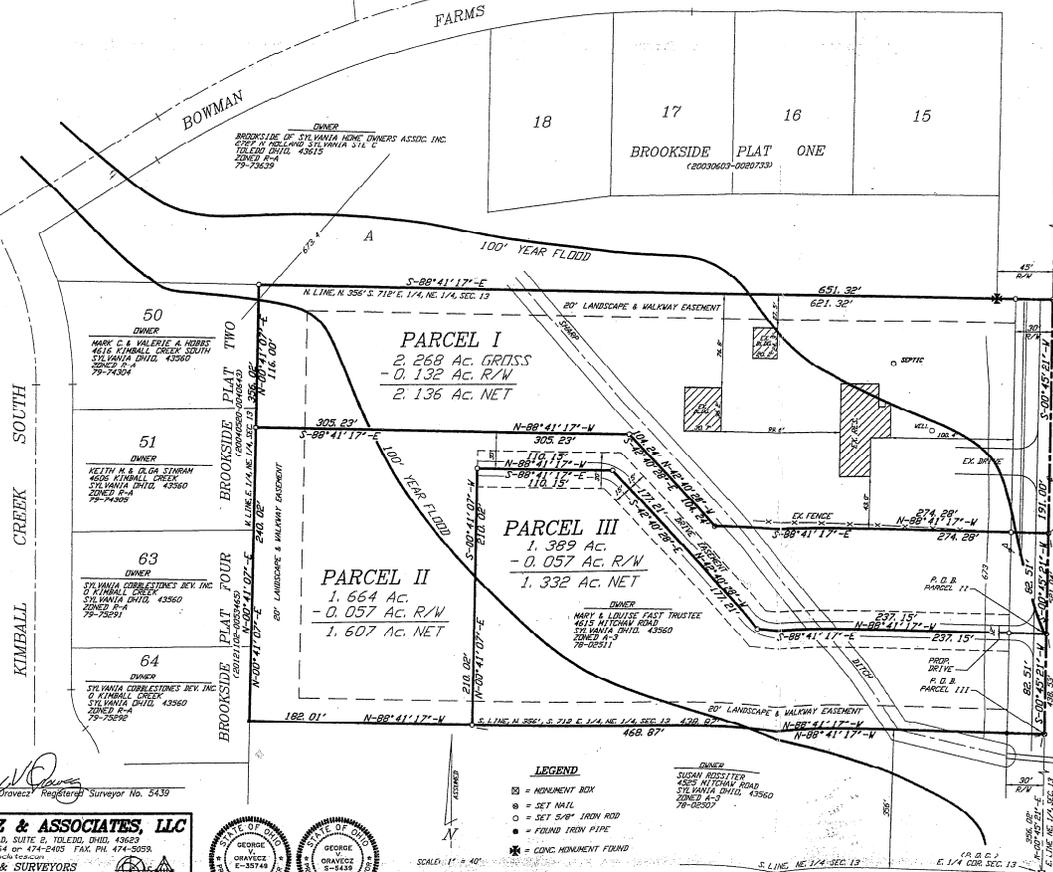
Z20-C959
ID108



SURVEY REPORT

of
the NORTH 356 FEET OF THE SOUTH 712 FEET OF THE EAST 1/4
OF THE NORTH EAST 1/4 SECTION 13, TOWN 9 SOUTH RANGE 5 EAST
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

for
LARRY FAST



**PARCEL I
LEGAL DESCRIPTION**

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 9 SOUTH RANGE 5
EAST SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

COMMENCING AT A FOUND PIN IN A MONUMENT BOX AT THE EAST 1/4 CORNER
OF SECTION 13;

THENCE N-00°45'21"-E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF
SECTION 13 A DISTANCE OF 356.00 FEET TO A SET NAUL AND THE POINT
OF BEGINNING SAID EAST LINE ALSO BEING THE CENTERLINE OF MITCHAW
ROAD;

THENCE N-88°41'17"-W A DISTANCE OF 274.88 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD PASSING A FOUND 5/8 INCH DIA. IRON ROD AT 30.00 FEET;

THENCE N-40°40'28"-W A DISTANCE OF 104.24 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE N-88°41'17"-W A DISTANCE OF 305.23 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE N-00°41'07"-E ALONG THE EAST LINE OF BROOKSIDE PLAT 1
SCHEIDT-CORDELL A DISTANCE OF 116.00 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE S-88°41'17"-E ALONG THE SOUTH LINE OF BROOKSIDE PLAT 1
SCHEIDT-CORDELL A DISTANCE OF 274.88 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE S-00°45'21"-W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF
SECTION 13 A DISTANCE OF 356.00 FEET TO THE POINT OF BEGINNING
CONTAINING 1.664 ACRES OF LAND MORE OR LESS OF WHICH 0.057 ACRES
LIE IN THE MITCHAW ROAD RIGHT OF WAY SUBJECT TO LEGAL HIGHWAYS AND
EASEMENTS OF RECORD;

BEARINGS ARE ASSUMED FOR DETERMINING ANGULAR DIFFERENCES ONLY.

**PARCEL II
LEGAL DESCRIPTION**

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 9 SOUTH RANGE 5
EAST SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

COMMENCING AT A FOUND PIN IN A MONUMENT BOX AT THE EAST 1/4 CORNER
OF SECTION 13;

THENCE N-00°45'21"-E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF
SECTION 13 A DISTANCE OF 356.00 FEET TO A SET NAUL AND THE POINT
OF BEGINNING SAID EAST LINE ALSO BEING THE CENTERLINE OF MITCHAW
ROAD;

THENCE N-88°41'17"-W A DISTANCE OF 274.88 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD PASSING A FOUND 5/8 INCH DIA. IRON ROD AT 30.00 FEET;

THENCE N-40°40'28"-W A DISTANCE OF 104.24 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE N-88°41'17"-W A DISTANCE OF 305.23 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE S-88°41'17"-E A DISTANCE OF 116.00 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE S-00°41'07"-W A DISTANCE OF 210.00 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE N-88°41'17"-E ALONG THE SOUTH LINE OF NORTH 356 FEET OF
THE SOUTH 712 FEET OF THE EAST 1/4 OF SECTION 13 A DISTANCE OF 186.01
FEET TO A FOUND IRON PIPE;

THENCE N-88°41'17"-E ALONG THE EAST LINE OF BROOKSIDE PLAT 4
DOLY-LIB-POBENS AND PLAT 5 BROOKSIDE-CORDELL A DISTANCE OF 240.00
FEET TO A SET 5/8 INCH IRON ROD;

THENCE S-88°41'17"-E A DISTANCE OF 305.23 FEET TO A SET 5/8 INCH
DIA. IRON ROD;

THENCE S-40°40'28"-E A DISTANCE OF 104.24 FEET TO A FOUND 5/8 INCH
DIA. IRON ROD;

THENCE S-88°41'17"-E A DISTANCE OF 274.88 FEET TO A SET NAUL;

THENCE S-00°45'21"-W ALONG THE EAST LINE OF SECTION 13 A DISTANCE OF
356.00 FEET TO A SET 5/8 INCH DIA. IRON ROD PASSING A FOUND 5/8 INCH
DIA. IRON ROD AT 30.00 FEET;

BEARINGS ARE ASSUMED FOR DETERMINING ANGULAR DIFFERENCES ONLY.

**PARCEL III
LEGAL DESCRIPTION**

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 9 SOUTH RANGE 5
EAST SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

COMMENCING AT A FOUND PIN IN A MONUMENT BOX AT THE EAST 1/4 CORNER
OF SECTION 13;

THENCE N-00°45'21"-E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF
SECTION 13 A DISTANCE OF 356.00 FEET TO A SET NAUL AND THE POINT
OF BEGINNING SAID EAST LINE ALSO BEING THE CENTERLINE OF MITCHAW
ROAD;

THENCE N-88°41'17"-W ALONG THE SOUTH LINE OF THE NORTH 356 FEET OF
THE SOUTH 712 FEET OF THE EAST 1/4 OF SECTION 13 A DISTANCE OF
458.87 FEET TO A SET 5/8 INCH DIA. IRON ROD PASSING A FOUND IRON
PIPE AT 30.00 FEET;

THENCE N-00°41'07"-E A DISTANCE OF 210.00 FEET TO A SET 5/8 INCH
DIA. IRON ROD;

THENCE S-88°41'17"-E A DISTANCE OF 116.00 FEET TO A SET 5/8 INCH
DIA. IRON ROD;

THENCE S-40°40'28"-E A DISTANCE OF 177.21 FEET TO A SET 5/8 INCH
DIA. IRON ROD;

THENCE N-88°41'17"-E A DISTANCE OF 274.88 FEET TO A SET NAUL PASSING
A SET 5/8 INCH DIA. IRON ROD AT 30.00 FEET;

THENCE S-00°45'21"-W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF
SECTION 13 A DISTANCE OF 356.00 FEET TO THE POINT OF BEGINNING
CONTAINING 1.389 ACRES OF LAND MORE OR LESS OF WHICH 0.057 ACRES
LIE IN THE MITCHAW ROAD RIGHT OF WAY SUBJECT TO LEGAL HIGHWAYS AND
EASEMENTS OF RECORD;

BEARINGS ARE ASSUMED FOR DETERMINING ANGULAR DIFFERENCES ONLY.

ORAVECZ & ASSOCIATES, LLC
5333 SECOR ROAD, SUITE B, TOLEDO, OHIO 43623
PH(419) 474-6664 or 474-2405 FAX. PH. 474-5059
WWW.ORAVECZANDASSOCIATES.COM
ENGINEERS & SURVEYORS

George J. Oravec Registered Surveyor No. 5439



- LEGEND**
- ⊠ MONUMENT BOX
 - SET NAUL
 - SET 5/8" IRON ROD
 - FOUND IRON PIPE
 - ⊛ CONC. MONUMENT FOUND

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GENERAL INFORMATION

Subject

- Request - Amendment to PUD for Lakeside at Fallen Timbers
- Location - 4623 & 4809 Lakeside Drive (Lots 35 & 36),
Monclova Township
- Applicant - LCH Holding Co.
Don Ulrich and Brian McCarthy
3618 King Road
Toledo, OH 43617
- Engineer - Gregory Boudouris, P.E., P.S.
Engineers, Surveyors & Associates, LLC
5353 Secor Road
Toledo, OH 43623

Site Description

- Zoning - R-1 Residential PUD
- Area - ± 17.52 Acres (Overall R-1 PUD 268 Acres)
- Frontage - ± 460 Feet along Lakeside Drive
- Existing Use - Undeveloped (Detention Pond)
- Proposed Use - Multi-Family Residential

Area Description

- North - Assisted Living Facility / R-1 PUD
- South - Bike Trail & The Shops at Fallen Timbers / A/R &
M-1
- East - Undeveloped / C-3 PUD
- West - Medium Density Single-Family Residential / R-1
PUD

Parcel History

- Z17-C192 - Zone change from A to R-1 PUD for 268 Acre
mixed development. Submitted plan for 216 Acres
of single-family and setback and density
requirements for entire development. Multi-Family
subject to Site Plan Review. Plan Commission
approved June 25, 1998. Trustees approved August
17, 1998.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- SPR17-1-05 - Site Plan Review for Multi-Family Portion of Waterside PUD. Staff recommends approval March 1, 2005.
- S-32-05 - Preliminary Drawing for Hidden Hollow. Plan Commission approved December 14, 2005. Final Plat approved by Plan Commission April 25, 2007. Replat of Lot 33 approved by Plan Commission October 27, 2010.

Applicable Plans and Regulations

- Monclova Township Zoning Resolution
- Monclova Township Contemporary Land Use Plan 2009
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

Project Description – The Colony

- Acreage - 17.52 ac.
- Density - 10.7 units / acre
- Number of Lots - 2
- Total Dwelling Units - 188
 - Villas - 60
 - Condominiums - 128
- Roadway - 30 ft. private drive
- Open Space - *Estimated* 2.64 acres proposed (1/3 of detention pond and open space adjacent)
- Utilities - water & sewer

STAFF ANALYSIS

The request is an amendment to the PUD for Lakeside at Fallen Timbers for lots 35 and 36, located at 4623 & 4809 Lakeside Drive, south of Monclova Road and west of Jerome Road. The area description for the 17.52 acre site includes single-family residential to the west, an assisted living facility to the north, undeveloped land to the east, and the Shops at Fallen Timber to the south.

STAFF ANALYSIS (cont'd)

HISTORY

The site was included in the 50-acre multi-family portion of the Waterside PUD approved in 1998 for 400 units. No plan was submitted at that time for the multi-family portion. Approval was granted subject to site plan review. The developer submitted a site plan in 2005 for 30 of the 50 acres for a 274-unit development (30 single lot villas, 40 townhomes and 204 condominiums) with a single point of access on Lakeside Drive. The 274 units exceeded existing standards, but were allowed because 400 units were approved for multi-family in the PUD in 1998.

AMENDMENT

The proposed amendment affects the portion of the site previously approved for 204 condominiums on lots 35 and 36. The plan reduces the number of units to 188 (128 condominiums and 60 villas), reconfigures the building layout and adds another access connection to Lakeside Drive. The two-story condominiums are located in the interior, with single-story villas along the perimeter. The lower density and single-story villas reduces the multi-family feel of the development.

COVERAGE & OPEN SPACE

The plan includes a building and surface coverage of 39.86% of the parcel acreage, which is within the maximum of 40% per the zoning resolution. This number includes villa driveways that were left off the plan for display purposes. The plan does not detail the amount of usable, accessible and consolidated open space for the project. An analysis of the plan suggests that the detention pond (one third which may count towards open space) and the surrounding green space in the center of the project provide the required 15%. Consideration may be given to open space provided throughout the rest of the Waterside PUD, although no open space estimates were provided. Staff recommends that the applicant submit a revised plan that indicates all pervious surface and clearly identifies and calculates the 15% open space.

PARKING

The project meets the parking requirements (two spaces per dwelling unit) by providing individual driveways and garages for each villa unit and 263 parking spaces for condominiums. It should be noted that the condominium parking spaces are provided at a reduced width of 8 feet instead of the standard 9 feet. The standard 9 feet offers adequate spacing between vehicles and reduces the likelihood of parking conflicts. Reconfiguring the proposed parking spaces to 9 feet may result in a loss of 29 spaces, bringing them under parking requirements (227 spaces vs. 256 required spaces). Staff recommends reconfiguring spaces to 9 feet in width and seeking a waiver for the number of required parking spaces, if additional spaces cannot be provided.

STAFF ANALYSIS (cont'd)

LANDSCAPING

The landscape plan indicates tree plantings along the internal roadway, with denser screening along the side for the parking lots closer to Lakeside Drive, and includes a note indicating that the front of all buildings will be fully landscaped with a variety of plant material. No plantings are shown for the sides abutting the roadway of the parking lots closest to Lakeside Drive. Staff recommends additional screening along Lakeside Drive to minimize the visual impact from adjacent villa owners along with a revised landscape plan showing the location of all plantings.

LAND USE PLAN

The 2009 Monclova Contemporary Land Use Plan provides a number of guiding principles for development. The plan encourages all developments to be applied for as a PUD because the provisions offer more flexibility to the developer and greater control over design and quality of life for the township. The plan also stresses the importance of protecting the rural nature of the township by promoting lower density development. The proposed amendment is consistent with these principles because it is already part of the PUD and lowers the density for this portion of the project.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z17-C341, an amendment to the Lakeside at Fallen Timbers PUD at 4623 & 4809 Lakeside Drive, to the Monclova Township Zoning Commission and Trustees, for the following two (2) reasons:

1. The request is consistent with the 2009 Monclova Contemporary Land Use Plan; and
2. The request reduces the number of units and two story structures within the development.

Staff further recommends approval subject to the following thirty-four (34) conditions:

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

Lucas County Engineers

1. 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:

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

- a. Topography on the site and immediately adjacent to the parcel, proposed building locations, drives, parking aisles and spaces.
 - 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.
2. Submit revised storm drainage calculations for review and approval due to the revised development plan and storm system layout from the previously approved 2006 site plan.
 3. An Ohio EPA, NPDES permit is required and provisions for water quality, sediment and erosion control shall be provided in accordance this permit.
 4. The existing curb cut and driveway approach on the east side of Lakeside Drive will need to be removed and full height curb and gutter installed.
 5. Six (6) foot wide walks adjacent to parking spaces shall be provided as per the previously approved site plan to control vehicular overhang.
 6. An eight (8) foot wide access path shall be provided from Lakeside Dr. to the Wabash North Fork Bike Trail in the platted 20 foot public access easement as per the requirement of the preliminary plat for this subdivision. A connection to this access path should be provided for the proposed development.
 7. A pedestrian/bike connection to the bike trail should be provided at the northeasterly corner of the development per the previously approved plan.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

8. Parking spaces are shown and labeled with a width of eight (8) feet. The township zoning resolution requires a minimum width of nine (9) feet.
9. Proposed one story villas:
 - a. Nothing is shown for parking, walks, patios, etc. for the proposed buildings. Has this been included in the lot coverage calculations?
 - b. Rear yard drainage is not shown for the buildings and will be required. 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.
10. 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 Lakeside Drive.
 - b. Prior to commencing clearing or demolition work, the Lucas County Engineer's Office shall be contacted at (419) 213-4540 to insure proper sediment and erosion control practices are in place before work begins.
11. 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.
12. Include the following additional information on the plan:
 - a. Plan approval signature and date by the Developer.
 - b. Bench mark information-County Bench Mark and Site Bench Marks.
 - c. Erosion and sedimentation control measures.
 - d. Dumpster locations (if applicable).

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

- e. 25-year design highwater elevation for detention system; detention volume required and provided.
- 13. Suggest listing known utilities near or adjacent to site including contact name and phone number information for contractor's information and use.
- 14. A site plan review fee of \$380.00 shall be remitted to the Lucas County Engineer's Office prior to final plan approval.
- 15. One set of revised plans addressing the previous items shall be forwarded to the Lucas County Engineer's Office for final review. Upon approval, four (4) sets of plans should be provided to our office prior to issuance of zoning and building permits.

Lucas County Sanitary Engineer

- 16. The new water main and the sanitary sewer shall be called out as W-1641-8" and S890-8", respectively, on all pertinent plan sheets.
- 17. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. This shall be stated on the plans. The City of Toledo shall install these taps at the contractor's expense.
- 18. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications. This shall be stated on the plans.
- 19. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
- 20. This site is subject to Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
- 21. This site is also subject to the review of the local fire department and the City of Toledo – Engineering Service.
- 22. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners.

STAFF RECOMMENDATION (cont'd)

Monclova Township Fire Department

No comments or objections.

Lucas Soil and Water Conservation District

23. A SWPPP (Stormwater 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 and must include a site map as described in the Ohio EPA general construction permit.
24. A sediment settling pond is required by the OEPA NPDES program if > 10 acres will be disturbed at one time or if flows will exceed the capacity of traditional sediment barriers (e.g. silt fence). Refer to the Rainwater and Land Development manual on design guidelines for sediment basins and temporary modifications to permanent stormwater ponds.
25. The proposed development will be required to meet the post-construction requirements of the OEPA NPDES program. The chosen BMP(s) must “detain storm water runoff for the protection of stream channels, stream erosion control and improved water quality”. These functions will likely have to be performed by the proposed pond.
26. Toledo silty clay has a rating of “severe” for shall excavations due to wetness and ponding. Care should be taken when working under such conditions.
27. Toledo silty clay has a rating of “severe” for dwellings with basements due to wetness and ponding. Drainage should be significantly improved if houses are to be built on basements.
28. Toledo silty clay has a rating of “severe” for local roads and streets due to wetness, ponding, frost action and low strength. Drainage should be improved and a suitable base material used.

Plan Commission

29. The plan shows a reconfiguration of a utility easement in order to accommodate a structure. A replat of Lot 36 will be required.
30. The proposed development is currently located on two separate parcels. The parcels shall be combined through the replat process in condition 29 or by filing an “Application for Combination” at the Lucas County Auditor’s office.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

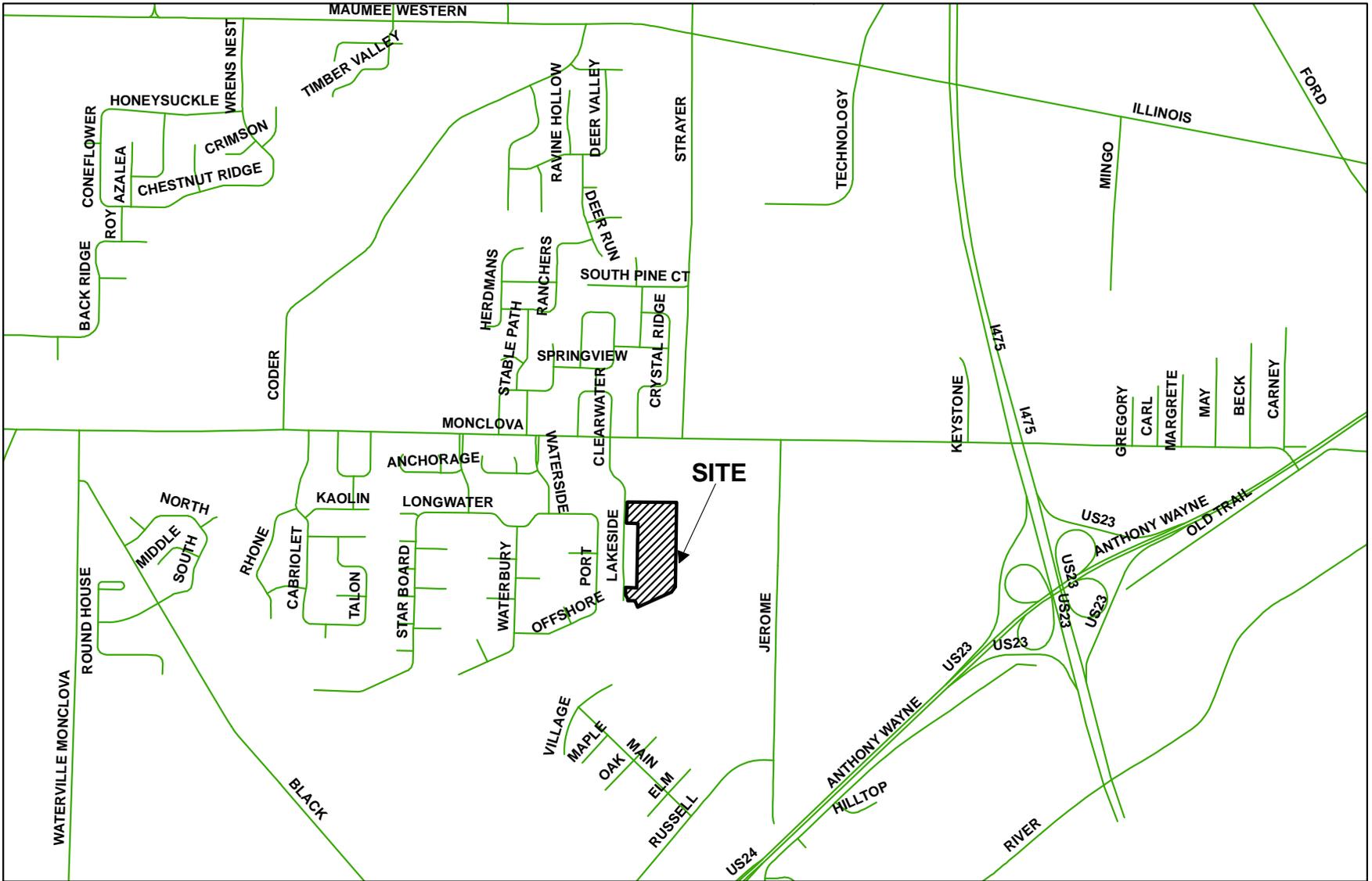
31. The proposed parking dimensions of eight feet do not meet the standard nine feet for optimal spacing and parking conflicts. The applicant will need: to provide additional spaces without exceeding coverage, reduce the number of units, or request a waiver with the township trustees or a variance with the board of zoning appeals for the number of spaces required.
32. The plan does not include all pervious surface for the project in the coverage calculation. A revised site plan should be provided to the township that includes all pervious surfaces so that the plan and coverage calculations match.
33. The project appears to meet the required 15% useable, accessible and consolidated open space through the detention pond and the surrounding greenspace in the center of the project. A revised site plan should be provided to the township that includes the amount and location of open space for the project. Consideration may be given to excess open space provided throughout the rest of the Waterside PUD, although no open space calculations were provided.
34. A revised landscape plan shall be submitted to the township that includes the following:
 - a. Screening along the northern side of the two parking lots abutting Lakeside Drive to reduce the parking lots visual impact on nearby residents.
 - b. Detailed information and locations for all plantings along the frontage of the buildings.

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C341
DATE: February 27, 2013
TIME: 9:00 a.m.

JL/an
Five (5) sketches follow

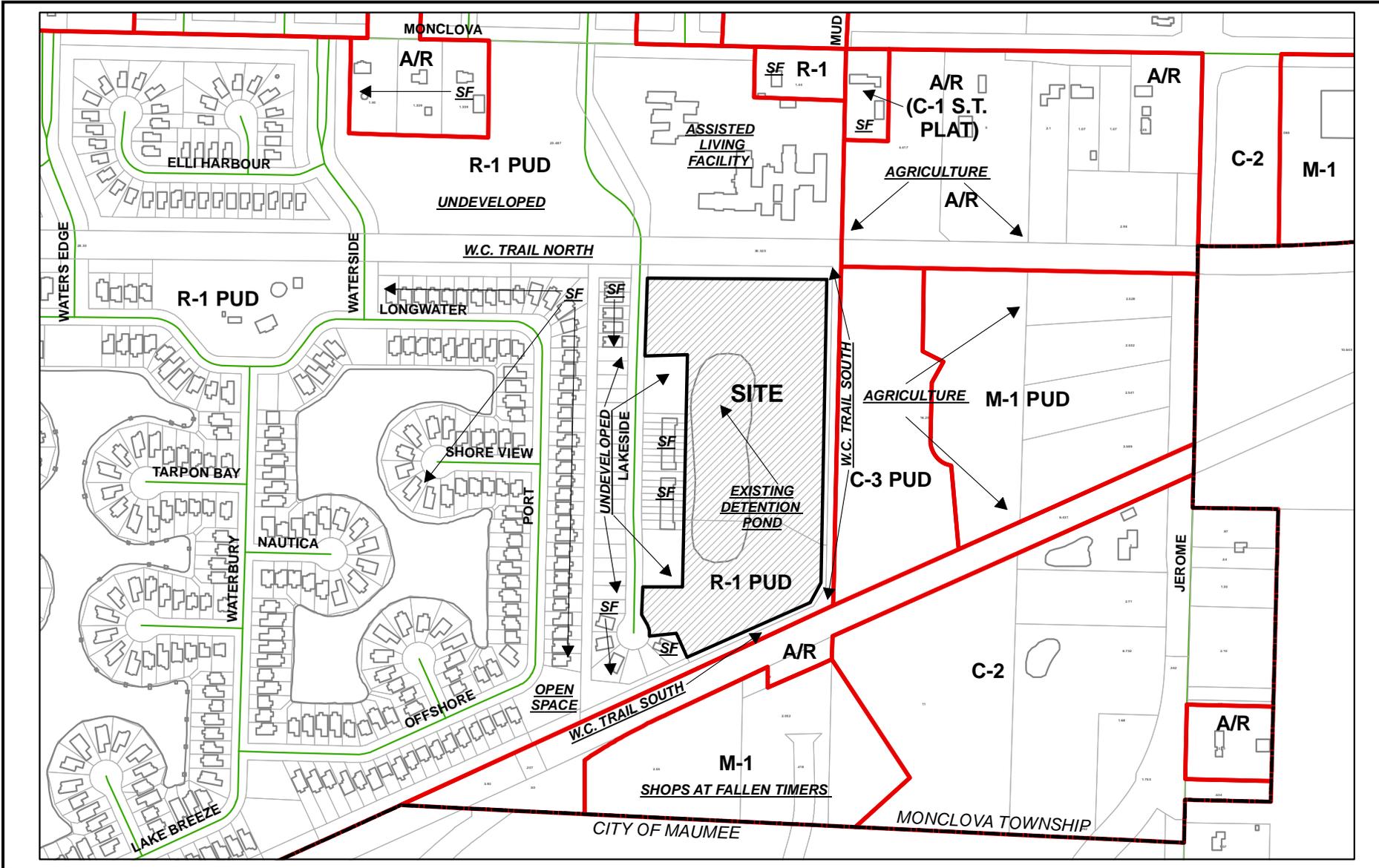
GENERAL LOCATION

Z17-C341
ID139



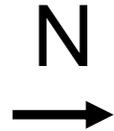
ZONING AND LAND USE

Z17-C341
ID139



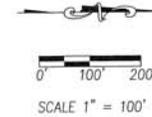
PREVIOUSLY APPROVED SITE PLAN

Z17-C341
ID139

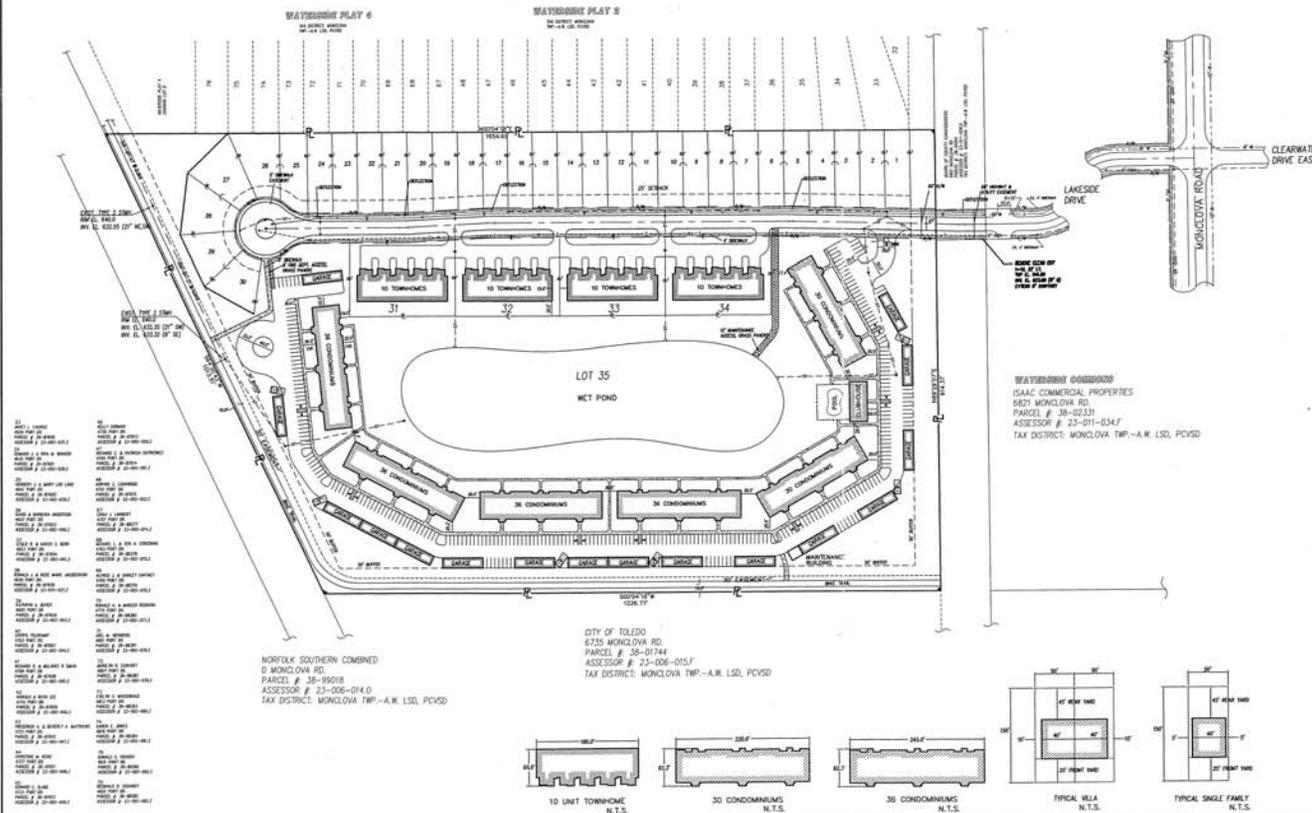


SITE PLAN FOR HIDDEN HOLLOW

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO



LOCATION MAP
NTS



Developer:
CRIMSON DEVELOPMENT LTD.
(419) 866-8794

PARCEL #: 38-02331
MICROFICHE # ACCORDING TO LUCAS COUNTY
RECORDS: 96 0477C05
TAX DISTRICT: MONCLOVA TWP.-A.W. LSD, PCVSD

Owner:
ISAAC COMMERCIAL PROPERTIES

PARCEL ADDRESS: 6821 MONCLOVA RD.
MAUMEE, OH 43537

PARKING: CONDOMINIUMS: 408 (8'x20') PROVIDED
(128' (10'x20') GARAGE SPACES)

ACREAGE: 30.24 ACRES (18.45 AC. + 11.79 AC.)
ZONING: R-1 P.U.D.
UNITS: 274 PERMITTED, 274 PROPOSED

30 W/LA / SINGLE FAMILY	LOTS 1-30
40 TOWNHOMES	LOTS 31-34
204 CONDOMINIUMS	LOT 35
274 TOTAL UNITS	

LEGAL DESCRIPTION:
1 4 SE 1/4 E 100 AC EXC E 330 FT N 19 0 FT & EXC W 500 FT N 350 FT & EXC FORMER RR & EXC IRREG PCE LYING NLY FORMER RR & MEAS 115 FT ON S LINE & 217.83 FT ON W LINE & EXC IRREG PCE LYING SLY FORMER RR MEAS WLY 874.34 FT ON N LINE BY 291.39 FT & 664.24 FT ON SLY LINE & THAT PT S 1/2 NW 1/4 SEC 9 LYING SELY FORMER RR

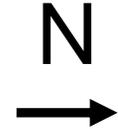
2-12

PROJECT # : 01-31	DRAWING DATE: 7/28/2005
DRAWN BY: JCS	CHECKED BY: GSB
esa Engineers, Surveyors & Associates, LLC	
9830 Secor Rd., Toledo, Ohio, 43623 Phone (419) 475-9445	

1
1

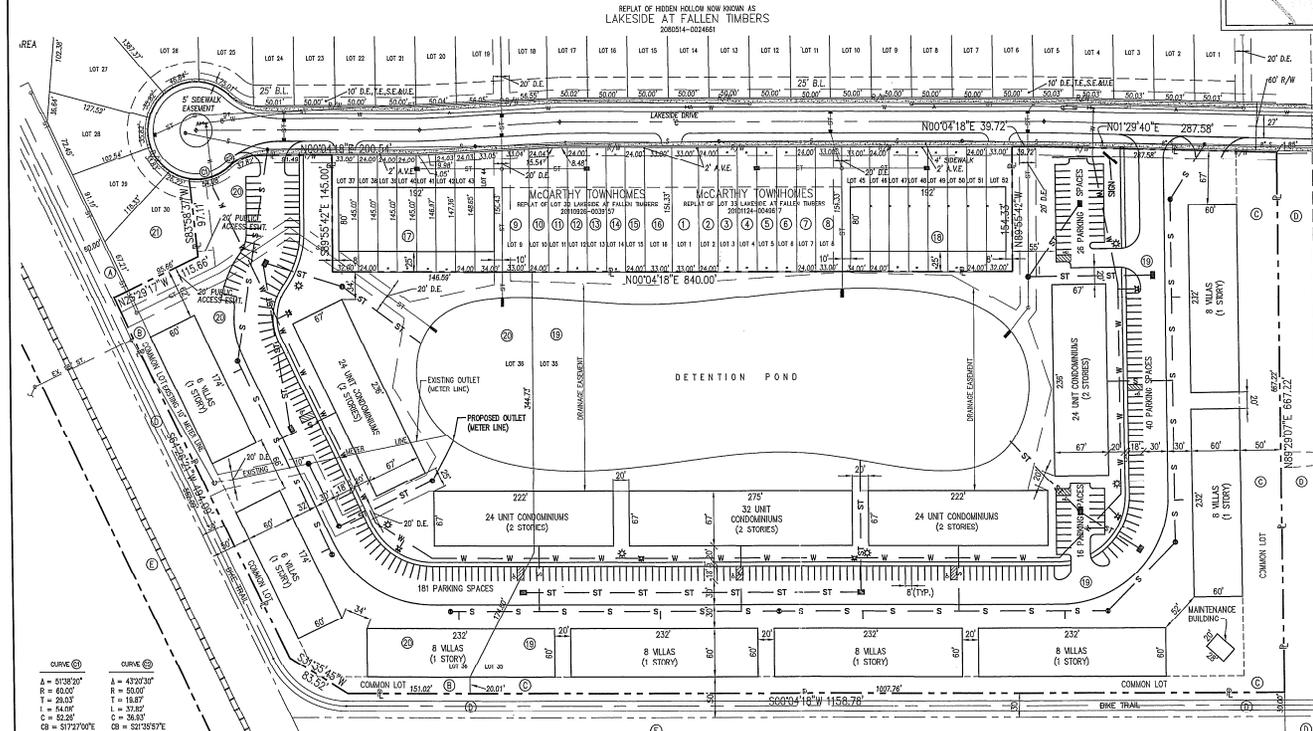
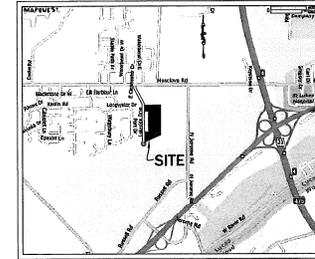
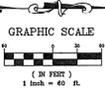
PRELIMINARY DRAWING

Z17-C341
ID139



PRELIMINARY DRAWING FOR LAKESIDE AT FALLEN TIMBERS WITHIN THE WATERSIDE PUD

MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO
PART OF SE. 1/4 SECTION 4, TOWN 1 USR



- LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED FIRE HYDRANT
 - HYDRANT SPACING TO MEET REQUIREMENTS
 - PROPOSED LIGHTING

TOTAL DWELLING UNITS

60 VILLAS
128 CONDOMINIUMS
188 TOTAL UNITS

EXISTING ZONING: R-1 PUD
PROPOSED ZONING: R-1 PUD
EXISTING USAGE: VACANT LAND
NET ACREAGE: 17.520 ACRES ±
(NET ACREAGE DOES NOT INCLUDE R/W)

COVERAGE (NET ACREAGE, MAX=40%)

VILLAS	= 104,400 SF
CONDOS	= 78,797 SF
PAVEMENT	= 110,046 SF
SIDEWALK	= 4,382 SF
MAINT. BLDG.	= 560 SF
TOTAL COVERAGE	= 304,185 SF
PERCENT COVERAGE	= 39.86%

PARKING REQUIRED:

VILLAS	= 120
CONDOMINIUMS	= 256
TOTAL PARKING REQUIRED	= 376

PARKING PROVIDED:

VILLAS	= 120
CONDOMINIUMS	= 256
ACCESSIBLE	= 7
TOTAL PARKING PROVIDED	= 383

SITE ANALYSIS
BUILDING LINES AS SHOWN
30' MIN. ASPHALT PAVEMENT
WATERLINE
SANITARY SEWER
STORM SEWER
WALKS AS SHOWN
LANDSCAPE PLAN

TOPOGRAPHY NOTE:
SITE ELEVATIONS VARY FROM
639.30 TO 640.07'

DEVELOPER:
LCH HOLDING COMPANY, LLC
3518 KING RD.
TOLEDO, OHIO 43617

CURVE (C)

A = 57°38'20"	Δ = 4327'30"
R = 81.00'	Δ = 50.00'
T = 28.03'	Δ = 18.87'
L = 64.00'	Δ = 37.87'
C = 62.85'	Δ = 36.63'
CB = 51727'00"	Δ = 521°39'57"

NO.	PAR. NO.	OWNER	ADDRESS	NO.	PAR. NO.	OWNER	ADDRESS	NO.	PAR. NO.	OWNER	ADDRESS
1	38-94373	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	10	38-94391	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	19	38-94261	LOUISVILLE TITLE AGENCY NW OHIO INC TR	628 MADISON AVE., TOLEDO, OH 43604
2	38-94274	THOMPSON, THOMAS R & KIMBERLY A	4705 LAKESIDE DR., MAINEE, OH 43537	11	38-94392	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	20	38-94282	LOUISVILLE TITLE AGENCY NW OHIO INC TR	628 MADISON AVE., TOLEDO, OH 43604
3	38-94375	WOODWARD, RICHARD D & TRACY N	4707 LAKESIDE DR., MAINEE, OH 43537	12	38-94393	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	21	38-94256	INPHO LTD., AN OHIO LIMITED LIABILITY CO.	8160 SUNSET LN, SYLVANIA, OH 43160
4	38-94376	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	13	38-94394	CHRYSLER, JACQUELYN R	4739 LAKESIDE DR., MAINEE, OH 43537	22	38-94263	LOUISVILLE TITLE AGENCY NW OHIO INC, TR.	628 MADISON AVE., TOLEDO, OH 43604
5	38-94377	CARRINGTON, CHARLES E	4711 LAKESIDE DR., MAINEE, OH 43537	14	38-94395	GRANDER, ED J TRUSTEE	4741 LAKESIDE DR., MAINEE, OH 43537	23	38-94264	LOUISVILLE TITLE AGENCY NW OHIO INC, TR.	628 MADISON AVE., TOLEDO, OH 43604
6	38-94378	SKULLER, DANIEL W	4713 LAKESIDE DR., MAINEE, OH 43537	15	38-94396	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	24	38-94265	LOUISVILLE TITLE AGENCY NW OHIO INC, TR.	628 MADISON AVE., TOLEDO, OH 43604
7	38-94379	VON HERSHMAN, CHARLES & SANDRA	4715 LAKESIDE DR., MAINEE, OH 43537	16	38-94397	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	25	38-00941	BOARD OF COUNTY COMMISSIONERS	ONE GOVERNMENT CENTER, TOLEDO, OH 43604
8	38-94380	MULLER, MARY ANN	4717 LAKESIDE DR., MAINEE, OH 43537	17	38-94398	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	26	38-90018	NORFOLK SOUTHERN COMBINED RAILROAD SUB.	110 FRANKLIN RD. SE., ROANOKE, VA 24042
9	38-94380	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	18	38-94399	MCCARTHY TOWNHOMES, LLC	3818 KING RD., TOLEDO, OH 43617	27	38-01744	SACT INC., AN OHIO CORP.	4271 MONROE ST., TOLEDO, OH 43606

DATE	02/27/2
ISSUED FOR:	MONCLOVA TOWNSHIP PUD
NO.	1

ESA
Engineers, Surveyors & Associates, LLC
5855 Sycamore Rd., Toledo, Ohio, 43623 Phone (419) 475-9448

PRELIMINARY DRAWING
LAKESIDE AT FALLEN TIMBERS
WITHIN THE WATERSIDE PUD
4623 & 4809 LAKESIDE DRIVE
MAINEE, OHIO 43537

DRAWN BY: LJP
DRAWING DATE: 07-19-12
JOB NUMBER: 17-145
REVIEWED BY: LHR

1 / 1

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
2901 E. MANHATTAN BLVD.
TOLEDO, OH 43611-1713
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
TIM TAYLOR
375 E. RIVERVIEW AVE.
NAPOLEON, OH 43502
419-599-4024

CENTURYLINK
JAMES K. WHITE
125 MAIN STREET
SIDNEY, OH 45302
937-498-5185

