

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

MARCH 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

BERNARD H. CULP
(Chairman)

CATHERINE G. HOOLAHAN
(Vice Chairman)

A. BAILEY STANBERY

CYNTHIA A. GERONIMO

BALSHARAN SINGH GREWAL

LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT
(Chairman)

KEVIN X. SMITH
(Vice Chairman)

BERNARD H. CULP

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK
(County Commissioner)

PETER GERKEN
(County Commissioner)

CAROL CONTRADA
(County Commissioner)

KEITH G. EARLEY

CRAIG BOWIE

RICHARD G. MOSES

CYNTHIA A. GERONIMO

THOMAS R. LEMON, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**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

March 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

SWEARING IN

MINUTES

FINAL PLATS

1. S-2-12: MCCARTHY TOWNHOMES EXTENSION TWO, a replat of lot 31 of the replat of LAKESIDE AT FALLEN TIMBERS, south of Monclova Road, east of Lakeside Drive (jl)
2. S-3-13: MCCARTHY TOWNHOMES EXTENSION THREE, a replat of lot 34 of the replat of LAKESIDE AT FALLEN TIMBERS, south of Monclova Road, east of Lakeside Drive (jl)

**ITEM
NO.**

ZONE CHANGE – SYLVANIA TOWNSHIP

1. Z20-C960: Zone Change from R-4 PUD to R-4 at 4220 N. Holland-Sylvania Road (jl)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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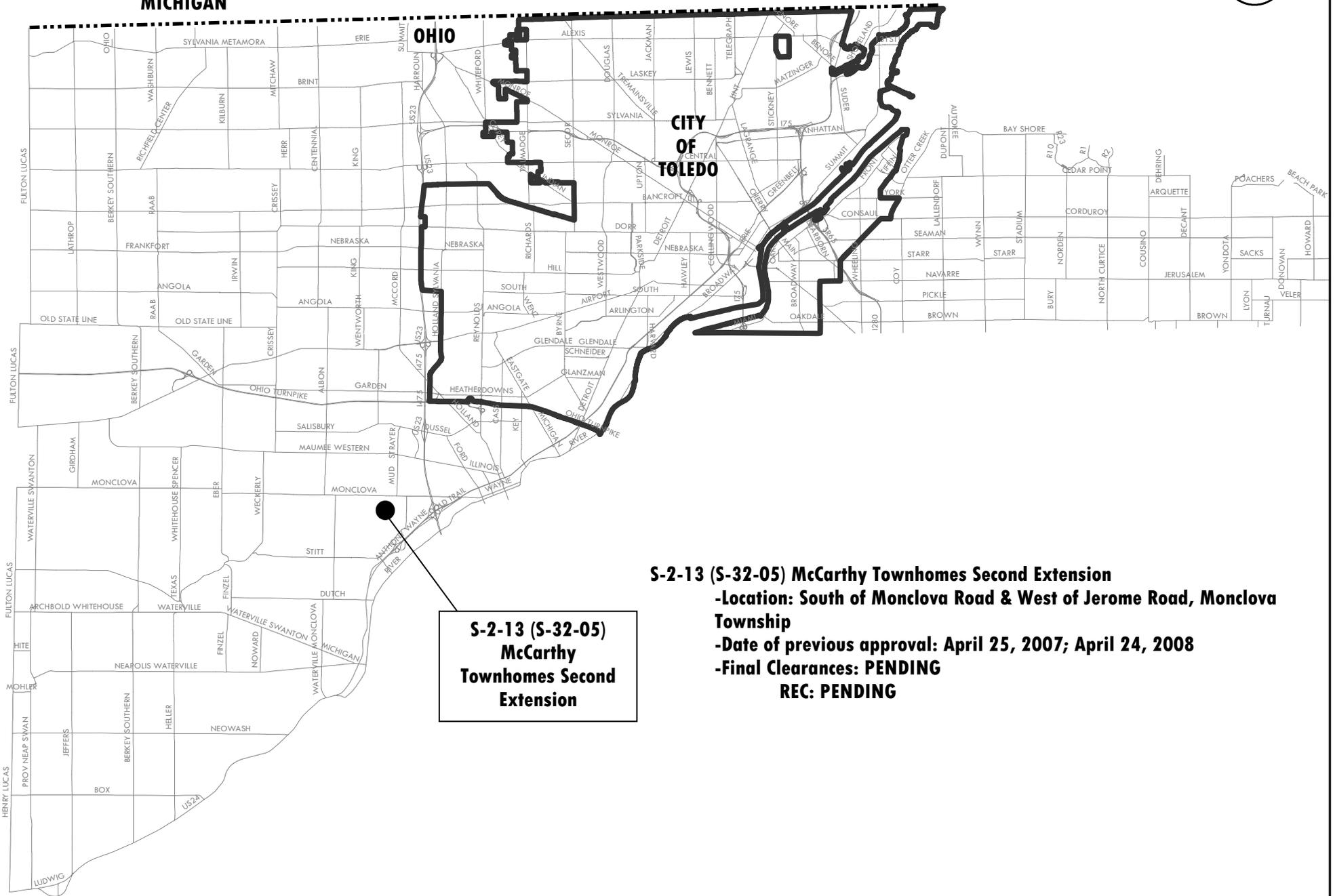
Final Plat Map – County Planning Commission 03/27/13



MICHIGAN

OHIO

CITY OF TOLEDO



**S-2-13 (S-32-05)
McCarthy
Townhomes Second
Extension**

S-2-13 (S-32-05) McCarthy Townhomes Second Extension
-Location: South of Monclova Road & West of Jerome Road, Monclova Township
-Date of previous approval: April 25, 2007; April 24, 2008
-Final Clearances: PENDING
REC: PENDING

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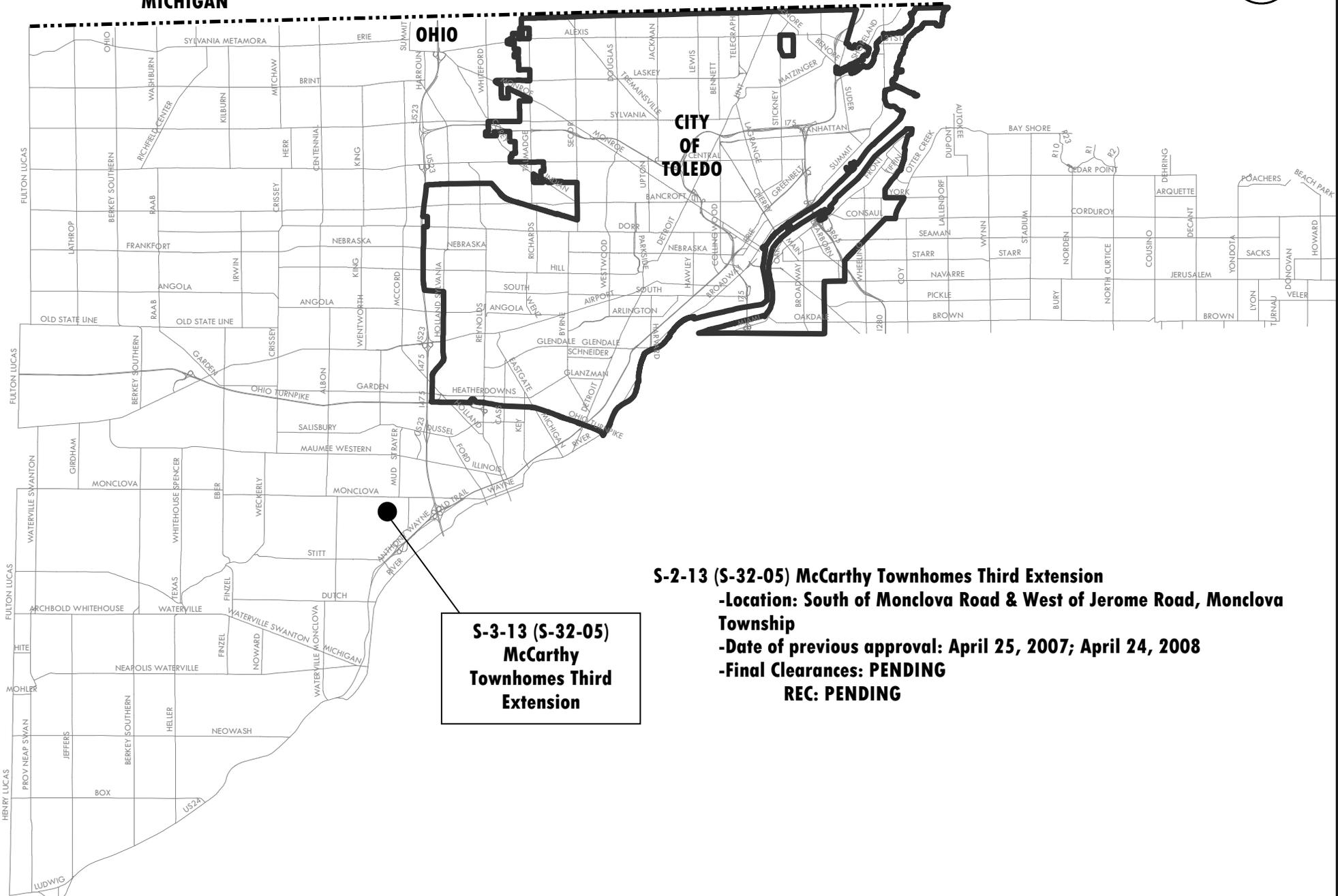
Final Plat Map – County Planning Commission 03/27/13



MICHIGAN

OHIO

CITY OF TOLEDO



**S-3-13 (S-32-05)
McCarthy
Townhomes Third
Extension**

S-2-13 (S-32-05) McCarthy Townhomes Third Extension
-Location: South of Monclova Road & West of Jerome Road, Monclova Township
-Date of previous approval: April 25, 2007; April 24, 2008
-Final Clearances: PENDING
REC: PENDING

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GENERAL INFORMATION

Subject

- Request - Zone change from R-4 PUD to R-4
- Location - 4220 N. Holland Sylvania Road
- Applicant - Oakleaf / Toledo Ltd.
419 Belle Air Lane
Warrenton, Va. 20186
- Architect - Russ Garber
Andrews Architects Inc.
6631 Commerce Parkway, Std. B
Dublin, OH 43017
- Engineer - Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604

Site Description

- Zoning - R-4 PUD
- Area - ± 10.53 Acres
- Frontage - ± 320 Feet along Holland Sylvania Road
- Existing Use - Residential Care Facility
- Proposed Use - Residential Care Facility

Area Description

- North - Apartments / R-4 PUD
- South - Offices / C-4
- East - Camp Miakonda / A-4
- West - General Commercial & Offices / C-2, C-4

Parcel History

- Z20-C368 - Zone change request from A-4 to R-4 for mixed residential development. Plan Commission recommended disapproval of R-4 and approval of R-3 PUD August 2, 1979. Trustees disapproved December 6, 1979.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z20-C462 - Zone change request from A-4 to R-5 PUD for 257-unit residential care facility with apartments. Plan Commission recommended disapproval of R-5 PUD and approval of R-4 PUD June 20, 1985. Trustees approved August 19, 1985.

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-4 PUD to R-4 for a 10.53-acre site located at 4220 N. Holland Sylvania Road, between Sylvania Road and Brint Road, in Sylvania Township. The applicant is requesting removal from the PUD in order to simplify the expansion of their site. The parcel was part of a two lot PUD approved in 1985, along with the apartment complex to the north. The parcels appear to have operated under separate ownership since the original applicant received approval in 1985.

In order to remove the site from the PUD the owner needs demonstrate that both sites will comply with all applicable zoning requirements. The northern apartment complex will need to meet existing PUD requirements as a stand alone project and the subject parcel will need to meet current R-4 zoning requirements. The applicant submitted documents indicating that both parcels will comply with zoning regulations, including a statement that rooms in the residential care facility are not dwelling units for the purposes of calculating density. A sketch of both parcels with open space and coverage estimates is attached to this report as Exhibit ‘A’.

PUD regulations are designed to offer development flexibility from traditional zoning in exchange for additional restrictions such as landscaping, open space and building coverage. If the site is removed from the PUD these additional restrictions will no longer apply to the property. The loss of more intensive zoning requirements may be less of a concern in this circumstance because there will be little room for additional development on the site once the recently reviewed expansion is constructed.

The 2007 Sylvania Township Land Use Plan recommends urban residential land uses on the site. The R-4 zoning category and residential care facility are consistent with this designation. Additionally, the property complies with current R-4 zoning regulations once removed from the PUD.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C960, a zone change request from R-4 PUD to R-4 at 4220 N. Holland Sylvania Road, to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

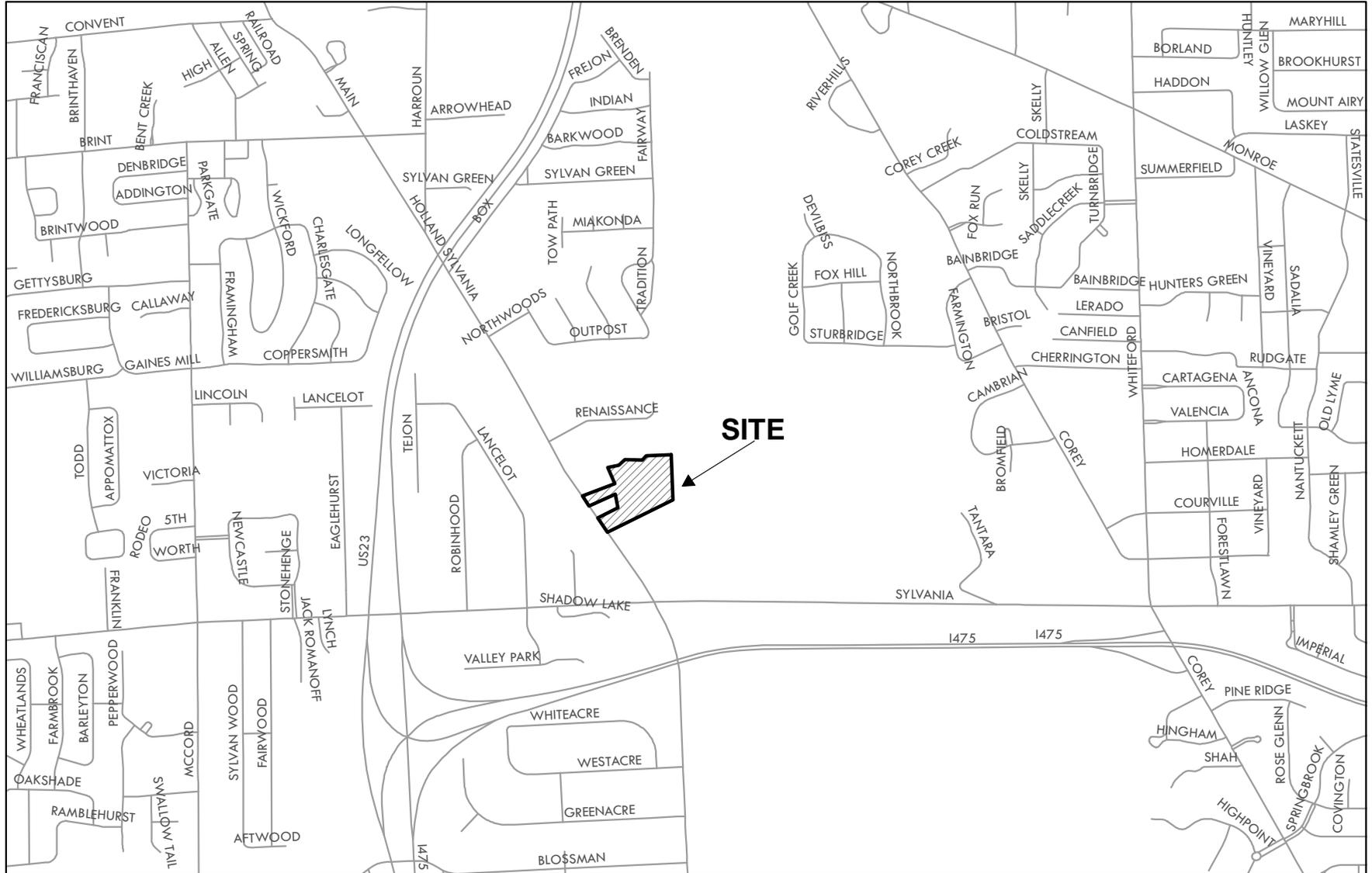
1. The request is consistent with the 2007 Sylvania Township Land Use Plan; and
2. The site complies with R-4 zoning regulations without the PUD.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C960
DATE: March 27, 2013
TIME: 9:00 a.m.

JL/an
Three (3) sketches follow

GENERAL LOCATION

Z20-C960
ID 110



ZONING & LAND USE

Z20-C960
ID 110

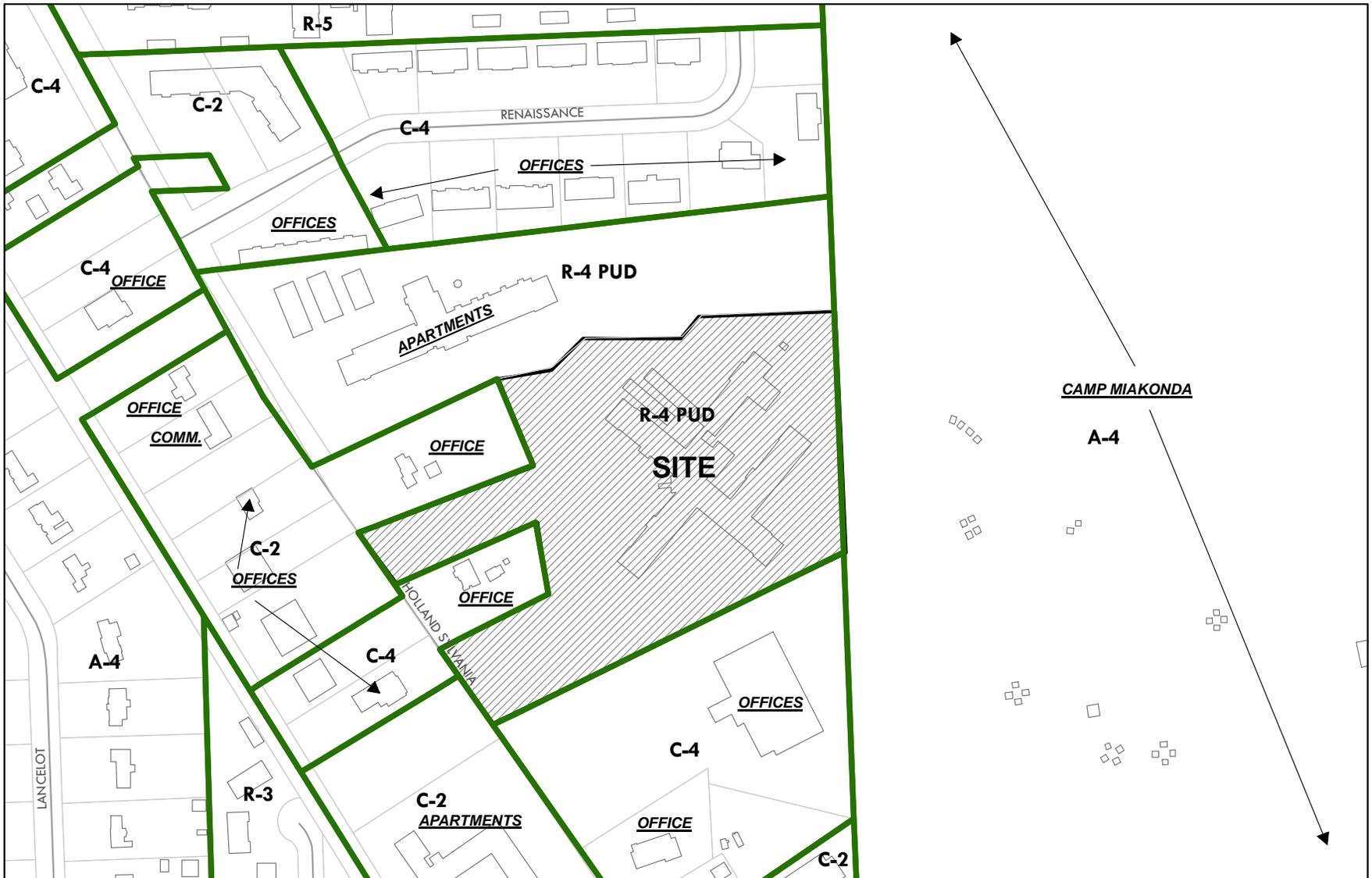


EXHIBIT "A"

Z20-C960
ID 110



LE PROJECT : 45905
CONTRACT : Q-2510

PUD SPLIT AND ZONE CHANGE EXHIBIT FOR: 4220 NORTH HOLLAND-SYLVANIA ROAD PT. OF THE SE. 1/4

**OF SECTION 15, TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO**

PUD SPLIT AND ZONE CHANGE SUMMARY

THIS EXHIBIT IS TO SHOW THE RESULTS OF SPLITTING THE EXISTING COMBINED R-4 PUD APPROVED IN 1985 FOR 4312 N. HOLLAND-SYLVANIA RD (GOODELL PROPERTY) AND 4220 N. HOLLAND-SYLVANIA RD (OAKLEAF PROPERTY). THESE ARE CURRENTLY TWO SEPARATELY OWNED PROPERTIES WITH DIFFERENT OWNERS. THE PROPERTY AT 4220 N. HOLLAND-SYLVANIA (OAKLEAF) WOULD THEN BE RE-ZONED TO R-4.

THE OVERALL R-4 PUD FOR BOTH PARCELS IS 19.04 ACRES WITH 40% CONSOLIDATED OPEN SPACE AND NEW IMPERVIOUS AREA. SPLITTING THE PUD WILL RESULT IN THE FOLLOWING:

4312 N. HOLLAND-SYLVANIA (GOODELL)

INCREASE CONSOLIDATED OPEN SPACE BY 3% TO 52%

DECREASE THE IMPERVIOUS AREA BY 3% TO 33%

4220 N. HOLLAND-SYLVANIA (OAKLEAF)

DECREASE THE CONSOLIDATED OPEN SPACE BY 1% TO 40%

INCREASE THE IMPERVIOUS AREA BY 3% TO 52%

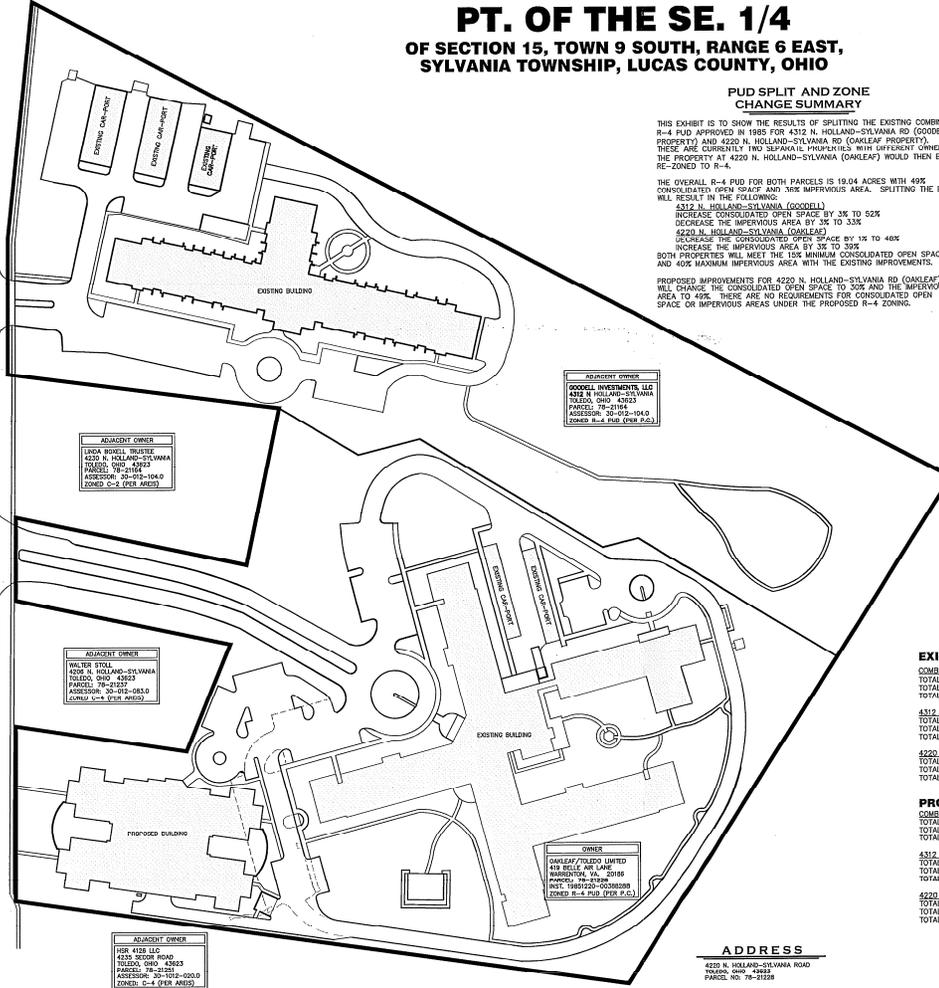
BOTH PROPERTIES WILL MEET THE 15% MINIMUM CONSOLIDATED OPEN SPACE AND 40% MAXIMUM IMPERVIOUS AREA WITH THE EXISTING IMPROVEMENTS.

PROPOSED IMPROVEMENTS FOR 4220 N. HOLLAND-SYLVANIA RD (OAKLEAF) WILL CHANGE THE CONSOLIDATED OPEN SPACE TO 30% AND THE IMPERVIOUS AREA TO 40%. THERE ARE NO REQUIREMENTS FOR CONSOLIDATED OPEN SPACE OR IMPERVIOUS AREAS UNDER THE PROPOSED R-4 ZONING.



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

HOLLAND - SYLVANIA ROAD



ADJACENT OWNER
GOODELL INVESTMENTS, LLC
4312 N. HOLLAND-SYLVANIA
TOWNSHIP, OHIO 43083
PARCELS: 79-01814
ASSESSOR: 30-002-1040
ZONED: R-4 (PER P.U.C.)

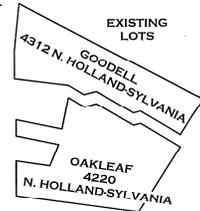
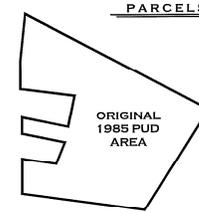
ADJACENT OWNER
LARA BOWEN BRUNER
4220 N. HOLLAND-SYLVANIA
TOWNSHIP, OHIO 43083
PARCELS: 30-002-1040
ASSESSOR: 30-002-1040
ZONED: R-4 (PER P.U.C.)

ADJACENT OWNER
WALTER STOLL
4220 N. HOLLAND-SYLVANIA
TOWNSHIP, OHIO 43083
PARCELS: 79-01814
ASSESSOR: 30-002-1040
ZONED: R-4 (PER P.U.C.)

OWNER
OAKLEAF/TOLEDO LIMITED
418 BOWEN AVENUE
TOWNSHIP, OHIO 43083
PARCELS: 79-01814
ASSESSOR: 30-002-1040
ZONED: R-4 PUD (PER P.U.C.)

ADJACENT OWNER
HRB ASH LLC
4220 SECON ROAD
TOWNSHIP, OHIO 43083
PARCELS: 30-002-1040
ASSESSOR: 30-002-1040
ZONED: R-4 (PER P.U.C.)

ADDRESS
4220 N. HOLLAND-SYLVANIA ROAD
TOWNSHIP, OHIO 43083
PARCELS: 79-01814



CONSOLIDATED OPEN AREAS (15% MIN)

EXISTING

COMBINED PUD AREAS
TOTAL LOT AREA 829,432 SQ. FT. 19.04 AC
TOTAL OPEN AREA 410,071 SQ. FT. 9.41 AC 46%

4312 N. HOLLAND-SYLVANIA (GOODELL) AREAS
TOTAL LOT AREA 370,716 SQ. FT. 8.51 AC
TOTAL OPEN AREA 181,681 SQ. FT. 4.40 AC 62%

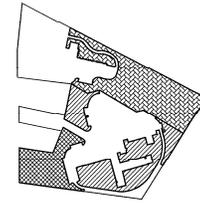
4220 N. HOLLAND-SYLVANIA (OAKLEAF) AREAS
TOTAL LOT AREA 458,716 SQ. FT. 10.53 AC
TOTAL OPEN AREA 228,390 SQ. FT. 5.01 AC 48%

PROPOSED

COMBINED PUD AREAS
TOTAL LOT AREA 829,432 SQ. FT. 19.04 AC
TOTAL OPEN AREA 359,092 SQ. FT. 7.99 AC 40%

4312 N. HOLLAND-SYLVANIA (GOODELL) AREAS
TOTAL LOT AREA 370,716 SQ. FT. 8.51 AC
TOTAL OPEN AREA 181,681 SQ. FT. 4.40 AC 52%

4220 N. HOLLAND-SYLVANIA (OAKLEAF) AREAS
TOTAL LOT AREA 458,716 SQ. FT. 10.53 AC
TOTAL OPEN AREA 177,411 SQ. FT. 3.95 AC 30%



4312 N. HOLLAND-SYLVANIA (GOODELL) AREAS
4220 N. HOLLAND-SYLVANIA (OAKLEAF) AREAS
4220 N. HOLLAND-SYLVANIA (OAKLEAF) AREAS FOR PROPOSED IMPROVEMENTS

NOTE:
AREAS CALCULATED FROM A COMBINATION OF AERIAL PHOTOGRAPHS ALONG WITH SITE PLAN .PDF FILES

IMPERVIOUS AREAS (40% MAX)

EXISTING

COMBINED PUD AREAS
TOTAL LOT AREA 829,432 SQ. FT. 19.04 AC
TOTAL IMPERVIOUS 527,484 SQ. FT. 12.11 AC 64%

4312 N. HOLLAND-SYLVANIA (GOODELL) AREAS
TOTAL LOT AREA 370,716 SQ. FT. 8.51 AC
TOTAL IMPERVIOUS 301,648 SQ. FT. 6.91 AC 80%

4220 N. HOLLAND-SYLVANIA (OAKLEAF) AREAS
TOTAL LOT AREA 458,716 SQ. FT. 10.53 AC
TOTAL IMPERVIOUS 225,836 SQ. FT. 5.10 AC 49%

PROPOSED

COMBINED PUD AREAS
TOTAL LOT AREA 829,432 SQ. FT. 19.04 AC
TOTAL IMPERVIOUS 483,298 SQ. FT. 11.10 AC 58%

4312 N. HOLLAND-SYLVANIA (GOODELL) AREAS
TOTAL LOT AREA 370,716 SQ. FT. 8.51 AC
TOTAL IMPERVIOUS 249,123 SQ. FT. 5.72 AC 67%

4220 N. HOLLAND-SYLVANIA (OAKLEAF) AREAS
TOTAL LOT AREA 458,716 SQ. FT. 10.53 AC
TOTAL IMPERVIOUS 234,175 SQ. FT. 5.38 AC 51%



WARNING
UNDESIRABLE CONDUITS IN AREA CONTACT THE OHIO UTILITIES PROTECTION SERVICE (UAPS) TWO BUSINESS DAYS PRIOR TO ANY EXCAVATION, REMEDIATION OR OTHER CONSTRUCTION.
CONTRACTOR SHALL IDENTIFY AND CONTACT ANY UTILITY COMPANIES ONE (1) WEEK PRIOR TO ANY EXCAVATION OR OTHER CONSTRUCTION.



LEWANDOWSKI ENGINEERS
CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG 234 N. ERNE ST.
TOLEDO, OHIO 43604
V. 419.258.4111 F. 419.258.4112
LEWANDOWSKIENG.COM

**PUD SPLIT EXHIBIT FOR:
PT. OF THE SE. 1/4
OF SECTION 15, TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO**

DATE: 03/06/13 SCALE: 1" = 60'
DRAWN: J.A. DWG #: 45905_ZONE CHANGE
CHECKED: TMB DTA #: 45905
BOUNDARY: RPL AUTOCAD: REL. 2004
GIS: ARCVIEW 9.2

PT. SE. 1/4 SEC. 15, T9S, R6E

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

Toledo - Lucas County General Street Map

