

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

MAY 22, 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

CATHERINE G. HOOLAHAN
(Chairman)

A. BAILEY STANBERY
(Vice Chairman)

CYNTHIA A. GERONIMO

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LUCAS COUNTY PLANNING COMMISSION

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(County Commissioner)

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(County Commissioner)

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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

May 22, 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

- S-8-13: Final Plat of CRYSTAL RIDGE PLAT 3, at Strayer Road and Southpine Court, Monclova Township (jl)
- S-10-13 REPLAT OF LOT 1 AND LOT 2 OF THE REPLAT OF SPRINGFIELD COMMONS, at Holland Sylvania Road and Airport Highway, Springfield Township (jl)

ITEM
NO.

ZONING – SYLVANIA TOWNSHIP

1. Z20-C961: Zone change from A-4 & C-2 to C-2 at 3124 King Road, and A-4 to C-2 at 3364 King Road (jl)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

Request	-	Zone change from A-4 <i>Rural Residential</i> & C-2 <i>General Commercial</i> to C-2 <i>General Commercial</i>
Location	-	3124 & 3364 King Road
Applicant	-	Sylvania City School District 4747 N. Holland Sylvania Road Sylvania, Ohio 43560
Attorney	-	Gregory L. Arnold & Assoc. 5749 Park Center Court Toledo, Ohio 43615

Site Description

Zoning	-	C-2 <i>General Commercial</i> & A-4 <i>Rural Residential</i>
Area	-	± 13.2 Acres
Frontage	-	± 772 Feet along King Road ± 327 Feet along Central Avenue
Existing Use	-	Vacant (<i>Former</i> Central Road Elementary)
Proposed Use	-	General Commercial

Area Description

North	-	Self Storage & Industrial / M-2, M-3 & C-2
South	-	General Commercial / C-2
East	-	General Commercial / C-2
West	-	General Commercial & Single Family Residential/ C-2 & A-4

Parcel History

No case 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 C-2 & A-4 to C-2 for the former Central Elementary property located at 3124 & 3364 King Road, between Sylvania Road and Central Avenue, in Sylvania Township. The site contains 13.2 acres of land with frontage on both King Road and Central Avenue. Surrounding land uses include commercial to the south and east, commercial and single-family residential to the west and industrial uses to the north.

The request would rezone property 700 feet in depth from King Road and 1320 feet in depth from the centerline of Central Avenue. The larger commercial depth is consistent with nearby properties, including a portion of the single-family neighborhood on the west side of King Road. It is also consistent with the 2007 Sylvania Township Land Use Plan, located near the western end of the Central Avenue commercial corridor designated in the plan.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C961, a zone change request from C-2 & A-4 to C-2 at 3124 and 3364 King Road, to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

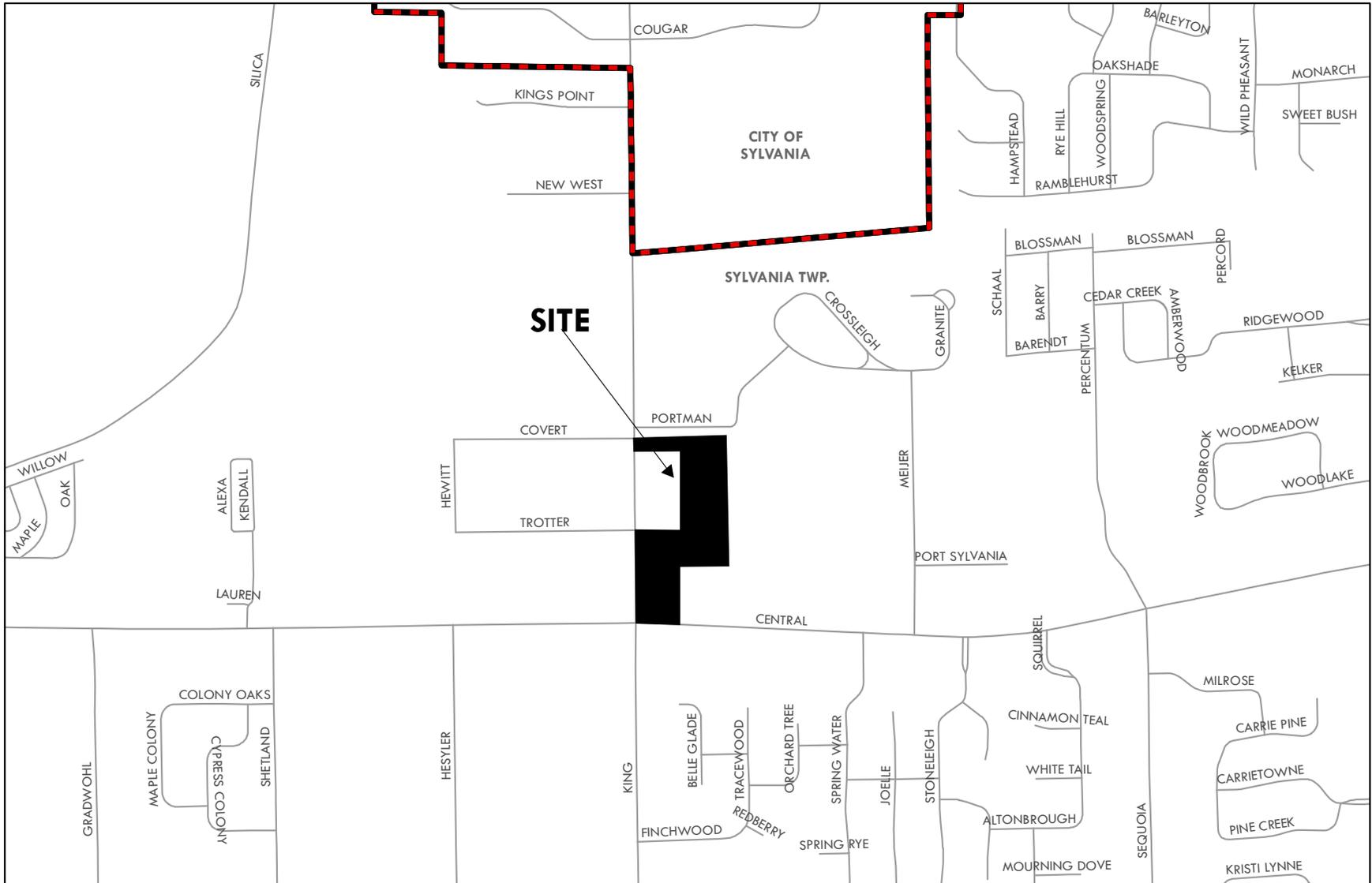
1. The request is consistent with the 2007 Sylvania Township Land Use Plan; and
2. The request is consistent with adjacent commercially zoned parcels.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C961
DATE: May 22, 2013
TIME: 9:00 a.m.

JL/an
Two (2) sketches follow

GENERAL LOCATION

Z20-C961
ID 110

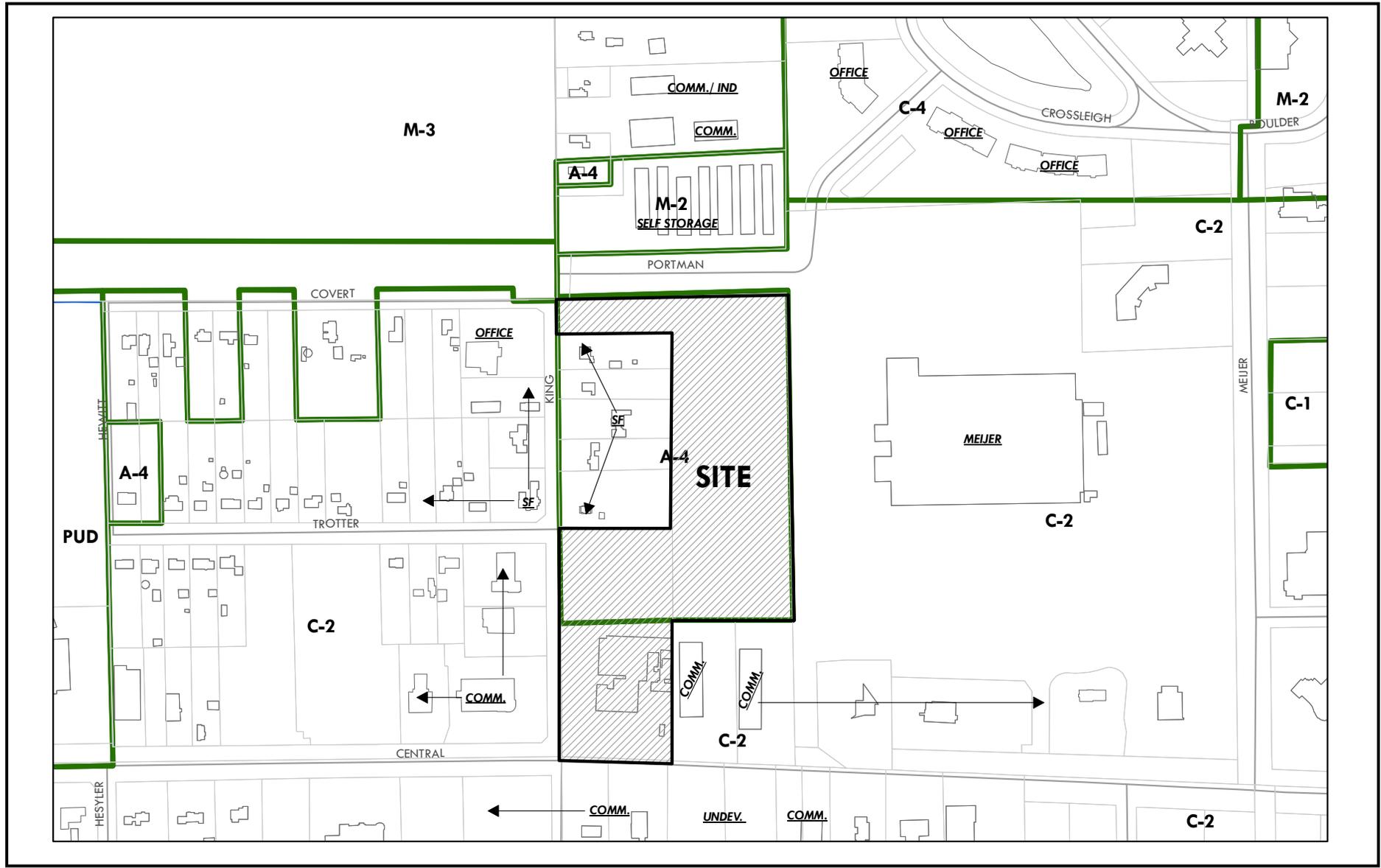


ZONING & LAND USE

Z20-C961
ID 110



1 - 4



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
P.O. BOX 528
BRYAN, OH 43506-0528
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

Toledo - Lucas County General Street Map

