

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

January 22, 2014

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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(Chairman)

CYNTHIA A. GERONIMO
(Vice Chairman)

BALSHARAN SINGH GREWAL

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LUCAS COUNTY PLANNING COMMISSION

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2014**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 25	December 23	December 27	January 9
December 30	January 27	January 31	February 13
January 28	February 24	February 28	March 13
February 25	March 24	March 28	April 10
March 25	April 21	April 25	May 8
April 29	May 26	May 30	June 12
May 27	June 23	June 27	July 10
July 1	July 28	August 1	August 14
July 29	August 25	August 29	September 11
August 26	September 22	September 26	October 9
September 23	October 20	October 24	November 6*
October 21	November 17	November 21	December 4*
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 9	January 6	January 10	January 22
January 13	February 10	February 14	February 26
February 10	March 10	March 14	March 26
March 10	April 7	April 11	April 23
April 14	May 12	May 16	May 28
May 12	June 9	June 13	June 25
June 9	July 7	July 11	July 23
July 14	August 11	August 15	August 27
August 11	September 8	September 12	September 24
September 8	October 6	October 10	October 22
October 6	November 3	November 7	November 19*
November 3	December 1	December 5	December 17*

* County deadlines are for Preliminary Drawings

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REF: Z19-C620
DATE: January 22, 2014

GENERAL INFORMATION

Subject

- Request - Zone change request from M-3 Heavy Industrial to C-2 *General Commercial*
- Location - 1249 S. McCord Road, Springfield Township
- Applicant - Lucas County Commissioners
One Government Center, Suite 800
Toledo, OH 43604
- Agent - Joseph Shultz
Lucas County Engineers
1049 S. McCord Road
Holland, OH 43528

Site Description

- Zoning - M-3 Heavy Industrial
- Area - ± 6.8 Acres
- Frontage - ± 388 Feet along McCord Road
- Existing Use - Vacant

Area Description

- North - Vacant Industrial & Undeveloped Land / M-3 *Heavy Industrial* & C-2 *General Commercial*
- South - Commercial / Village of Holland
- East - Self-Storage & General Commercial / Village of Holland
- West - Springfield Middle & High School / Village of Holland

Parcel History

No case history on record.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Community Master Plan 2003

STAFF ANALYSIS

The request is for a zone change at 1249 S. McCord Road from M-3 *Heavy Industrial* to C-2 *General Commercial*. The 6.8-acre property is owned by the Lucas County Commissioners. A portion of the property will be used for the McCord Road Underpass Project. The County eventually plans to sell the remaining parcel, the site of a former lumberyard. Surrounding land uses include commercial to the south and east, Springfield Junior and Senior High School to the west, and light industrial, offices, and undeveloped land to the north.

The property sits on the edge of the Spring Meadows Shopping Center and is directly across the street from the Springfield Middle and Senior High Schools. It is the only industrial parcel south of the railroad tracks. Commercial zoning is more suitable to the area, especially once access for the parcel is reconfigured from McCord Road to Mall Drive. The Springfield Township Community Master Plan recommends Regional Commercial uses for the property. The C-2 *General Commercial* zoning category is consistent with that designation.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of Z19-C620, a zone change from M-3 Heavy Industrial to C-2 *General Commercial*, located at 1249 S. McCord Road, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

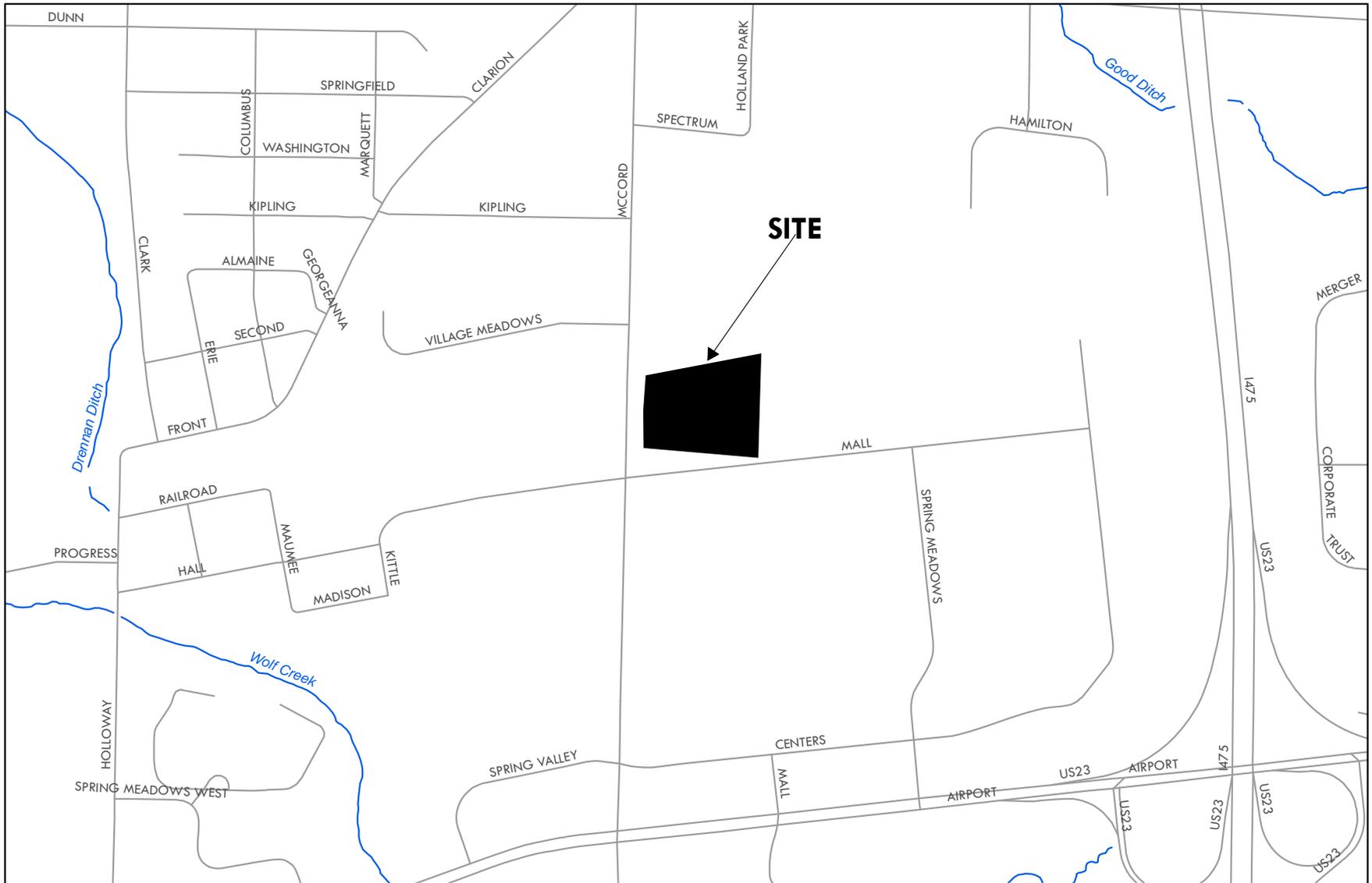
1. The request is compatible with the surrounding commercial uses and zoning; and
2. The request is consistent with the 2003 Springfield Township Community Master Plan; and

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C620
DATE: January 22, 2014
TIME: 9:00 A.M.

JL/bp
Two (2) sketches follow

GENERAL LOCATION

Z19-C620
ID 138



ZONING & LAND USE

Z19-C620
ID 138



GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Text Amendment regarding the establishment of Spring Meadows Overlay District |
| Location | - | Springfield Township |
| Applicant | - | Springfield Township Zoning Commission |

STAFF ANALYSIS

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning Resolution regarding the establishment of the Spring Meadows Overlay District. The amendment reflects the desire of the township to enhance the quality of development within a prominent commercial area of the township. Exhibit ‘A’ reflects the township proposal and Exhibit ‘B’ reflects staff modifications.

The format is similar to the Airport Highway Overlay already in effect for much of the Spring Meadows Shopping Center. Highlights of the Spring Meadows Overlay include the following:

- Architectural and building design standards
- Residential uses are allowed (not allowed in the Airport Highway Overlay)
- General design guidelines (i.e. outdoor seating, bicycle parking, and sidewalks)

Additional language is recommended to remove the Spring Meadows portion from the existing Airport Highway Overlay. Improved building standards are always encouraged, however per Ohio Revised Code 519.02 townships are not able to regulate exterior building materials. Revised language is recommended to encourage the use of building materials while providing improvements to building design. These revisions are included in Exhibit ‘B’.

Staff is supportive of the township efforts and recommends approval with the modifications reflected in Exhibit ‘B’.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of the proposed amendment, as shown in EXHIBIT “B”, to the Springfield Township Zoning Commission and Township Trustees.

REF: Z19-C621 ... January 22, 2014

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C621
DATE: January 22, 2014
TIME: 9:00 A.M.

JL/bp
Exhibit "A" follows
Exhibit "B" follows

Exhibit "A"
Township Proposal

SECTION 17.5
SPRING MEADOWS OVERLAY DISTRICT

1750 PURPOSE

The Spring Meadows area is the identifying area of Springfield Township. It is an important commercial area and serves as the gateway to Springfield Township. The purpose of this district is to continue to promote high quality development and redevelopment of this area. Unique building design, unique landscaping, and pedestrian access are all fundamental aspects of this district.

1751 SPRING MEADOWS OVERLAY DISTRICT BOUNDARIES

The boundaries of the Spring Meadows Overlay District are shown on the Official Zoning Map. The boundaries of this overlay district includes all land within one thousand feet (1000') of the centerline of the Airport Highway right-of-way, from the westerly right-of-way line of Holland-Sylvania Road to the easterly right-of-way line of Holloway Road.

1752 PERMITTED USES

All uses that are permitted in the underlying zoning district(s), except those uses expressly excluded by Section 1754, are permitted within the Spring Meadows Overlay District.

1753 CONDITIONAL USES

All Conditional Uses that are permitted, pursuant to Section 26 - Procedures and Requirements for Conditional Uses, in the underlying zoning district(s) are also permitted within the Spring Meadows Overlay District except those uses expressly excluded in Section 1754.

1754 EXCLUDED USES

The following uses are not permitted within the Spring Meadows Overlay District notwithstanding the fact that such uses may be listed as a permitted use or Conditional Use in the underlying zoning district.

- | | |
|--|--|
| Automobile sales, used (when not in conjunction with new car sales) | Manufactured home sales, mobile home sales |
| Automobile/truck service center (when not in conjunction with new car sales) | Off-premise sign (billboard) |
| Contractor yard | Salvage yard/automobile wrecking yard |
| Landfill | Self Storage facility |
| Manufactured home-park | Sexually oriented business
(See Section 1902) |

Exhibit “A” (cont’d)

1755 ACCESSORY BUILDINGS AND USES

All accessory buildings and accessory uses that are permitted in the underlying zoning districts are permitted within the district, except that any detached accessory building on any lot shall have on all sides the same architectural features or shall be architecturally similar to the principal building(s) with which it is associated. No accessory building shall be placed between the principal building and Airport Highway, except as otherwise provided for in this Resolution.

1756 ARCHITECTURAL STANDARDS

The purpose of architectural standards is to ensure the exterior of new construction and additions and / or renovations to existing buildings are well designed, detailed, and crafted to embody high standards of architectural design and to ensure the long-term viability of commercial structures in the Township. Further, it is encouraged that when existing buildings are remodeled and / or enlarged, that the following standards are adhered to so as to bring the entire building into conformity with the standards of this district. Building design shall include the following features for all non-residential buildings in this district:

1. Decorative canopies shall be placed over all windows and doorways.
2. Masonry finishes shall be utilized on all building elevations. Any building elevation that faces any right-of-way shall utilize one of the following finishes: brick, stucco, or stone, and / or cultured stone. Concrete block may be utilized on any elevation that does not face a right-of-way. If concrete block is utilized, it shall be decorative in nature and shall be finished in an earth tone color. Steel and wood siding is not permitted.
3. On any building with more than 100’ (one hundred feet) of frontage, building recesses and protrusions are strongly encouraged to break long uninterrupted building walls.

1757 GENERAL DESIGN STANDARDS

The following standards shall apply to all non-residential uses in this district:

1. All building utility fixtures, including hvac/air condition units, whether roof mounted, or otherwise, shall be screened from view.
2. Restaurants shall include some portion of outdoor seating.
3. All business shall have a bike rack installed near the main entrance. On multi-tenant buildings, one bike rack shall be installed for every one hundred (100’) feet of linear building frontage.
4. All signs shall be internally illuminated; external lighting sources are not allowed.
5. Sidewalks shall be installed on all existing developed parcels to promote connectivity.

Exhibit “A” (cont’d)

1758 MAINTENANCE STANDARDS

Springfield Township encourages the maintenance of all existing buildings and land. All painted surfaces shall be kept free of peeling paint. Any metal surfaces shall be kept free of rust. When exterior building finishes are changed and/or replaced, they should be made to conform to the provisions of this Section. All landscaping areas shall be maintained to be free of weeds, and any overgrown vegetation shall be maintained. Any dead vegetation shall be removed and replaced with similar plantings.

1759 PARKING

Green space is important in the Spring Meadows Overlay District. Impervious parking areas shall be kept to a minimum amount needed for each use. All businesses are encouraged to utilize shared parking. Bioretention methods are encouraged such as pervious pavement, retrofitting, and bioswales.

1760 DEVELOPMENT STANDARDS

All main buildings, lots and land uses within the Spring Meadows Overlay District shall meet the following development standards:

A. HEIGHT LIMIT

As specified in the underlying zoning district(s).

B. TRIP GENERATION

All uses shall comply with Section 25 – Access Management and all uses generating 50 or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) Generation Manual) shall be subject to Section 25 - Access Management.

C. COVERAGE AND SETBACK REQUIREMENTS

Lot Coverage: Sixty (60%) percent maximum.

Front Yard: Sixty (60’) feet. (See Section 1914)

Side Yard: As specified in the underlying zoning district(s).

Rear Yard: As specified in the underlying zoning district(s).

Front Landscape Strip: Twenty-five (25’) feet (may be located within the required front yard setback).

Lot Frontage: One hundred fifty (150’) feet.

Exhibit "B"

Staff Proposal

(Deletions in strikeout, additions in bold italics)

SECTION 17

AIRPORT HIGHWAY OVERLAY

1701 AIRPORT HIGHWAY OVERLAY DISTRICT BOUNDARIES

The boundaries of the Airport Highway Overlay (APH) District are shown on the Official zoning Map. The boundaries of this overlay district includes all land within four hundred and fifty feet (450') of the centerline of the Airport Highway right-of-way, from the westerly right-of-way line of ~~Holland-Sylvania~~ **Holloway** Road to the easterly right-of-way line of Eber Road.

SECTION 17.5

SPRING MEADOWS OVERLAY DISTRICT

1750 PURPOSE

The Spring Meadows area is the identifying area of Springfield Township. It is an important commercial area and serves as the gateway to Springfield Township. The purpose of this district is to continue to promote high quality development and redevelopment of this area. Unique building design, unique landscaping, and pedestrian access are all fundamental aspects of this district.

1751 SPRING MEADOWS OVERLAY DISTRICT BOUNDARIES

The boundaries of the Spring Meadows Overlay District are shown on the Official Zoning Map. The boundaries of this overlay district includes all ~~land~~ **parcels**, within one thousand feet (1000') of the centerline of the Airport Highway right-of-way, from the westerly right-of-way line of Holland-Sylvania Road to the easterly right-of-way line of Holloway Road. ***Single family, two family, and agricultural uses are exempt from these regulations.***

1752 PERMITTED USES

All uses that are permitted in the underlying zoning district(s), except those uses expressly excluded by Section 1754, are permitted within the Spring Meadows Overlay District.

1753 CONDITIONAL USES

All Conditional Uses that are permitted, pursuant to Section 26 - Procedures and Requirements for Conditional Uses, in the underlying zoning district(s) are also permitted within the Spring Meadows Overlay District except those uses expressly excluded in Section 1754.

1754 EXCLUDED USES

The following uses are not permitted within the Spring Meadows Overlay District notwithstanding the fact that such uses may be listed as a permitted use or Conditional Use in the underlying zoning district.

Exhibit “B” (cont’d)

1754 EXCLUDED USES (cont’d)

Automobile sales, used (when not in conjunction with new car sales)	Manufactured home sales, mobile home sales
Automobile/truck service center (when not in conjunction with new car sales)	Off-premise sign (billboard)
Contractor yard	Salvage yard/automobile wrecking yard
Landfill	Self Storage facility
Manufactured home-park	Sexually oriented business (See Section 1902)

1755 ACCESSORY BUILDINGS AND USES

All accessory buildings and accessory uses that are permitted in the underlying zoning districts are permitted within the district, except that any detached accessory building on any lot shall have on all sides the same architectural features or shall be architecturally similar to the principal building(s) with which it is associated. No accessory building shall be placed between the principal building and Airport Highway, except as otherwise provided for in this Resolution.

1756 ARCHITECTURAL STANDARDS

The purpose of architectural standards is to ensure the exterior of new construction and additions and / or renovations to existing buildings are well designed, detailed, and crafted to embody high standards of architectural design and to ensure the long-term viability of commercial structures in the Township. *These standards shall be applied whenever site plan review is required.* Further, it is encouraged that when existing buildings are remodeled and / or enlarged, that the following standards are adhered to so as to bring the entire building into conformity with the standards of this district.

- ~~1. — Decorative canopies shall be placed over all windows and doorways.~~
- ~~2. — Masonry finishes shall be utilized on all building elevations. Any building elevation that faces any right of way shall utilize one of the following finishes: brick, stucco, or stone, and / or cultured stone. Concrete block may be utilized on any elevation that does not face a right of way. If concrete block is utilized, it shall be decorative in nature and shall be finished in an earth tone color. Steel and wood siding is not permitted.~~

Exhibit “B” (cont’d)

1756 ARCHITECTURAL STANDARDS (cont’d)

1. *Buildings shall include three of the following features along the primary building frontage and any façade visible from the public right of way:*
 - a. *canopies / porticos*
 - b. *roof overhangs / roof line changes*
 - c. *recesses / projections*
 - d. *arcades*
 - e. *gabled roofs / arches*
 - f. *display windows*
 - g. *architectural details such as tile work or molding*
 - h. *integral planters or wing walls that incorporating landscaped areas and / or places for sitting*
2. *Brick, stucco, stone, or cultured stone masonry finishes are encouraged.*
3. *The use of concrete block, steel paneling, wood siding, and EIFS is discouraged.*
4. ~~3.~~ *On any building with more than 100’ (one hundred feet) 50’ (fifty feet) of frontage, building recesses and protrusions are strongly encouraged to break long uninterrupted building walls.*
5. *The township may, through the Site Plan approval process, exempt all or parts of the architectural standards in this section when, in the opinion of the township, the design constitutes a unique, one of a kind building that meets the intent of these standards.*

1757 GENERAL DESIGN STANDARDS

The following standards shall apply to all non-residential uses in this district:

1. All building utility fixtures, including hvac/air condition units, whether roof mounted, or otherwise, shall be screened from view.
2. Restaurants shall include some portion of outdoor seating.
3. ~~All business shall have a bike rack installed near the main entrance. On multi-tenant buildings, one bike rack shall be installed for every one hundred (100’) feet of linear building frontage.~~ *Bicycle parking shall be provided at a ratio of one space to every ten automobile spaces required.*

Exhibit “B” (cont’d)

1757 GENERAL DESIGN STANDARDS (cont’d)

4. All signs shall be internally illuminated; external lighting sources are not allowed.
5. Sidewalks shall be installed on all existing developed parcels to promote connectivity.

1758 MAINTENANCE STANDARDS

Springfield Township encourages the maintenance of all existing buildings and land. All painted surfaces shall be kept free of peeling paint. Any metal surfaces shall be kept free of rust. When exterior building finishes are changed and/or replaced, they should be made to conform to the provisions of this Section. All landscaping areas shall be maintained to be free of weeds, and any overgrown vegetation shall be maintained. Any dead vegetation shall be removed and replaced with similar plantings.

1759 PARKING

Green space is important in the Spring Meadows Overlay District. Impervious parking areas shall be kept to a *the* minimum amount needed for each use. All businesses are encouraged to utilize shared parking. Bioretention methods are encouraged such as pervious pavement, retrofitting, and bioswales. *In order to support this effort, the Zoning Inspector may reduce the number of parking spaces required. The applicant shall submit written documentation to justify the reduction.*

1760 DEVELOPMENT STANDARDS

All main buildings, lots and land uses within the Spring Meadows Overlay District shall meet the following development standards:

A. HEIGHT LIMIT

As specified in the underlying zoning district(s).

B. TRIP GENERATION

All uses shall comply with Section 25 – Access Management and all uses generating 50 or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) Generation Manual) shall be subject to Section 25 - Access Management.

Exhibit “B” (cont’d)

1757 GENERAL DESIGN STANDARDS (cont’d)

C. COVERAGE AND SETBACK REQUIREMENTS

- Lot Coverage: Sixty (60%) percent maximum.
- Front Yard: Sixty (60’) feet. (See Section 1914)
- Side Yard: As specified in the underlying zoning district(s).
- Rear Yard: As specified in the underlying zoning district(s).
- Front Landscape Strip: Twenty-five (25’) feet (may be located within the required front yard setback).
- Lot Frontage: One hundred fifty (150’) feet.

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

