

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

November 19, 2014

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

Phone 419-245-1200, FAX 419-936-3730

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2015**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 24	December 22	December 26	January 8
December 30	January 26	January 30	February 12
January 27	February 23	February 27	March 12
February 24	March 23	March 27	April 9
March 31	April 27	May 1	May 14
April 28	May 25	May 29	June 11
May 26	June 22	June 26	July 9
June 30	July 27	July 31	August 13
July 28	August 24	August 28	September 10
August 25	September 21	September 25	October 8
September 22	October 19	October 23	November 5**
October 20	November 16	November 20	December 3**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 15	January 12	January 16	January 28
January 12	February 9	February 13	February 25
February 9	March 9	March 13	March 25
March 9	April 6	April 10	April 22
April 13	May 11	May 15	May 27
May 11	June 8	June 12	June 24
June 8	July 6	July 10	July 22
July 13	August 10	August 14	August 26
August 10	September 7	September 11	September 23
September 14	October 12	October 12	October 28
October 5	November 2	November 6	November 18**
November 2	November 30	December 4	December 16**

* County deadlines are for Preliminary Drawings

** Date shifts are due to holidays

**Conversion Table
Toledo Zoning Code Update - Zoning District Designations**

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

*The Heritage South and Lagrange C-6 Standards remain unless repealed

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

November 19, 2014

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

ZONING – SYLVANIA TOWNSHIP

1. Z20-C967: Zone Change from A-3 to R-3 PUD at 9640 Sylvania-Metamora Road (jl)
2. Z20-C968: Zone Change from A-3 to R-3 PUD at 9330 Brint Road (jl)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

- Request - Zone change from *A-3 Agriculture* to R-3 PUD
Residential Planned Unit Development
- Location - 9640 Sylvania Metamora Road, Sylvania Township
- Applicant - Sunset Retirement Communities
4040 Indian Road
Toledo, OH 43606
- Architect - Stephen A. Busch
JMM Architects
4385 Larwell Drive
Columbus, OH 43220

Site Description

- Zoning - *A-3 Agriculture*
- Area - ± 72.2 Acres
- Frontage - ± 822 Feet along Sylvania Metamora Road
± 1,080 Feet along Allen Road
- Existing Use - Residential Care Facility
- Proposed Use - Residential Care Facility & Duplexes

Area Description

- North - Power Substation, Undeveloped / *A-3 Agriculture*
- South - Single Family Residential / *R-1 Residential*
- East - Single-Family Residential / *R-1 Residential*
- West - Single Family Residential & Agriculture / *A/R Agricultural / Residential*

Parcel History

- Z20-C763 - Conditional use for assisted living facility. Planning Commission recommended approval with conditions October 28, 1999. Township Board of Zoning Appeals approved December 13, 1999.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SPR20-10-00 - Site Plan at 9640 Sylvania Metamora Road. Staff recommended approval with conditions June 16, 2000.

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-3 PUD *Residential Planned Unit Development* for property located at 9640 Sylvania Metamora Road. Existing uses include a 110 unit residential care facility on the site approved in 1999. The applicant is requesting the zone change to facilitate the addition of a rehabilitation center, a club house, and 16 duplexes (32 total units) along the southeastern portion of the site. The southwestern portion of the site is zoned C-2 and is excluded from this R-3 PUD request.

An expansion to the residential care facility is permitted as a conditional use in the A-3 district, but duplexes are permitted only in R-3 & R-4 zoning districts. Adjacent land uses include a power substation and agriculture to the north, single family residential to the east and south, and single family residential and agriculture to the west.

LAYOUT

The proposed plan will add the rehabilitation center to the existing facility. The proposed clubhouse is 10,500 sq. ft. and will be located near proposed duplex units along the southeastern portion of the property. Individual duplex units will vary been 1,000 sq. ft. and 1,250 sq. ft and will be connected to the existing campus through a private drive. The plan also includes potential future additions for the campus. They include: a 16,000 sq. ft. nursing building, a 16,000 sq. ft. assisted living building, a 42,000 sq. ft. independent living building, a 8,000 sq ft. common space, and an additional entrance on Sylvania Metamora Road. Those are shown for references purposes only on the plan.

Parking requirements for the clubhouse are met by providing 42 space parking area and for the duplexes by providing individual drives with garages. Parking information was not provided for the rehabilitation center, although the architect indicated this addition will primarily serve residents of the facility. The rehabilitation center is not expected to increase parking because the facility will be used by onsite patients. Landscaping is provided along a portion of the eastern property line, but staff recommends this be extended further to the north to screen units from view and that fencing also be considered.

STAFF ANALYSIS (cont'd)

DENSITY

R-3 zoning is necessary in order to construct duplexes as part of the senior living project, however maximum density for this site is not supported. The plan submitted with the zone change request shows future expansions at the site. The PUD is included to limit the overall density of the project to levels consistent with nearby development. Duplexes and apartments are the only part of this project that counts towards density. On 72.2 acres, the 32 duplex units result in .44 units per acre. The density is below the maximum R-3 PUD density of 7 units per acre and surrounding residential developments with R-A or R-1 zoning.

OPEN SPACE & COVERAGE

The plan provides open space and coverage calculations for this project as well as potential future additions. A maximum of 40% of the site shall be devoted to coverage by buildings, structures, streets, driveways, or parking. Coverage is compliant at 16% of the total acreage. A minimum of 15% of the land shall be dedicated to useable, accessible, and consolidated open space. Open space is compliant at 17.3% of total acreage. The site provides proposed and existing ponds as well as walking trails.

LAND USE PLAN

The 2007 Sylvania Township Land Use Plan recommends Suburban Residential uses for this area. It recommends zoning categories of R-A, R-1, or R-2 and densities between 2 – 5 units per acre. The .44 units per acre for the project is consistent with the land use plan recommendation. A density that exceeds the R-A and R-1 zoning is not supported at this location. The project is bound by the plan and any major changes would require re-approval through the zone change process.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C967, a zone change request from A-3 *Agriculture* to R-3 PUD *Residential Planned Unit Development* for property located at 9640 Sylvania Metamora 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 the densities of 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 twenty-nine (29) conditions:

STAFF RECOMMENDATION (cont'd)

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 supplied to this site via water main W-1610-12". This existing main shall be shown and labeled as such on all plans. All mains shall also be labeled as being either "Private" or "Public".
2. Sanitary sewer is available to this site via sanitary sewer S-. This existing main shall be shown and labeled as such on all plans. All mains shall also be labeled as either "Private" or "Public".
3. The sanitary sewer service(s) shall be a minimum 18" below all other utilities when crossing.
4. There shall be a minimum of 10 horizontal feet between the water service(s) and the sanitary sewer service(s) at the building(s).
5. The sanitary sewer service shall be inspected by a LCSE representative and all inspection fees shall be the responsibility of the owner/developer.
6. A fire line plan shall be submitted to our office, the City of Toledo, and to the local fire department for review and approval.
7. All sanitary sewer work shall be completed by a licensed sewer tapper as approved by the Lucas County Sanitary Engineer. This shall be stated on the plans.
8. This site is subject to Lucas County water supply connection and sanitary sewer collection fees and shall be paid in full prior to issuance of any and all permits.
9. A set of these plans may need to be submitted to The City of Toledo-Division of Engineering
10. Detailed utility site plans shall be submitted with above comments addressed. These plans shall be approved by the Lucas County Sanitary Engineer's office prior to any construction and shall meet their standards and specifications.

WATER USAGE FEES:

Clubhouse:	10,500 sf	X	0.20 gpd/sf	=	2,100 gpd
Rehab Center:	4,800 sf	X	0.20 gpd/sf	=	960 gpd
16 Villas (all 2bedrooms):	16 Villas	X	2 Units/Villa X 300 gpd/unit	=	<u>9,600 gpd</u>
Total Water Usage				=	12,660 gpd

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

Sanitary sewer system fee: 12,660 gpd X \$2.50 / gpd = \$31,650.00
 Water supply system fee: 12,660 gpd X \$0.50 / gpd = \$ 6,330.00

Total usage fee due and payable Lucas County Sanitary Engineer = \$37,980.00

PAY-CASH-TO-TAP FEES:

S-811 Pay-Cash-To-Tap
 Parcel #78-00601: 50.737 acres X \$547.81/acre = \$27,794.24

S-763 Pay-Cash-To-Tap:
 Parcel #78-00601: 12,660 gpd X \$0.7958/gal. = \$10,074.83

S-711 Pay-Cash-To-Tap:
 Parcel #78-00601: 12,660 gpd X \$1.9805/gal. = \$25,073.13

The pay-cash-to-tap fee on this parcel is = \$62,942.20

All fees are to be paid prior to approval and issuance of all permits. Each fee, as shown above in bold, shall be on a separate check made out to "Lucas County Sanitary Engineer".

Also, each pay-cash-to-tap fee will be increased on January 1, 2015. It would be most cost effective to pay these fees as soon as possible.

Sylvania Fire Department

11. The fire department strongly recommends the Villa homes be protected by residential sprinkler systems. The Sunset complex has had a recent fire in the nursing care section of the main building which was controlled and extinguished by the sprinkler system, with no injuries or loss of life and minimal damage compared to damage possible without a sprinkler system. This recommendation is a result of the following statistics from the US Fire Administration and the National Fire Protection Association (NFPA): Nearly 85% of fire deaths occur in a residential setting (senior citizens have the highest fire death rate in the nation, 50.9%) and having a residential sprinkler system, combined with smoke alarms can reduce the chance of dying in a fire by 80%.

Lucas County Soil and Water

12. 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.

STAFF RECOMMENDATION (cont'd)

Lucas County Soil and Water (cont'd)

13. 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 stormwater ponds.
14. The Urban Stormwater Specialist for LSWCD should be contacted whenever land clearing is beginning to ensure compliance with the SWPPP and stormwater BMP's to be installed before and during construction. The Specialist can be reached at 419-893-1966 ext. 1.
15. Routine inspections of the site will be performed to ensure compliance with the Ohio EPA general construction permit and the approved SWPPP.
16. A soil survey was prepared is available upon request; a field visit was not conducted by the SWCD.
17. Hydric soils comprise 27% of the site. 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.

Lucas County Engineer

18. 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.
 - 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.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- e. Proposed utility service connections including sanitary sewer and waterline service facilities.
- 19. 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.
- 20. An Ohio EPA, NPDES permit is required and provisions for water quality, sediment and erosion control shall be provided in accordance this permit.
- 21. 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. The form is available on the County Engineer website at: www.lucascountyoh.gov/engineer
- 22. The proposed expansion and any additional proposed access will require an access permit in accordance with 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.
- 23. Provide five (5) foot wide concrete sidewalks (4" normal thickness and 6" thickness at driveways) along Sylvania-Metamora Rd.
- 24. Furnish a letter from the Developer (or property owner) to the Township & Lucas County Engineer agreeing to construct and maintain the sidewalks.
- 25. Perimeter and rear yard drainage will be required in the rear yards of the proposed Villas along the easterly property line.

Plan Commission

- 26. Landscaping shall be extended further north along the eastern perimeter of the site to fully screen the duplexes from view. Fencing should also be considered.
- 27. The "future buildings" and "future parking" will require review through the Planned Unit Development / Zone Change process at a later date.
- 28. Sidewalks should be installed along Sylvania Metamora Road for the area involved in the proposed development.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

29. There are setback issues with the proposed clubhouse and duplexes. The two parcels shall be combined through the Lucas County Auditor's Office unless a waiver is approved by the township trustees per Sec. 2002.A.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C967
DATE: November 19, 2014
TIME: 9:00 a.m.

JL/bp

Five (5) sketches follow

GENERAL LOCATION

Z20-C967
ID 103



SITE



MICHIGAN STATE LINE

MICHIGAN STATE LINE

RICHFIELD TWP.

SYLVANIA TWP.

GIBBS

ALLEN

THOMASVILLE

EVIEDALE

SARAH LAKE

SECLUDED

SUN BREEZE

POR\$HA

SUNNY LAKE

TERESA

BEAUTIFUL

KINNYS

WHITE EAGLE

STONE MILL

BEAR CREEK

SETTLERS RIDGE

JAMSON

KELLIE

POWDER CREEK

LOGGERS

SR#30

PACESETTER

SYLVANIA METAMORA

MALLARD POINTE

BREEZE BAY

WINTERGREEN

BLUE MRAGE

MITCHAW

RED HAWK

KYLIE

MAPLE CREEK

CLEAR CREEK

ANCHOR HILLS

GOLDEN POND

HIDDEN

RICHFIELD CENTER

KILBURN

RICHFIELD TWP.

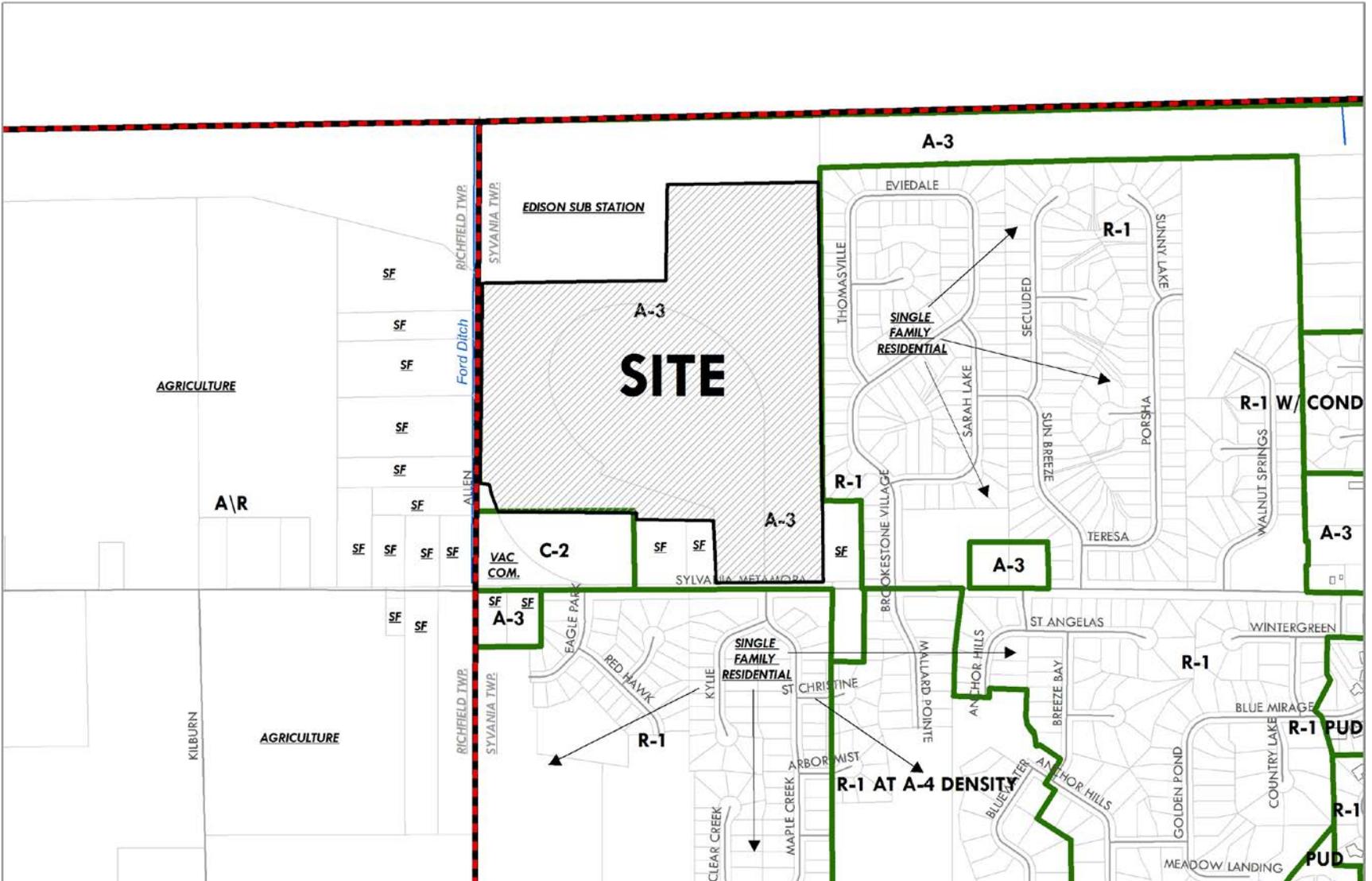
SYLVANIA TWP.

TIDEWATER

BIRCHFIELD

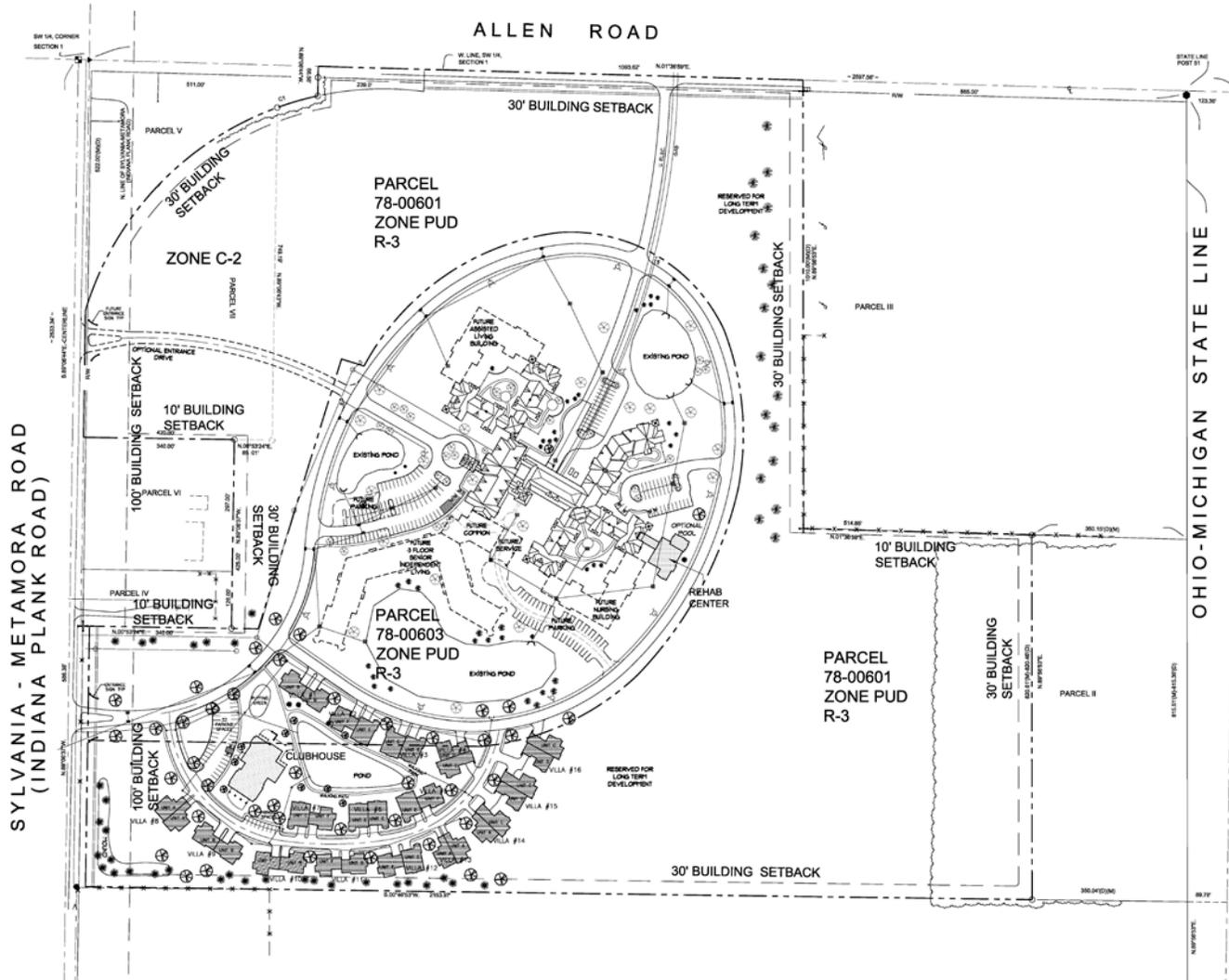
ZONING & LAND USE

Z20-C967
ID 103



PUD DRAWING

Z20-C967
ID 103



PARCEL DATA

ZONING R-3 PUD
TOTAL ACREAGE 72.456 AC

LOCAL DEVELOPMENT STANDARDS
All buildings, structures and lots must meet the following minimum setbacks and must building setback requirements and standards:
Front: 30 feet, 100 feet on Sylvania Metamora Road
Rear: 20 feet
Side: 10 feet
Width: 50 feet 1 family dwelling
125 feet Multi-family dwelling
Lot Area: 4000 s.f. Per dwelling unit with garage
5000 s.f. Per dwelling unit without garage

Maximum Building Height: 45 feet
Maximum Occupancy Height: 35 feet
Corner lots shall have the required front setback on both street frontages.

ARTICLE 20 PUD PLANNED UNIT DEVELOPMENT
MINIMUM OF 40% OF PARCEL ACREAGE SHALL BE DEVOTED TO COVERAGE BY BUILDINGS, STRUCTURES, STREET FRONTAGES OR PARKING.
72.456 AC Acreage MAY ALLOWED.
11.2% AC (0.1252%) / 72.456AC CURRENTLY 16% OF COVERAGE PROVIDED

MINIMUM OF 10% PERCENT OF PARCEL ACREAGE, NONE OF WHICH SHALL BE PART OF ANY PUD, SHALL BE ALLOCATED TO USABLE, ACCESSIBLE, AND CONSOLIDATED COMMON OPEN SPACE WHICH MAY INCLUDE RECREATIONAL AREAS, PONDS, DETENTION/PRETENTION AREAS, OR NATURAL AREAS.
CURRENT OPEN SPACE: 12.8 AC (17.6%) OF 72.456 AC
12.8 / 72.456 = CURRENTLY 17.3% OF PARCEL ACREAGE
REQUIRED PARKING FOR CLUBHOUSE IS 1 SPACE PER 250 SF
CLUBHOUSE 10,000/250 = 40 SPACES REQUIRED
PARKING SPACES CURRENTLY PROVIDED: 40 SPACES
TOTAL = 107 UNITS

CURRENT PAVEMENT AREAS
PAVEMENT AND PARKING 240,000 SF
EQUATE TO: 270,715 SF
TOTAL

CURRENT BUILDING AREAS
EXISTING BUILDING 86,804 SF
REHAB CENTER 4800 SF (OPTIONAL POOL 1200)
CLUBHOUSE 10,000 SF (POOL 3000 SF)
VILLAS - AS SHOWN ON PLAN
1 4000 SF 2 4000 SF
3 4700 SF 4 4000 SF
5 5000 SF 6 4200 SF
7 4700 SF 8 4400 SF
9 4000 SF 10 4400 SF

FUTURE SENIOR FOOTPRINTS-14,000 SF
FUTURE MULTI-STORY FOOTPRINTS-14,000 SF
FUTURE RECREATION/LAND FOOTPRINTS-42,000 SF
FUTURE COMMON 8000 SF - 84,700 SF

CURRENT UNIT AREAS
UNITS AREA INCLUDING GARAGES
A 2000 SF
B 2000 SF
C 2000 SF
D 2000 SF
E 2000 SF
F 2000 SF
G 2000 SF

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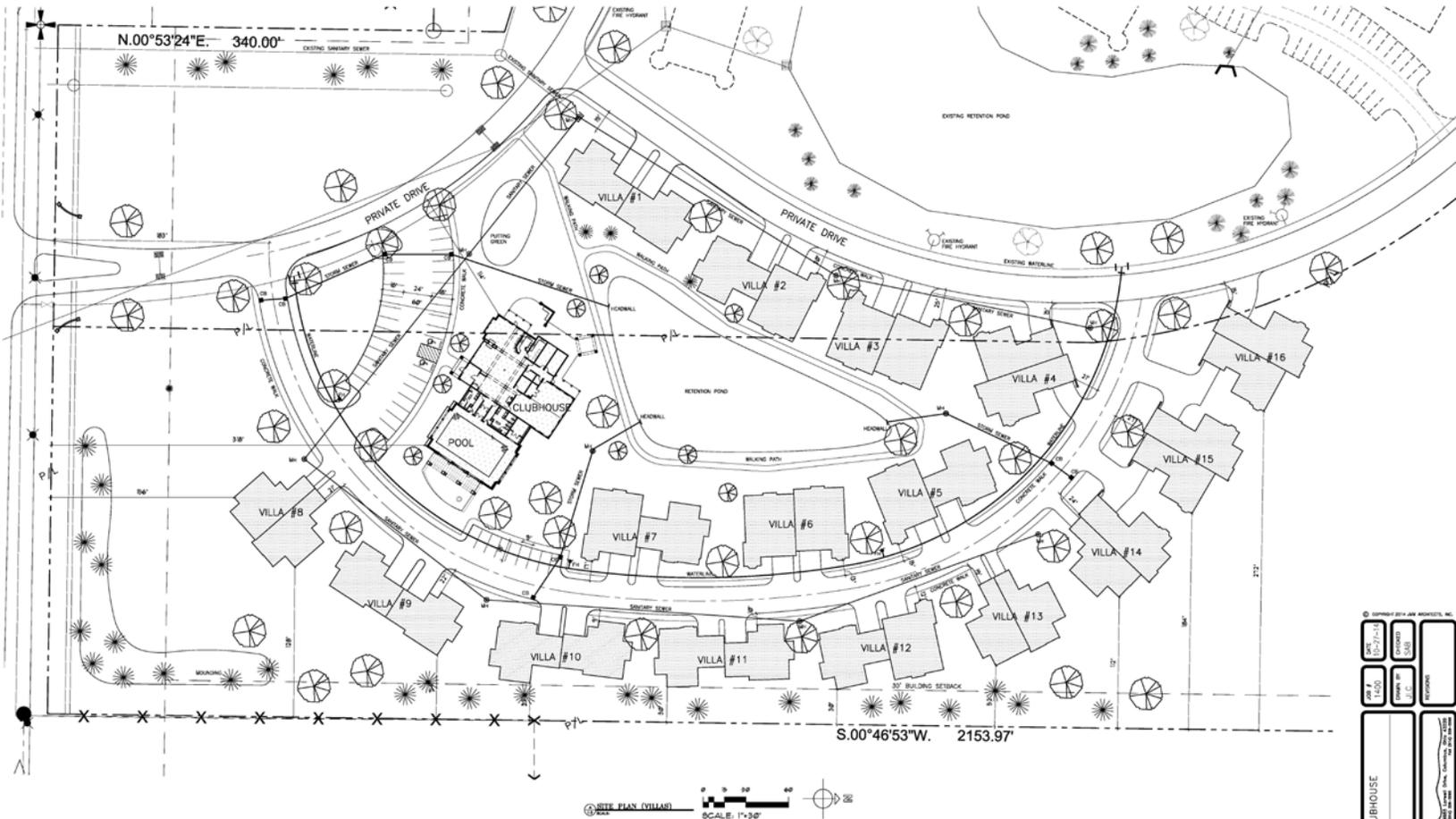
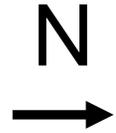
OVERALL SITE PLAN
Sunset Villages
Sylvania - Ohio

1-1

1-1

PUD DRAWING – CLUBHOUSE & DUPLEXES

Z20-C967
ID 103



1 - 13

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SITE PLAN CLUBHOUSE Sunset Village 1000 1000 1000 1000	
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GENERAL INFORMATION

Subject

- Request - Zone change from *A-3 Agriculture* to R-3 PUD
Residential Planned Unit Development
- Location - 9330 Brint Road, Sylvania Township
- Owner - Phillip & Edna Zmuda
228 Blue Harbor Ct.
Perrysburg, OH 43551
- Agent - David Behrens
GreenbergFarrow
21 S. Evergreen Ave, Ste, 200
Arlington Heights, IL 60005

Site Description

- Zoning - *A-3 Agriculture*
- Area - ± 15.34 acres
- Frontage - ± 864 Feet along Mitchaw Road
- Existing Use - Agricultural
- Proposed Use - Residential Care Facility & Duplexes

Area Description

- North - Agriculture & Single Family Residential / *A-3 Agriculture & PUD Planned Unit Development*
- South - Agriculture & Single Family Residential / *A-3 Agriculture*
- East - Agriculture / *A-3 Agriculture*
- West - Agriculture / *A-3 Agriculture*

Parcel History

No case history on file.

GENERAL INFORMATION (cont'd)

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-3 PUD *Residential Planned Unit Development* for property located at 9330 Brint Road. The applicant is requesting the zone change for 15.34 acres in order to construct a senior housing project. The project includes an 85 bed residential care facility, clubhouse, and 15 duplexes (30 total units). The property is currently used for agriculture. A residential care facility is permitted as a conditional use in the A-3 district, but duplexes are permitted only in the R-3 zoning category. Adjacent land uses include agriculture and single family residential to the north, agriculture to the west and east, and agriculture and single family residential to the south.

LAYOUT

The plan indicates that the residential care facility will be 60,000 sq. ft. and limited to a single-story, while each individual duplex unit will be 1,536 sq. ft. The entire project will be contained on a single lot creating a campus feel. It will be accessed by private drives and connected with walking paths and ponds. The site meets parking requirements by providing a 135 space parking lot for the residential care facility and clubhouse, along with private driveways for each duplex unit (2 spaces per driveway). A landscape plan was not provided, but landscaping and screening is recommended along the perimeter of the parcel, especially to the north.

DENSITY

R-3 zoning is necessary in order to construct duplexes as part of the senior living project, however maximum density for this site is not supported. The PUD is included to limit the overall density of the project to levels consistent with nearby development. The duplexes are the only part of this project that counts towards density. On 15.34 acres, the 30 duplex units results in a density of 1.95 units per acre. This density is below the maximum R-3 PUD density of 7 units per acre and comparable to the zoning of surrounding residential developments with R-A or R-1.

STAFF ANALYSIS (cont'd)

OPEN SPACE & COVERAGE

A minimum of 15% of the land shall be dedicated to useable, accessible, and consolidated open space. Open space is compliant at 32% of total acreage and utilizes a series of ponds and walking paths around the campus. A maximum of 40% of the site shall be devoted to coverage by buildings, structures, streets, driveways, or parking. The coverage calculations submitted only included coverage of buildings. A revised calculation for all impervious surfaces shows the coverage is at 36% of the total area and is compliant with zoning requirements.

LAND USE PLAN

The 2007 Sylvania Township Land Use Plan recommends Suburban Residential uses for this area. It recommends zoning categories of R-A, R-1, or R-2 and densities between 2 – 5 units per acre. The 1.9 units per acre for the project is consistent with the land use plan recommendation. A density that exceeds the R-A and R-1 zoning is not supported at this location. The project is bound by the plan and any major changes would require re-approval through the zone change process.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C968, a zone change request from from A-3 *Agriculture* to R-3 PUD *Residential Planned Unit Development* at 9330 Brint 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 the densities of 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 thirty-three (33) 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

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer

1. A landscape plan should be submitted as a requirement of the Planned Unit Development. Landscaping is recommended along the perimeter of the parcel, especially to the north.
2. Water is available to this site via water main W-1484-16". This shall be stated on the plans.
3. Sanitary sewer is available to this site via sewer main S-811-18". This shall be stated on the plans.
4. The sanitary sewer service shall be a minimum 18" below all other utilities when crossing them.
5. There shall be a minimum of 10 horizontal feet between the water service and the sanitary sewer service at the building.
6. The sanitary sewer service shall be inspected by a LCSE representative and all inspection fees shall be the responsibility of the owner/developer.
7. A fire line plan shall be submitted to our office, the City of Toledo, and for the local fire department for review.
8. All sanitary sewer work shall be completed by a licensed sewer tapper as approved by the Lucas County Sanitary Engineer. This shall be stated on the plans.
9. This site is subject to Lucas County water supply connection and sanitary sewer collection fees and shall be paid in full prior to issuance of any and all permits.
10. A set of these plans may need to be submitted to The City of Toledo-Division of Engineering Services and to the local fire department.
11. Detailed utility site plans shall be submitted with above comments addressed. These plans shall be approved by the Lucas County Sanitary Engineer's office prior to any construction and shall meet their standards and specifications.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

FEES:

Water Usage:				
Duplex Condo Units:	30 units	X	400 gpd/unit	= 12,000 gpd
Main Building:	96 beds	X	100 gpd/bed.	= 9,600 gpd
Clubhouse:	3,213 sf.	X	0.20 gpd/sf.	= <u>642.60 gpd</u>
Total Usage:				22,242.60 gpd
Sanitary Sewer Fee:	22,242.60 gpd	X	\$2.50/gpd	= \$55,606.50
Water Supply Fee:	22,242.60 gpd	X	\$0.50/gpd	= <u>\$11,121.30</u>
Total Sanitary Sewer & Water Supply Trunk Fees Due LCSE				= \$66,727.80
<u>SS #811 (Acreage Charge) – Sylvania Avenue Area Trunk Sewer – Discharge</u>				
	12 Acres	X	\$547.81 per acre	= \$6,573.72
<u>SS #711 – King Road Pump Station Fees</u>				
	22,242.60 gpd	X	\$1.9805 /gal.	= \$44,051.47
<u>SS #763 – Sylvania Avenue Area Trunk Sewer</u>				
	22,242.60 gpd	X	\$0.7957 /gal.	= <u>\$17,698.44</u>
Total Sewer Fees Payable LCSE				= \$68,323.63
<u>W-1484 – Agricultural Deferment on Parcel #78-01531</u>				
	607.42 ft.	X	\$28.726 /ft.	= \$17,448.82

All fees are to be paid prior to approval and issuance of all permits. Each fee (the ones in bold), as shown above, shall be on a separate check made out to “Lucas County Sanitary Engineer”.

Sylvania Fire Department

12. The water lines serving this development must follow Lucas County standards for water lines and hydrants (8” main size minimum, fire hydrants to be no more than 300’ apart).
13. The main building will be sprinklered (per code).
14. The fire department strongly recommends the condo style homes surrounding the main building be protected by residential sprinkler systems. This recommendation is a result of the following statistics from the US Fire Administration and the National Fire Protection Association (NFPA): Nearly 85% of fire deaths occur in a residential setting (senior citizens have the highest fire death rate in the nation, 50.9%) and having a residential sprinkler system, combined with smoke alarms can reduce the chance of dying in a fire by 80%.

STAFF RECOMMENDATION (cont'd)

Lucas County Soil and Water

15. 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.
16. 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 stormwater ponds.
17. The Urban Stormwater Specialist for LSWCD should be contacted whenever land clearing is beginning to ensure compliance with the SWPPP and stormwater BMP's to be installed before and during construction. The Specialist can be reached at 419-893-1966 ext. 1.
18. Routine inspections of the site will be performed to ensure compliance with the Ohio EPA general construction permit and the approved SWPPP.
19. A soil survey was prepared is available upon request; a field visit was not conducted by the SWCD. Hydric soils comprise 0% of the site, the site has previously been farmland.

Lucas County Engineers

20. 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.
 - 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.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

- d. Proposed pavement composition for the driveways and parking areas.
 - e. Proposed utility service connections including sanitary sewer and waterline service facilities.
21. 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.
 22. An Ohio EPA, NPDES permit is required and provisions for water quality, sediment and erosion control shall be provided in accordance this permit.
 23. 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. The form is available on the County Engineer website at: www.lucascountyoh.gov/engineer
 24. The proposed access to Mitchaw 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.
 25. The proposed driveways shall slope away from the Mitchaw Rd. pavement.
 26. Indicate driveway radii on the plan. Minimum radii of 25 feet is required.
 27. Provide five (5) foot wide concrete sidewalks (4" normal thickness and 6" thickness at driveways) along Mitchaw Rd.
 28. Furnish a letter from the Developer (or property owner) to the Township & Lucas County Engineer agreeing to construct and maintain the sidewalks.
 29. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with any improvements required to be constructed in the public right of way. The hours worked in the performance of these tasks will be periodically billed to the developer.
 30. The existing roadside ditch along Mitchaw Road shall be enclosed between the proposed driveways and catch basins provided at regular intervals.

STAFF RECOMMENDATION (cont'd)

Plan Commission

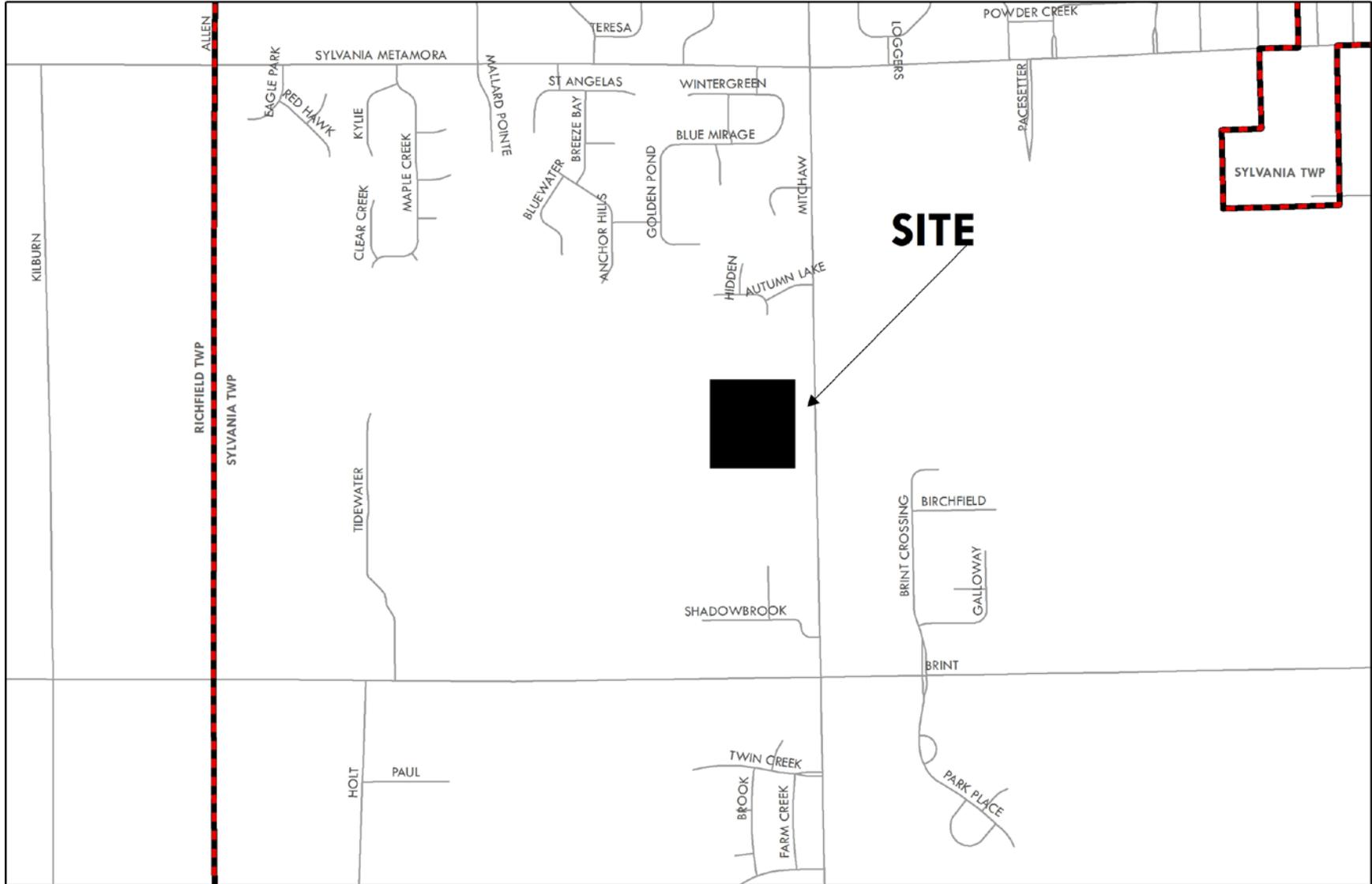
31. A revised plan should be submitted indicating compliance with the 15% consolidated, useable, and accessible open space requirements.
32. A landscape plan shall be submitted to the township per the PUD requirements. Screening and landscaping along the perimeter of the parcel is encouraged, especially to the north.
33. Sidewalks should be installed along the Mitchaw Road frontage per Sylvania Township resolution 98-01-060.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C968
DATE: November 19, 2014
TIME: 9:00 a.m.

JL/bp
Three (3) sketches follow

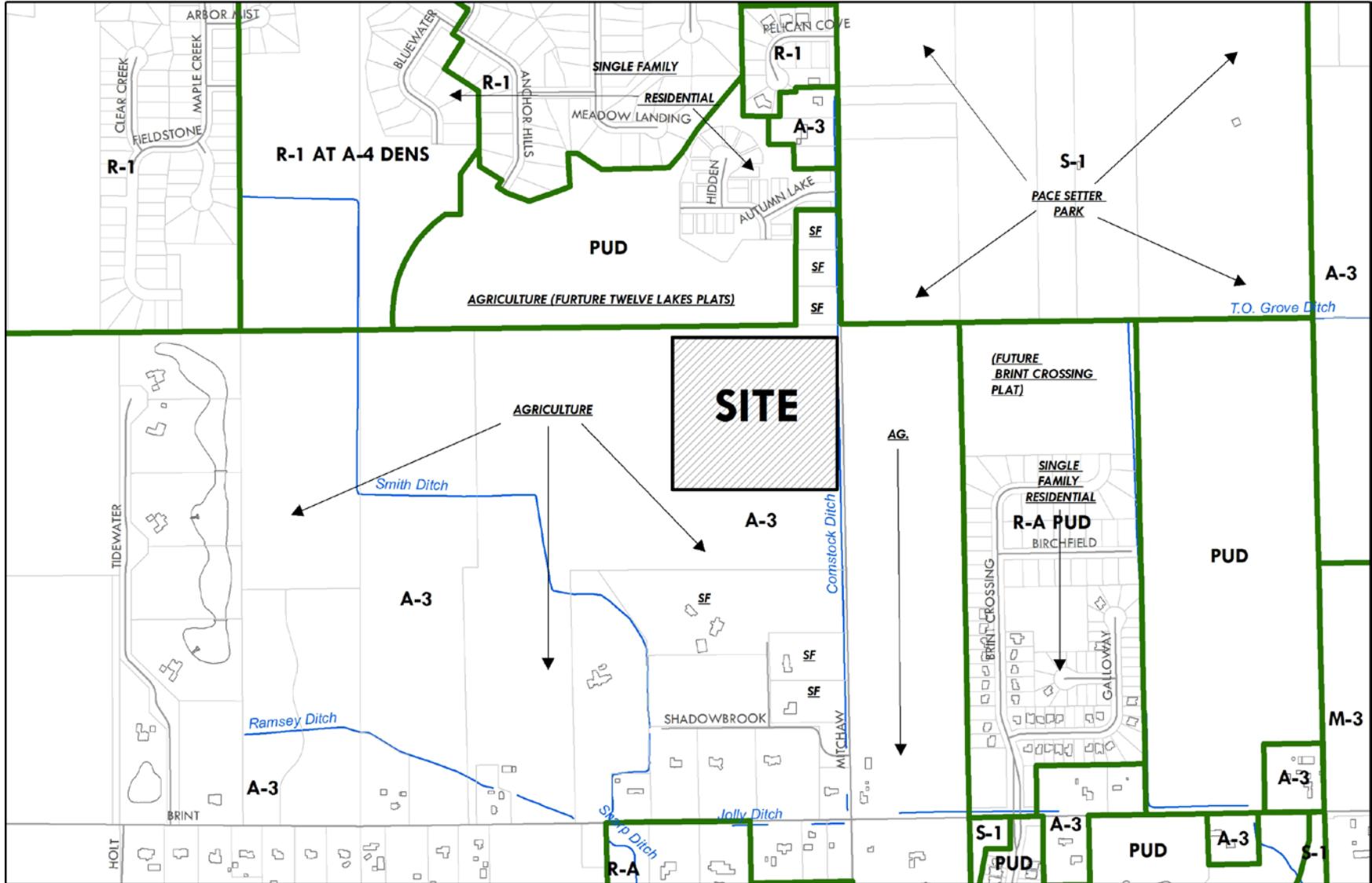
GENERAL LOCATION

Z20-C968
ID 103



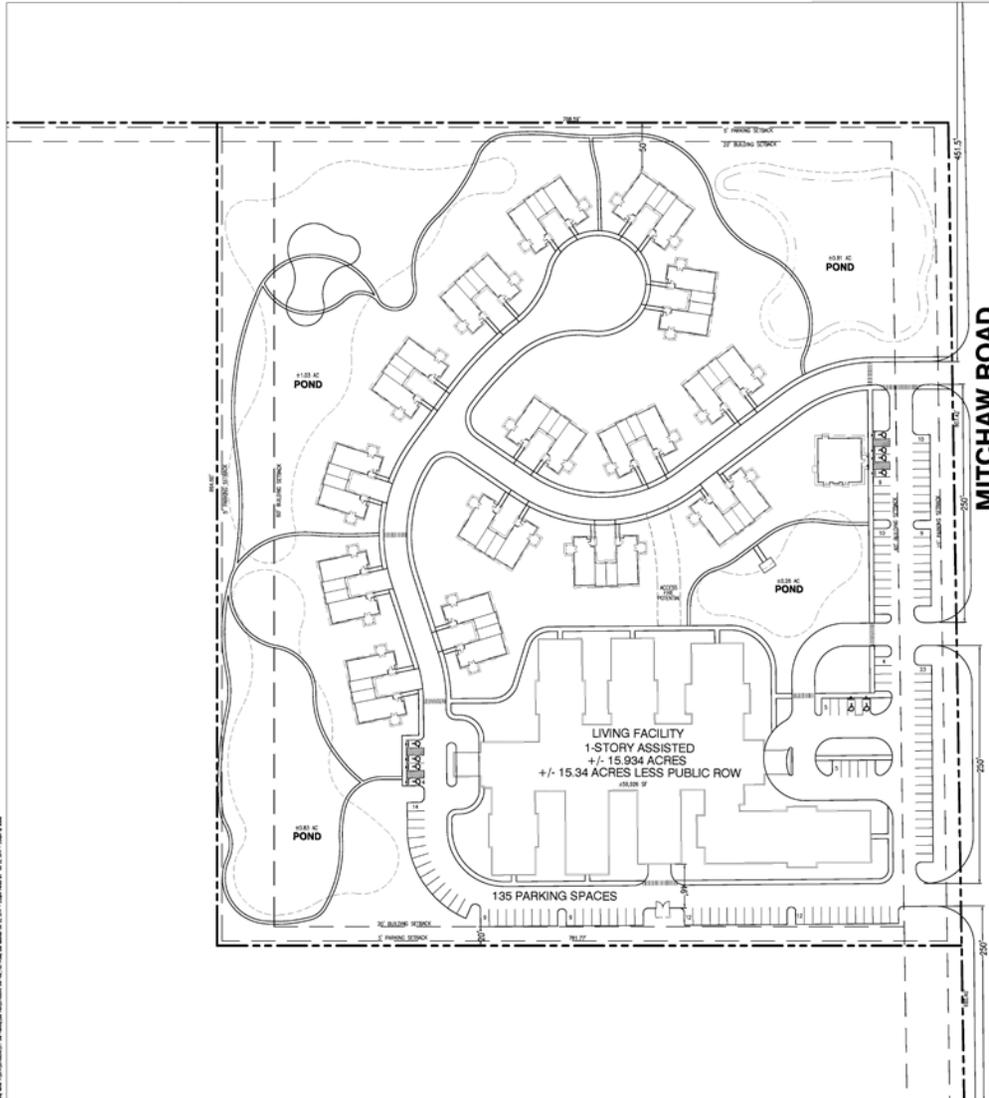
ZONING & LAND USE

Z20-C968
ID 103



SITE PLAN

Z20-C968
ID 103



LOCATION MAP

GreenbergFarrow

21 S. Evergreen Ave. Suite 200
Arlington Heights, Illinois 60005
t. 847 788 9200 f. 847 788 9536

PROJECT INFORMATION

SITE AREA	
MAINSTREET	15.934 ACRES
MAINSTREET LESS PUBLIC ROW	15.34 ACRES

BUILDING AREA	
(1) MAIN BUILDING (85 BEDS)	59,926 SF
(1) CLUBHOUSE	2,305 SF
(15) DUPLEXES (3,072 EA.)	46,080 SF
TOTAL	108,311 SF

PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROVIDED
MAIN BUILDING	1 SP/4 BEDS	24	100
CLUBHOUSE	1 SP/3 OCC.	30	30
DUPLEXES	4 SP/DUPLEX	60	60
TOTAL		114	195

ZONING CLASSIFICATION	
JURISDICTION	SYLVANIA TOWNSHIP
EXISTING ZONING	A-3
REQUIRED ZONING	PUD

SIGNAGE REGULATIONS
TBV

LANDSCAPE REGULATIONS
TBV

BUILDING SETBACKS	
FRONT	60'
SIDE	20'
REAR	60'

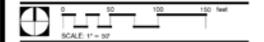
PROJECT NOTES
1. THIS ZONING/A SITE PLAN IS FOR PLANNING PURPOSES ONLY. SEE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
2. THIS SITE PLAN IS BASED ON A BOUNDARY SURVEY BY _____
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD	
DATE	DESCRIPTION
10/21/14	MIRRORED SITE LAYOUT; ADD POND



MAINSTREET
SYLVANIA, OH
MITCHAW RD
& BRINT RD

GF PROJECT NUMBER 20140634.0



Site Plan

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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
130-A 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
1049 S. MCCORD ROAD
HOLLAND, OH 43528
419-213-2860

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
419-539-6078

LUCAS COUNTY
SANITARY ENGINEER
JIM SHAW
111 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
419-213-4209

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43604
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
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 E. CLINTON STREET
NAPOLEON, OH 43545
419-599-4030

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

