

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*April 23, 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

CATHERINE G. HOOLAHAN  
(Chairman)

CYNTHIA A. GERONIMO  
(Vice Chairman)

BALSHARAN SINGH GREWAL

KEN FALLOWS

OLIVIA HOLDEN

### LUCAS COUNTY PLANNING COMMISSION

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TINA SKELDON WOZNIAK  
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(County Commissioner)

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(County Commissioner)

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KEN FALLOWS

MEGAN MALCZEWSKI

THOMAS R. LEMON, SECRETARY

LISA COTTRELL, ADMINISTRATOR

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

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> ( <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*
<b>COUNTY PLANNING COMMISSION</b> ( <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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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

**April 23, 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**

**ITEM**  
**NO.**

**ZONING – SPRINGFIELD TOWNSHIP**

1. Z19-C622: Zone Change from R-A to C-2 at 1722 and 1726 Connecticut Boulevard (jl)

**ZONING - WATERVILLE TOWNSHIP**

2. Z22-C126: Amendment to Waterville Township Zoning Resolution establishing a State Route 295 Overlay District (jl)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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REF: Z19-C622  
DATE: April 23, 2014

## GENERAL INFORMATION

### Subject

- Request - Zone change request from R-A *Suburban Residential* to C-2 *General Commercial*
- Location - 1726 Connecticut Boulevard, Springfield Township
- Applicant - Kathy Amon  
7615 Airport, LLC.  
1745 Indian Wood Cir., Ste. 250  
Maumee, OH 43537

### Site Description

- Zoning - R-A *Suburban Residential*
- Area - ± .5 Acres
- Frontage - ± 101 Feet along Connecticut Boulevard
- Existing Use - Undeveloped

### Area Description

- North - Commercial / C-2 *General Commercial*
- South - Single Family Residential / R-A *Suburban Residential*
- East - Single Family Residential / R-A *Suburban Residential*
- West - Undeveloped, Commercial / C-2 *General Commercial*

### Parcel History

- SPR19-4-99 - Site plan review for building addition and parking lot renovation at 7615 Airport Highway. Review letter sent March 12, 1999.

### Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The request is for a zone change at 1726 Connecticut Boulevard from R-A *Suburban Residential* to C-2 *General Commercial*. The parcel is .5 acres and currently sits undeveloped. The property is also located within the Airport Highway Overlay. The application indicates that the zone change will assist with a potential expansion of the existing commercial development to the north. Adjacent land uses include commercial to the north and west and single family residential the east and south.

The 2003 Springfield Township Community Master Plan recommends the property for Single Family Residential uses. That designation is consistent with the predominantly residential nature of Connecticut Boulevard. However, the property is also included in the Airport Highway Overlay, which affects all land within 450’ of the centerline of Airport Highway. In that area, no residential uses are allowed. Because the property cannot be used for single family residential, a request to C-2 is appropriate.

Nearby commercial zoning along Airport Highway already extends beyond the request for Connecticut Boulevard. Commercial property to the west is 400 feet deep and increases up to 600 feet. Commercial property to the east is 400 feet deep and increase to 700 feet closer to the Spring Meadows area. At close to 400 feet, the zone change request is consistent with nearby commercial areas. There are two residential properties immediately east of the request, but both properties are located in the Airport Highway Overlay where residential is not permitted.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend approval of Z19-C622, a zone change from R-A *Suburban Residential* to C-2 *General Commercial*, located at 1726 Connecticut Boulevard, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

1. The request is consistent with the surrounding commercially zoned parcels; and
2. The request provides is appropriate because the Airport Highway Overlay does not allow residential uses.

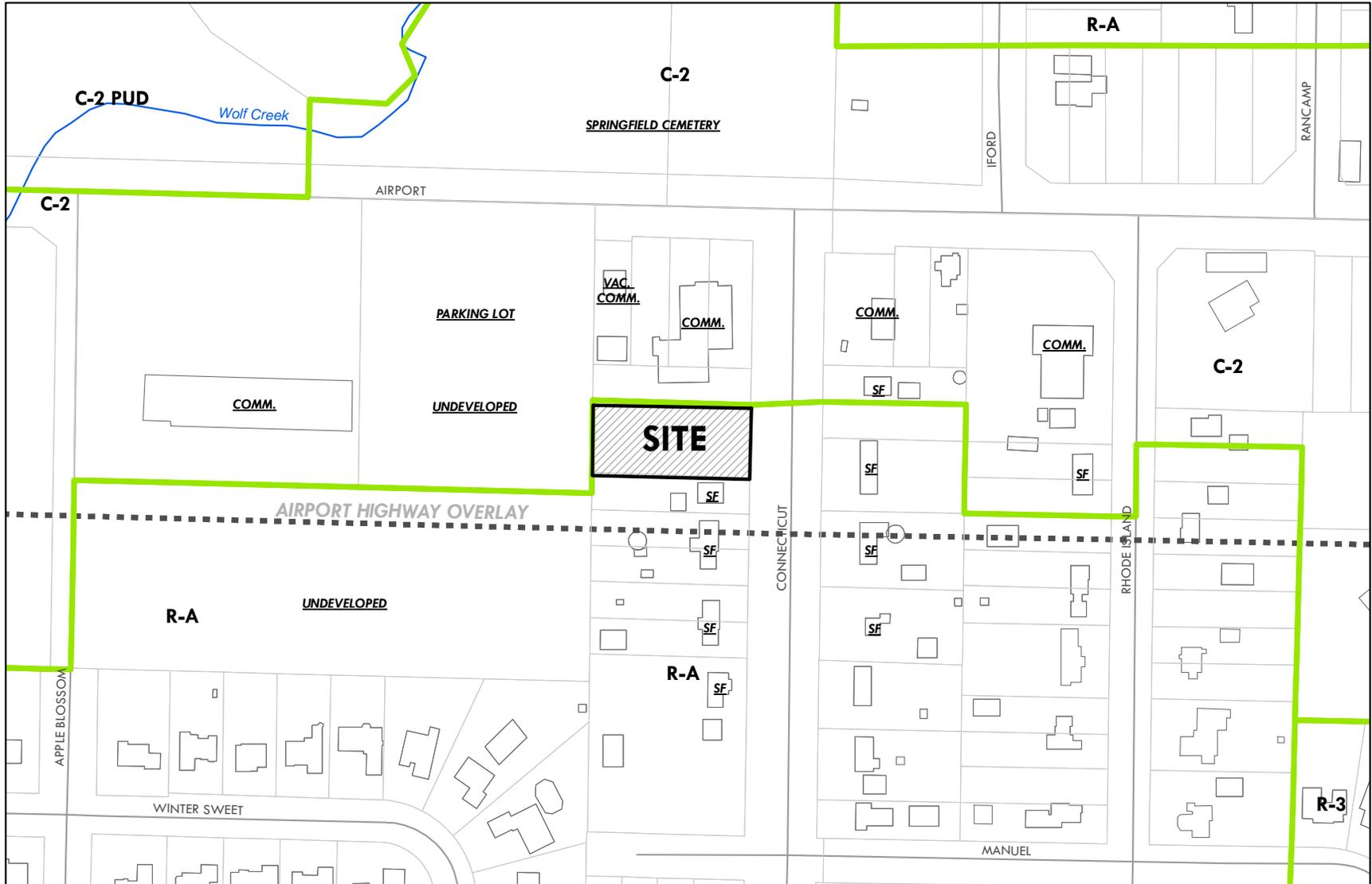
ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C622  
DATE: April 23, 2014  
TIME: 9:00 A.M.

JL/an  
Two (2) sketches follow



# ZONING & LAND USE

Z19-C622  
ID 126



**GENERAL INFORMATION**

Subject

- Request - Text Amendment regarding establishment of State Route 295 (Berkey Southern Road) Overlay District
- Location - Waterville Township
- Applicant - Waterville Township Zoning Commission

**STAFF ANALYSIS**

The Waterville Township Zoning Commission requests an amendment to the Waterville Township Zoning Resolution for an overlay district to accommodate the new interchange located at State Route 295 (Berkey Southern Road) and U.S. 24 between Box Road and Bail Road. Exhibit ‘A’ reflects the township proposal with staff modifications in bold, italics.

The amendment reflects the desire of the township to increase development standards along a prominent roadway in the township in anticipation of any development interest that may occur as a result of the new interchange for U.S. 24 at Berkey Southern Road. The proposal complements the recent efforts by Providence Township. It includes all land within 1,000 feet of the centerline of Berkey Southern Road, within the township, south of Archbold Whitehouse Road.

The proposal mirrors the Providence language, although staff is proposing minor changes to the building material standards and the boundary description. As highlighted in other recent overlay cases, per Ohio Revised Code 519.02, townships are not able to regulate exterior building materials. Revised language is proposed to encourage the use of building materials instead of requiring them.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z22-C126, a text amendment regarding the establishment of a State Route 295 (Berkey Southern Road) Overlay District, as amended, to the Waterville Township Zoning Commission and Trustees.

REF: Z22-C126. . . April 23, 2014

TEXT AMENDMENT  
WATERVILLE TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z22-C126  
DATE: April 23, 2014  
TIME: 9:00 a.m.

JL/bp  
Exhibit 'A' follows  
One (1) sketch follows

**Exhibit ‘A’**  
Township Proposal  
(Staff changes in bold, italics. Deletions in strikethrough.)

**Section 5.4 State Route 295 Overlay District**

**5.4.1 Purpose and Intent**

The purpose of the State Route 295 and Interchange Overlay District is to promote and protect public health and safety by providing for consistent and coordinated treatment of the properties bordering State Route 295 from Archbold Whitehouse Road south the township line in the area of the new interchange with U.S. 24 in Providence Township. State Route 295 is the major north-south route through Waterville Township and abuts Providence Township on the west side from Archbold Whitehouse Road to Mohler Road. As a state route, State Route 295 is a regionally significant roadway that will likely serve as a major commercial corridor as the surrounding townships and villages continue to grow and develop. The State Route 295 Overlay District provides standards and requirements intended to preserve the environmental qualities of the corridor and manage access to property in a manner that will maintain traffic safety and roadway capacity.

**5.4.2 State Route 295 and Interchange Overlay District Boundaries**

The boundaries of the District are hereby established as shown on the Zoning District Map. The District includes *all land within* ~~those parcels with frontage along the State Route 295 right of way to a depth of 1,000 feet from~~ *of the State Route 295 centerline of the right of way along both sides within the township boundary, within the township, extending from Archbold Whitehouse Road south to the township boundary.*

**5.4.3 Review and Approval Procedures**

Site plan review and approval shall be necessary for all new multi-family or nonresidential development and for any existing multi-family or non-residential structure that is enlarged by 50% or more or when the enlargement contains 5,000 square feet or more in floor area. The site plan review shall be as specified in **Section 10.5** (requiring the submission of a detailed site plan) and by additional provisions in this section. The Ohio Department of Transportation (ODOT) requires a driveway access permit application for any new or modified access, as well as for a change in use for existing driveways. ODOT may require a performance bond for this permit.

**5.4.4 Permitted and Special Uses**

All uses which are permitted or special uses in the underlying zoning district(s) except the uses expressly excluded in Section 5.4.5.

**Exhibit 'A' (cont'd)**

**Section 5.4 State Route 295 Overlay District (cont'd)**

**5.4.5 Excluded Uses**

Adult-oriented uses  
Auction Market  
Automobile/truck repair garage when not in conjunction with new car sales  
Auto wrecking/salvage yard/junk yard  
Boat storage  
~~Dwelling, Multi-family~~  
Extraction industry  
Flea market  
Landfill  
Manufactured home, mobile home or industrialized dwelling unit sales  
Manufactured home park  
Off-premises signs  
Pole and Roof Signs  
Sale of fireworks  
Self-service storage facility  
Sweepstakes/Internet Cafe  
Truck transport terminal  
Used car sales when not in conjunction with new car sales

**5.4.6 Accessory Buildings and Uses**

All accessory buildings and uses which are permitted in the underlying zoning district(s) 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 compatible with the principal building(s) with which it is associated.

**5.4.7 Development Standards**

- a) **Minimum Front Yard Setback.** The minimum front yard setback along State Route 295 shall be the greater of 50 feet from the right-of-way line or 125 feet from the centerline of State Route 295. Parcels with frontage on more than one street shall have a minimum front yard setback from the right-of-way line of the minor street as specified in **Sections 4.5 and 4.6.**
- b) **Minimum Side Yard Setback.** As specified in the underlying zoning district.

**Exhibit 'A' (cont'd)**

**Section 5.4 State Route 295 Overlay District (cont'd)**

**5.4.7 Development Standards (cont'd)**

- c) **Minimum Rear Yard Setback** As specified in the underlying zoning district. In addition, a twenty-five (25) foot rear yard landscape area shall be provided where the rear yard abuts an agricultural or residential zoning district outside the overlay district.
- d) **Maximum Building Height.** As specified in the underlying zoning district.
- e) **Minimum Front Yard Landscape Area.** Twenty-five (25) feet along State Route 295 and 25 feet along side streets. The landscape area shall be located within the front yard setback area(s) and no off-street parking shall be located within the landscape area. In those instances where a parallel service road is provided within the required front yard the minimum landscape area width shall be ten (10) feet. ~~See Section 8.4 of this resolution when abutting "A" or "R" districts as a "M" district.~~
- f) **Lot Frontage.** No existing lot that has frontage on State Route 295 may be subdivided in such a manner so as to reduce such frontage on State Route 295 to less than 200 feet, unless a traffic impact study is reviewed and approved by the Lucas County Engineer and the Ohio Department of Transportation. Existing lots of record at the time of this amendment's adoption with widths of under 200 feet retain their legal status in accordance with **Section 12** of the Zoning Resolution.

**5.4.8 Parking and Loading Requirements**

- a) The number of parking spaces required are as established in **Section 8** of this Resolution depending upon the zoning and the intended land use. Parking is prohibited in the front yard landscape area and in the rear yard setback when adjoining a residential district. Efforts to break up large expanses of pavement are to be encouraged by the interspersing of appropriate planting area wherever possible.
- b) Semi-truck loading berths or bays for merchandise and materials shall be suitably screened by landscaping or fencing.

**Exhibit 'A' (cont'd)**

**Section 5.4 State Route 295 Overlay District (cont'd)**

**5.4.9 Architectural Review Requirements**

1. Variation in Massing. Building facades facing public streets shall have visual breaks and incorporate architectural design features. The design of a building façade facing a public street shall reduce its apparent mass or bulk by dividing the building into smaller masses. The apparent mass of a building may be reduced by such techniques as variations in roof form and parapet heights, incorporating clearly pronounced recesses and projections, introducing wall plan offsets, use of other reveals and projections and subtle changes in texture and color of wall surfaces, changes in allowable building materials, use of deep set windows with mullions, use of ground level arcades and second floor galleries/balconies, and other techniques that reduce the apparent mass of a building.
2. Minimum Wall Variegation. Exterior walls shall be variegated in order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. Variegation shall be visually established by using architectural features such as columns, ribs or pilasters, piers, and fenestration pattern.
3. Well-Defined Primary Entrance. The primary building customer entrance(s) shall be clearly defined and contrast with the surrounding wall plane. This can be accomplished with the following techniques individually or in combination: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscaped areas and/or places for sitting, and other architectural techniques with aesthetic distinction.
4. Reduction in Perceived Height. The design of a building greater than two stories shall reduce its perceived height through the use base and top treatments that divide mass into smaller scale components that appear to provide a well-defined base, middle and top to the building. The following examples are techniques that can be used: low planters and walls; base planting; a base architectural veneer banding (wainscot); treatments defined by different materials, texture or color; the addition of covered walkways or architectural awning that provide deep shadow at ground level; features such as distinct and multiple architectural roof forms; clearly pronounced eaves; distinct parapet designs and cornice treatments, and other techniques that reduce apparent height of a building.

**Exhibit 'A'** (cont'd)

**Section 5.4** **State Route 295 Overlay District** (cont'd)

**5.4.9** **Architectural Review Requirements** (cont'd)

5. Minimization of Unsightly Features. The design of the building and building site shall reduce the emphasis on unsightly structures integral to the building function, and any auxiliary structures, which detract from the overall aesthetic quality of the site. Minimally, attention shall be given, but not limited to, the following:
  - a. All building shall have architectural features fully concealing rooftop equipment, such as HVAC units from public view.
  - b. All large waste receptacles shall be completely concealed from public view by structure consistent with the main building exterior material and architecture.
  - c. In order to reduce the scale of parking areas, no single parking area shall exceed 200 spaces unless divided into two or more sub areas separated from each other by landscaping, public streets or buildings.
  
6. Building Materials and Colors. Predominant building materials on any vertical surface visible from the right-of-way shall be **B**brick, wood, natural stone, cut stone, field stone, cast stone, glass, and stucco, or any combination thereof *are encouraged as predominant building materials on any visible surface* The following materials are allowable when integrated with the above materials for accent purposes: exterior insulation and finish systems (EIFS) or equivalent products; colored, fluted and textured concrete block; tilt-up panels; and vinyl siding. Colors shall be low-reflectance, subtle, neutral or earth tone colors. The following exterior building materials may not be used: smooth-faced concrete blocks, smooth-faced tilt-up concrete panels, metal panels, and wood sheet goods.

~~A Design Review Committee shall consist of the Zoning Commission.~~

7. Design Review. The Zoning Commission shall have the authority to review and approve the plans submitted for architectural design review as part of the Site Plan Review Process to ensure compliance with the provisions of this section. The Zoning Commission may exempt all or parts of the requirements in this section when, in the opinion of the Zoning Commission, the design of the building constitutes a unique building meeting the design intent of the design requirements. Decisions rendered by the Zoning Commission may be appealed to the Board of Zoning Appeals.

**Exhibit 'A' (cont'd)**

**Section 5.4 State Route 295 Overlay District (cont'd)**

**5.4.10 Access Management and Traffic Impact Studies.**

Access in the Zoning Overlay District shall be reviewed relative to the distance from other drive approaches and from roadway intersections. Access permits shall be reviewed and approved by the Lucas County Engineer and the Ohio Department of Transportation prior to Township approval. Access options that reduce or eliminate driveways and curb cuts are preferred. When deemed appropriate Waterville Township shall require the developer to prepare a traffic impact study.

**5.4.11 Signage Requirements**

Notwithstanding the regulations contained in **Section 11** "Signs and Outdoor Advertising Structures," low profile signs shall be the only freestanding sign permitted in the Zoning Overlay district. Other freestanding signs, such as pole signs or off-premises signs that display any commercial message, as well as building projecting signs, shall be prohibited in the Zoning Overlay District.

**5.4.12 Outside Storage or Refuse**

All outdoor storage and refuse containment units shall be suitably screened from public view and conform to the requirements of **Section 10.2**.

**5.4.13 Utilities**

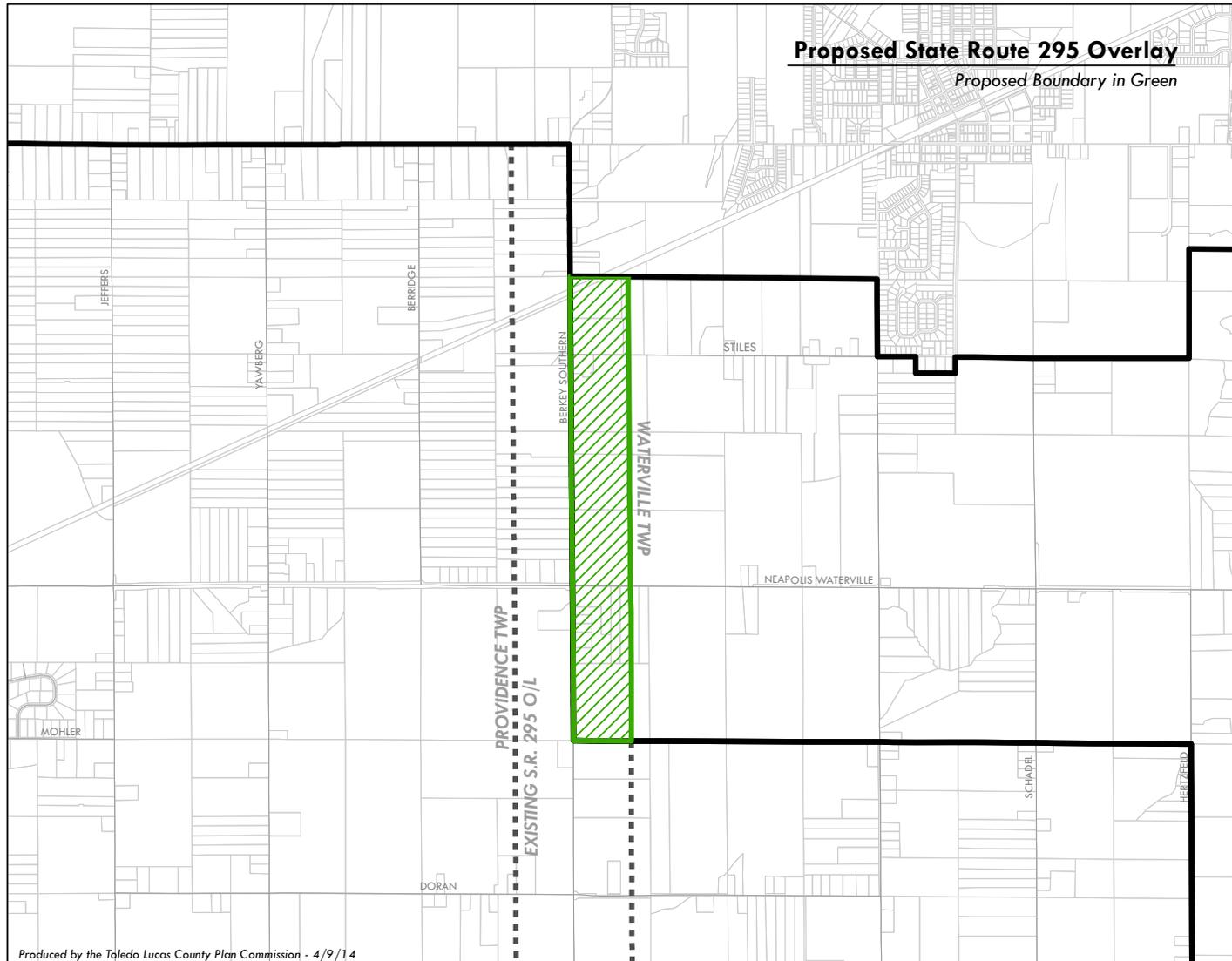
Utilities shall be underground wherever possible.

**5.4.14 Landscape Buffering Requirements**

Buffer yards and landscaping and screening requirements shall conform with **Section 10.4** and other criteria in this resolution.

# PROPOSED STATE ROUTE 295 OVERLAY

Z22-C126  
ID 145,150



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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  
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  
1049 S. McCORD ROAD  
HOLLAND, OH 43528  
419-231-4860

SERVICE DEPARTMENT  
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  
419-252-8110

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  
419-354-9453

WATERVILLE GAS  
JAMIE BLACK  
PO BOX 259  
WATERVILLE, OH 43566  
419-878-4972

OHIO GAS  
GREG NOFZIGER  
715 E. WILSON STREET  
BRYAN, OH 43506  
419-630-2255

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

