

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

December 17, 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)

KEN FALLOWS
(Vice Chairman)

BALSHARAN SINGH GREWAL

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LUCAS COUNTY PLANNING COMMISSION

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(County Commissioner)

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KEN FALLOWS

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THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**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

December 17, 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

S-21-14: Final Plat of EAGLE CREEK PLAT THREE, located south of Sylvania-Metamora Road and east of Kilburn Road, Sylvania Township (12 lots) (jl)

ZONING – SYLVANIA TOWNSHIP

1. Z20-C970: Zone Change from C-2 to A-4 at 2252 Heysler Road (jl)

2. Z20-C969: Zone Change from A-3 to R-2 PUD at 3427 McCord Road (Rear) (jl)

SUBDIVISION – SYLVANIA TOWNSHIP

3. S-20-14: Preliminary Drawing Review of CARRIETOWNE NORTH PLAT THREE, at Central Avenue and McCord Road (jl)

ZONING – MONCLOVA TOWNSHIP

4. Z17-C346: Zone Change from A/R, C-1 and C-2 to C-3 PUD at Brandyway Lane and Salisbury Road (jl)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Zone Change from C-2 *General Commercial* to A-4 *Rural Residential*
- Location - 2252 Heysler Road, Sylvania Township
- Applicant - Karil M. Vose
2240 Heysler Road
Toledo, OH 43617

Site Description

- Zoning - C-2 *General Commercial*
- Area - ± 1.03 Acres
- Frontage - ± 150 Feet along Heysler Road
- Existing Use - Single Family Residential
- Proposed Use - Single Family Residential

Area Description

- North - Single Family Residential / A-4 *Rural Residential*
- South - Single Family Residential / A-4 *Rural Residential*
- East - Single-Family Residential / A-4 *Rural Residential*
- West - Single Family Residential / A-4 *Rural Residential*

Parcel History

- Z20-C67 - Zone change from A-4 to C-2. Planning Commission recommended disapproval January 31, 1963. Township Zoning Commission recommended disapproval February 6, 1963. Township Trustees approved March 7, 1963.
- T-75-69 - Lot split for northerly 2.1 acres, also known as the northerly 305' of Lot 16. Plan Commission approved April 15, 1969.

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 C-2 *General Commercial* to A-4 *Rural Residential* for property located at 2252 Heysler Road. The property is currently undeveloped with the exception of a gravel driveway for the house located to the north. The C-2 zoning on this property is a remnant of the C-2 request from 1963 that was never fully developed commercially. It is surrounded by residential zoning and development on all sides. The applicant is requesting the Zone Change to bring it into conformity with the single family residential homes along Heysler Road.

The 2007 Sylvania Township Land Use Plan recommends this area for Neighborhood Commercial uses. It recommends smaller, local business uses with convenience type goods, such as barber shops or food markets. The request to A-4 *Rural Residential* is not consistent with the land use plan, but would be compatible with the residential development located on all sides of the parcel. Approval of the request would also remove a spot zoning from the area that would be difficult to develop under current zoning requirements and negatively impact residential property owners.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C970, a Zone Change request from C-2 *General Commercial* to A-4 *Rural Residential* for property located at 2252 Heysler Road, to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with residential development located on all sides of the parcel; and
2. The request would remove a spot zoning from the area.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C970
DATE: December 17, 2014
TIME: 9:00 a.m.

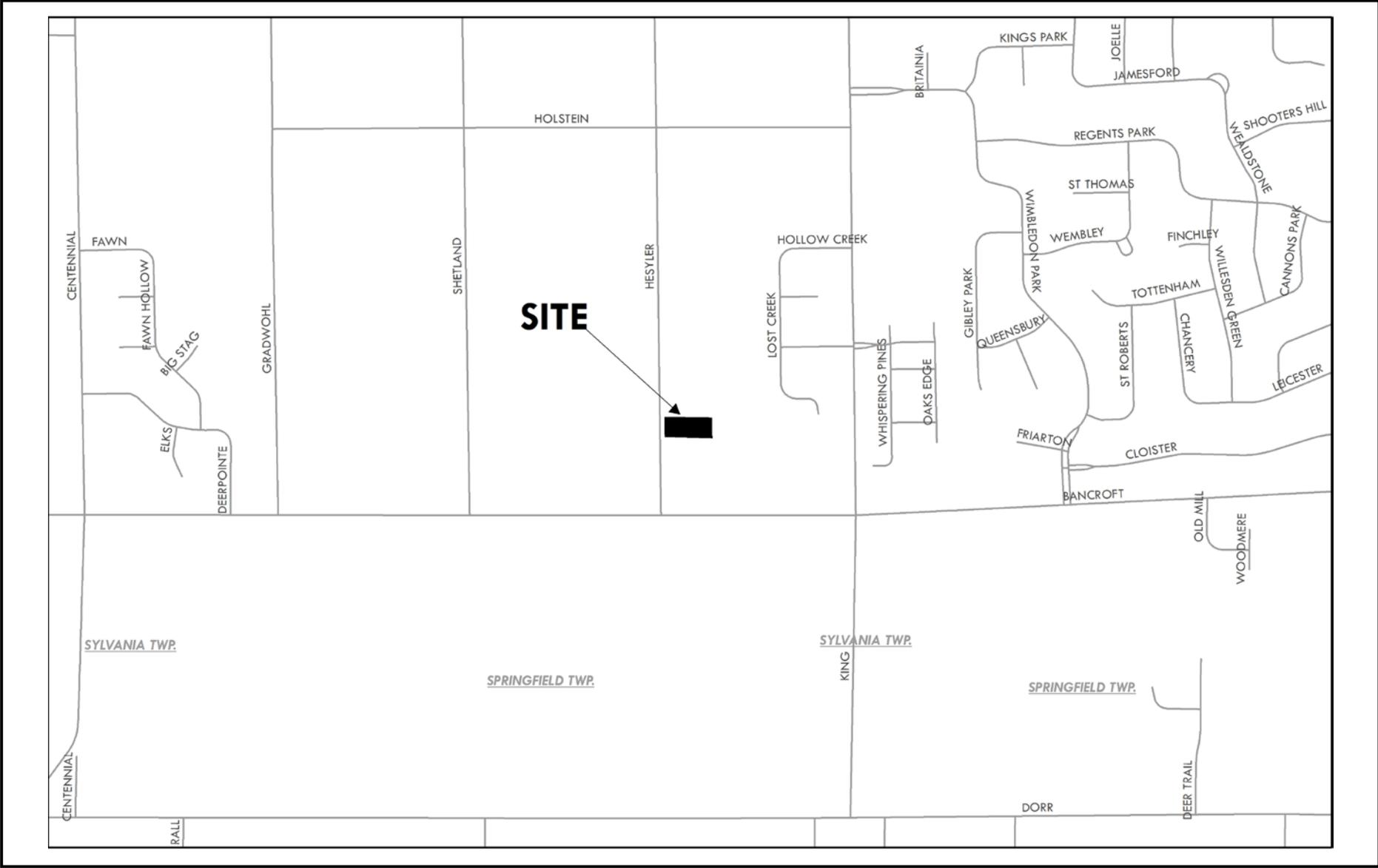
JL/bp
Two (2) sketches follow

GENERAL LOCATION

Z20-C970
ID 114



1 - 3



ZONING & LAND USE

Z20-C970
ID 114



1 - 4



GENERAL INFORMATION

Subject

- Request - Zone Change from *A-4 Rural Residential* to *R-2 PUD Residential Planned Unit Development*
- Location - 3427 McCord Road (Rear), Sylvania Township
- Owner - Norma Zwyer
3427 McCord Road
Toledo, OH 43617
- Applicant - Victor Markowitz
Alan Properties Inc.
2721 Joelle Drive
Toledo, OH 43617
- Engineer - Brian Retar, P.E.
5225 Secor Road
Toledo, OH 43623

Site Description

- Zoning - *A-4 Rural Residential*
- Area - \pm 4.04 Acres
- Frontage - \pm 809 Feet along Ridgewood Drive
- Existing Use - Undeveloped
- Proposed Use - Single Family Residential

Area Description

- North - Single Family Residential / *A-4 Rural Residential*
- South - Single Family Residential / *R-2 PUD Residential Planned Unit Development*
- East - Single-Family Residential / *R-A Suburban Residential*
- West - Undeveloped / *R-2 PUD Residential Planned Unit Development*

GENERAL INFORMATION (cont'd)

Parcel History

S-20-14 - Preliminary Drawing for CARRIETOWNE NORTH PLAT THREE (Companion Case)

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”)

Project Description

Number of Lots - 13 lots
 Maximum Density - 18 lots
 Average Lot Size - 9,300 sq. ft.
 Roadway - 60 ft. public right-of-way, 25 ft. roadway, 22 ft. utility easements
 Open Space - 1.26 acre common lot (31% of total acreage)
 Public Utilities - Sanitary sewer, water lines, and storm sewer

STAFF ANALYSIS

The request is a Zone Change from A-4 *Rural Residential* to R-2 PUD *Residential Planned Unit Development* located at 3427 McCord Road (Rear). The applicant submitted a Zone Change in order to develop a thirteen lot single family subdivision on the north side of Ridgewood Trail. The property is largely undeveloped with the exception of a single family residence to the east with access to McCord Road. The house will remain on a separate parcel once a Final Plat is recorded. Adjacent land uses include single family residential to the south and east, and undeveloped land to the west and north. S-20-14, a Preliminary Drawing for CARRIETOWNE NORTH PLAT THREE, is a companion case.

LAYOUT

Each of the proposed thirteen lots include 60’ feet of width and 9,300 sq.ft. of area. The proposed lots will have access to existing Ridgewood Trail. There are currently two foot buffer lots and a two foot no access lot across from Post Oak Road. The buffer lots were created by the developer of CARRIETOWNE NORTH PLATS ONE and TWO to prevent access to Ridgewood Trail. The developer submitted documentation demonstrating their ability to acquire those lots and provide access for the development. The no access lot may only be removed by extending the right-of-way. If a stub street is not extended then the elimination of this lot shall be addressed.

STAFF ANALYSIS (cont'd)

LAYOUT (cont'd)

All lots meet zoning requirements. However, Lots 7 & 8 include a portion of the two foot no access lot that was created to prevent access from northerly lots until the right-of-way of Post Oak Road was extended. The proposed layout does not dedicate any additional right-of-way to remove the lot. The Lucas County Subdivision Rules and Regulations, *Sec. 507.f*, also require that any subdivisions with adjacent undeveloped land create stub streets to connect future development. The site has undeveloped land to the north and west. A waiver of the stub street to the north is not supported by staff unless a detailed wetland delineation is conducted indicating the presence of wetlands that would prohibit the extension of Post Oak Road to the north. A waiver of the stub to the west is supported by staff because of the narrow parcel width and proposed orientation of the subdivision. The stub street is included as a condition of approval. The roadway extension to the north would require the reconfiguration of the proposed subdivision lots.

DENSITY

The thirteen lot project is located on 4.04 acres of land and has a density of 3.25 lots per acre. An R-2 PUD would allow a maximum density of 4.65 lots per acre. The proposed densities are also similar to nearby developments, including previous plats of CARRIETOWNE NORTH and CARRIE WOODS.

OPEN SPACE & COVERAGE

The project includes a 1.3 acre common lot parcel to the north. This area will remain undeveloped with the exception of a detention area to meet stormwater requirements. The 1.3 acre common lot equals 31% of the total area and satisfies the 15% consolidated, common open space requirement. Coverage calculations were not provided, but it should be noted that a maximum of 40% of gross parcel acreage shall be devoted to coverage by buildings, structures, or driveways.

LAND USE PLAN

The 2007 Sylvania Township Land Use Plan recommends the area for Suburban Residential land uses. It recommends zoning categories of R-A, R-1, or R-2 and densities between 2 – 6 lots per acre. The 3.25 lots per acre is consistent with the land use plan recommendation.

NOTE: Some agency comments were not received at the time of printing. A revised staff report with all agency comments will be submitted prior to the hearing.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C969, a Zone Change from A-4 *Rural Residential* to R-2 PUD *Residential Planned Unit Development*, located at 3427 McCord Road (Rear), to the Sylvania Township Zoning Commission and Trustees for the following two reasons:

STAFF RECOMMENDATION (cont'd)

1. The request is consistent with the 2007 Sylvania Township Land Use Plan; and
2. The request is consistent with the zoning districts and 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-eight (28)** 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.

Lucas County Sanitary Engineer

1. Water is available to this site via existing waterline W-1476-8" along Ridgewood Trail and sewer is available to this site via existing sanitary sewer S-774-8" along Ridgewood Trail and shall be labeled as such.
2. The proposed sewer shall be labeled as S-774C-8". This shall also be on the title sheet in the title.
3. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. The City of Toledo shall install these taps at the contractor's/owner's expense.
4. There shall be a minimum of 10 horizontal feet between the water services and the sanitary sewer services at the buildings.
5. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications.
6. The sanitary sewer services shall be a minimum 18" below all other utilities when crossing them.
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. Detailed plan and profile utility drawings shall be submitted and approved by the Lucas County Sanitary Engineer prior to any construction.
9. The sanitary sewer service shall be inspected by a LCSE representative and all inspection fees shall be the responsibility of the owner/developer.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

10. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
11. This site is subject to Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
12. This site is also subject to the review of the local fire department and the City of Toledo – Engineering Service.
13. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners.

Sylvania Fire Department

Comments not received at the time or print.

Lucas County Soil and Water

Comments not received at the time or print.

Lucas County Engineer

14. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.
15. The proposed storm sewer mainline in the rear of the lots is not desirable for future maintenance access. If the storm sewer is located in the rear of the lots, a designated and useable access easement and route will be required such that heavy equipment will be able to reach the storm sewer for routine cleaning and maintenance. Rear drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
16. A twenty (20) foot wide drainage easement shall be platted for the storm sewer between Lots 1 & 2.
17. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

18. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed along the north side of Ridgewood Trail and extended to connect to the existing sidewalk at the northwest corner of McCord Rd. and Ridgewood Trail. The sidewalk shall be located such that the existing trees may be salvaged as much as possible.
19. The proposed preliminary plat drawing shows potential wetlands and the developer's consultant has submitted a wetland delineation and documentation to the U.S. Army Corps of Engineers for review. Prior to any filling or disturbing these areas, the owner or consultant shall wait for a response from the U.S. Army Corps of Engineers to determine if any permits are required from them or others agencies prior to such activity.
20. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The amount of flow permitted to the existing storm sewer on Ridgewood Trail will be based on the contributing drainage areas in existing conditions and the design capacity of the storm sewer.
 - b. The storm water detention area should be constructed on a separate, non-buildable lot with an easement for access. As shown on the drawing, there is no designated means of access to the detention area for future maintenance and one shall be provided. Plat recitations and deed covenants will be required to address ownership and maintenance of detention area, and to prohibit filling, alteration and obstruction of the area.
 - c. Prior to platting, the developer shall provide for detention area maintenance by the County under the ditch petition procedure. This will include storm sewers into and out of the detention area and the detention area itself.
 - d. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, N.P.D.E.S. permit.
21. Carrietowne North Plat One created Buffer Lot "E" along the north side of Ridgewood Trail which was dedicated to the Board of County Commissioners until such a time as abutting right of way of equal width is dedicated. It appears the original intent was that a stub street would be extended north at this location and if a stub street is not extended then the elimination of this buffer lot shall be addressed.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

22. The street system and water lines must be constructed to the satisfaction of the Township Fire Chief and the Lucas County Building Regulations Department to accommodate emergency operations prior to the issuance of building permits.
23. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
24. The Developer shall make arrangements with the Township for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.
25. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

Plan Commission

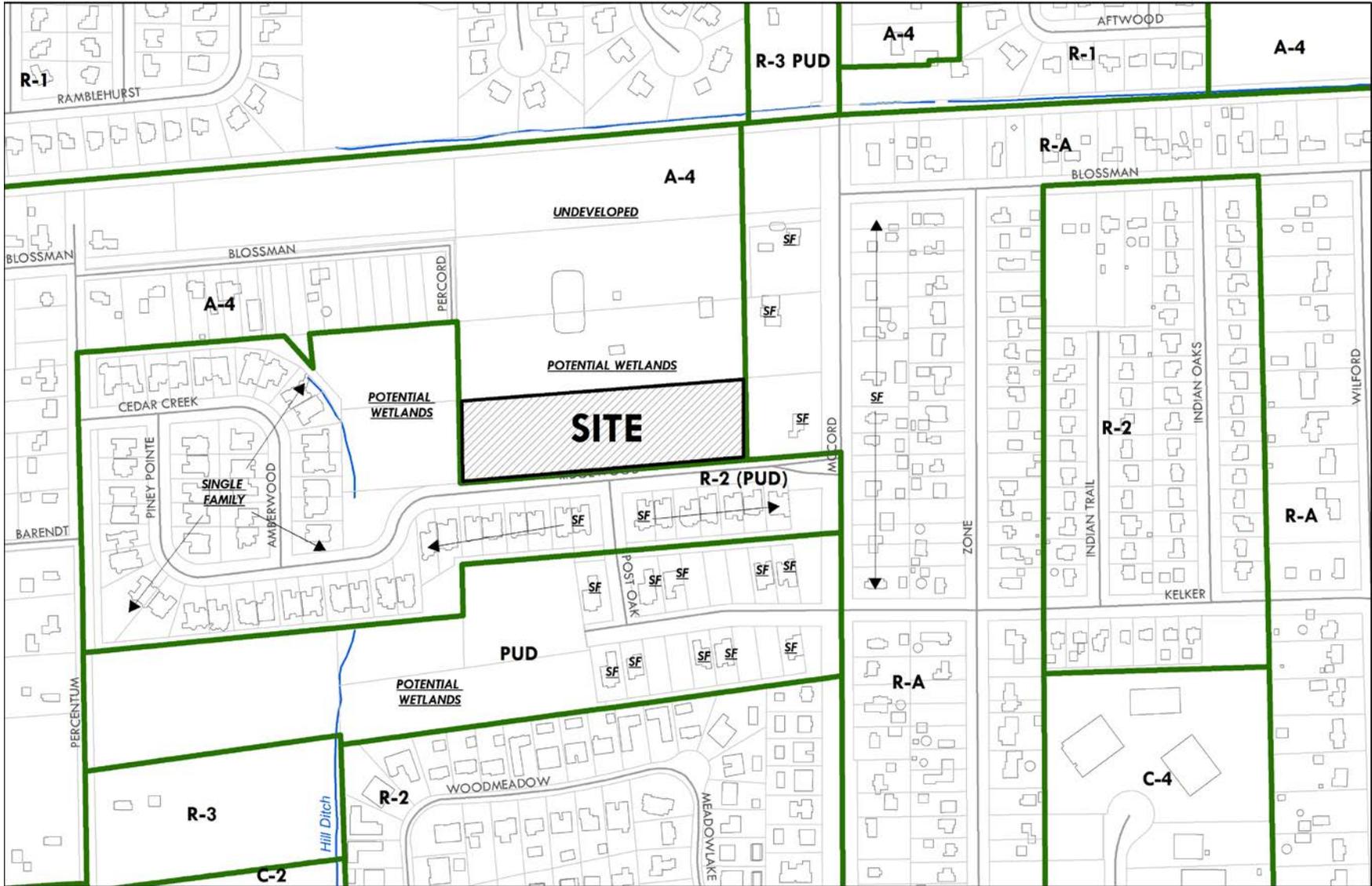
26. Per Lucas County Subdivision Rules and Regulations Sec. 507.f, a stub street shall be required for the undeveloped land to the north unless a wetland delineation identifies the presence of wetlands that would prohibit development to the north. (Also included as a condition of S-20-14.)
27. Documentation shall be submitted indicating the presence of any wetlands on the property. Any wetlands identified within the subdivision shall be included on a Final Plat.
28. Sidewalks shall be installed along Ridgewood Trail for the entire parcel, including the area abutting the single family residence. The developer is encouraged to fully extend and connect the sidewalk to west. (Also included as a condition of S-20-14.)

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C969
DATE: December 17, 2014
TIME: 9:00 a.m.

JL/bp
Three (3) sketches follow

ZONING & LAND USE

Z20-C969
S-20-14
ID 110



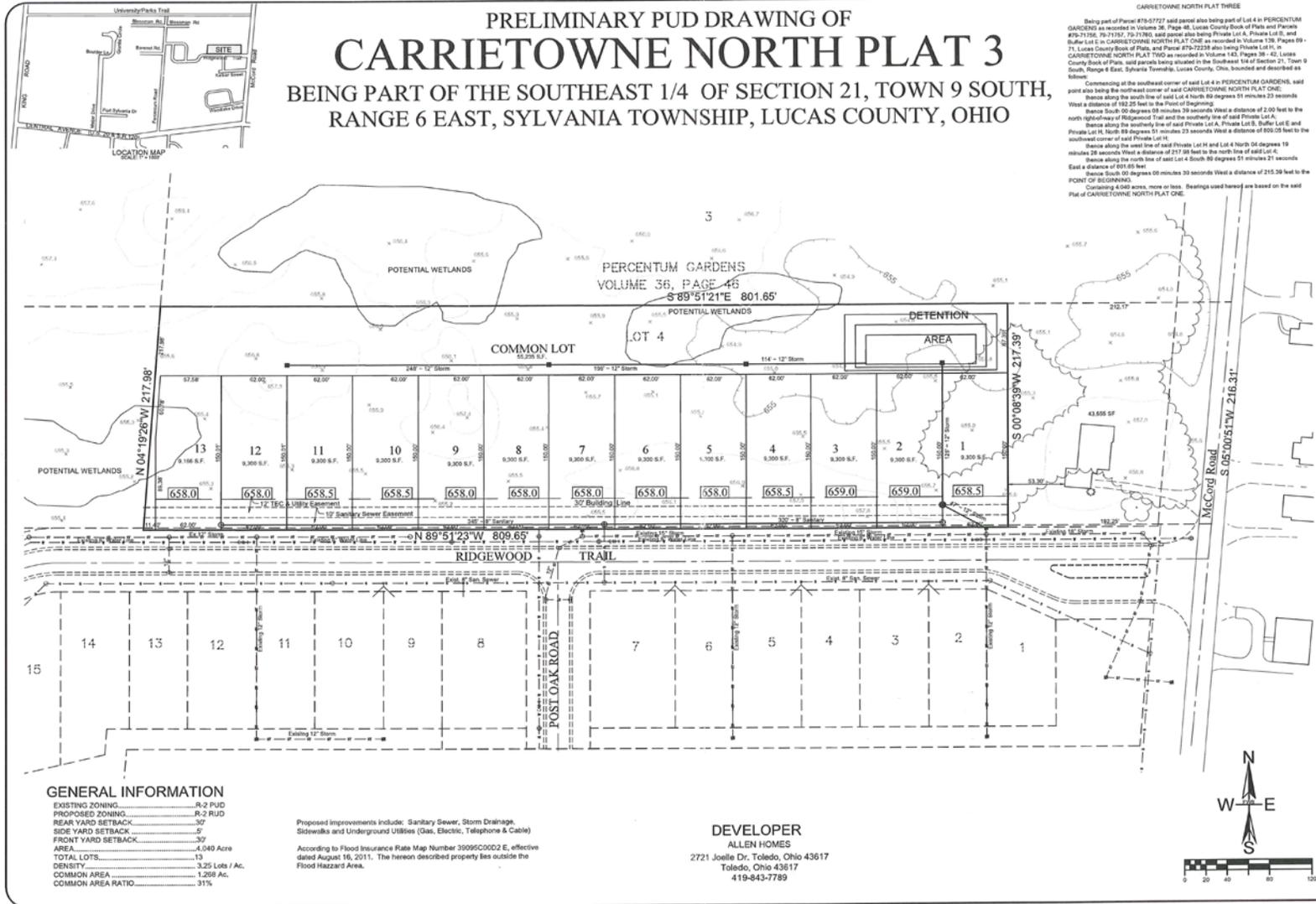
2-9, 3-9

PUD/ PRELIMINARY DRAWING

S-20-14
Z20-969
ID 110



PRELIMINARY PUD DRAWING OF CARRIETOWNE NORTH PLAT 3 BEING PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWN 9 SOUTH, RANGE 6 EAST, SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO



CARRIETOWNE NORTH PLAT THREE

Being part of Parcel #78-8727 said parcel also being part of Lot 4 in PERCENTUM GARDENS as recorded in Volume 36, Page 46, Lucas County Book of Plats and Parcels #78-7176, 78-7157, 78-7150; said parcel also being Private Lot A, Private Lot B, and Buffer Lot E in CARRIETOWNE NORTH PLAT ONE as recorded in Volume 136, Pages 69 - 71, Lucas County Book of Plats, and Parcel #70-7238 also being Private Lot A, in CARRIETOWNE NORTH PLAT TWO as recorded in Volume 143, Pages 38 - 42, Lucas County Book of Plats, said parcels being situated in the Southeast 1/4 of Section 21, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, bounded and described as follows:

Commencing at the southeast corner of said Lot 4 in PERCENTUM GARDENS, said point also being the northeast corner of said CARRIETOWNE NORTH PLAT ONE:

Thence along the south line of said Lot 4 North 82 degrees 51 minutes 23 seconds West a distance of 192.25 feet to the Point of Beginning;

Thence South 00 degrees 00 minutes 20 seconds West a distance of 2.00 feet to the north right-of-way of Ridgewood Trail and the southerly line of said Private Lot A;

Thence along the southerly line of said Private Lot A, Private Lot B, Buffer Lot E and Private Lot H, North 89 degrees 51 minutes 23 seconds West a distance of 800.00 feet to the northwest corner of said Private Lot H;

Thence along the west line of said Private Lot H and Lot 4 North 04 degrees 19 minutes 26 seconds West a distance of 217.98 feet to the north line of said Lot 4;

Thence along the north line of said Lot 4 South 89 degrees 51 minutes 21 seconds East a distance of 801.65 feet

Thence South 00 degrees 00 minutes 20 seconds West a distance of 215.30 feet to the POINT OF BEGINNING.

Containing 4.040 acres, more or less. Bearings used herein are based on the said Plat of CARRIETOWNE NORTH PLAT ONE.

FWB, INC.
CIVIL ENGINEERS
SOLID SURVEYORS
TOLEDO, OHIO 43623
(419) 473-1491 Fax: (419) 473-0506

PRELIMINARY DRAWING OF
CARRIETOWNE NORTH PLAT 3
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 21,
TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

Revisions	
Date	Issued For

Drawing By: _____
Checked By: _____
Issue Date: 10-20-14
Sheet No.: _____
Drawing No.: Survey No.: _____
Scale: 1" = 40'

2 - 10, 3 - 10

GENERAL INFORMATION

Subject

- Request - Preliminary Drawing for CARRIETOWNE NORTH PLAT THREE
- Location - 3427 McCord Road (Rear), Sylvania Township
- Owner - Norma Zwayer
3427 McCord Road
Toledo, OH 43617
- Applicant - Victor Markowitz
Alan Properties Inc.
2721 Joelle Drive
Toledo, OH 43617
- Engineer - Brian Retar, P.E.
FWB, Inc.
5225 Secor Road
Toledo, OH 43623

Site Description

- Zoning - *A-4 Rural Residential*
- Area - \pm 4.04 Acres
- Frontage - \pm 806 Feet along Ridgewood Trail
- Existing Use - Undeveloped
- Proposed Use - Single Family Residential

Area Description

- North - Single Family Residential / *A-4 Rural Residential*
- South - Single Family Residential / *R-2 PUD Residential Planned Unit Development*
- East - Single-Family Residential / *R-A Suburban Residential*
- West - Undeveloped / *R-2 PUD Residential Planned Unit Development*

GENERAL INFORMATION (cont'd)

Parcel History

Z20-C969 - Zone change from *A-4 Rural Residential* to *R-2 PUD Residential Planned Unit Development*. (Companion Case)

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”)

Project Description

Number of Lots - 13 lots
 Maximum Density - 18 lots
 Average Lot Size - 9,300 sq. ft.
 Roadway - 60 ft. public right-of-way, 25 ft. roadway, 22 ft. utility easements
 Open Space - 1.26 acre common lot (31% of total acreage)
 Public Utilities - Sanitary sewer, water lines, and storm sewer

STAFF ANALYSIS

The request is a Preliminary Drawing for CARRIETOWNE NORTH PLAT THREE located at 3427 McCord Road (Rear). The applicant submitted a Preliminary Drawing in order to develop a thirteen lot single family subdivision on the north side of Ridgewood Trail. The property is largely undeveloped with the exception of a single family residence to the east with access to McCord Road. The house will remain on a separate parcel once a Final Plat is recorded. Adjacent land uses include single family residential to the south and east, and undeveloped land to the west and north. Z20-C969, a Zone Change from *A-4 Rural Residential* to *R-2 PUD Residential PUD*, is a companion case.

LAYOUT

Each of the proposed thirteen lots include 60’ feet of width and 9,300 sq.ft. of area. The proposed lots will have access to existing Ridgewood Trail. There are currently two foot buffer lots and a two foot no access lot across from Post Oak Road. The buffer lots were created by the developer of CARRIETOWNE NORTH PLATS ONE and TWO to prevent access to Ridgewood Trail. The developer submitted documentation demonstrating their ability to acquire those lots and provide access for the development. The no access lot may only be removed by extending the right-of-way. If a stub street is not extended then the elimination of this lot shall be addressed.

STAFF ANALYSIS (cont'd)

LAYOUT (cont'd)

All lots meet zoning requirements. However, Lots 7 & 8 include a portion of the two foot no access lot that was created to prevent access from northerly lots until the right-of-way of Post Oak Road was extended. The proposed layout does not dedicate any additional right-of-way to remove the lot. The Lucas County Subdivision Rules and Regulations, *Sec. 507.f*, also require that any subdivisions with adjacent undeveloped land create stub streets to connect future development. The site has undeveloped land to the north and west. A waiver of the stub street to the north is not supported by staff unless a detailed wetland delineation is conducted indicating the presence of wetlands that would prohibit the extension of Post Oak Road to the north. A waiver of the stub to the west is supported by staff because of the narrow parcel width and proposed orientation of the subdivision. The stub street is included as a condition of approval. The roadway extension to the north would require the reconfiguration of the proposed subdivision lots.

DENSITY

The thirteen lot project is located on 4.04 acres of land and has a density of 3.25 lots per acre. An R-2 PUD would allow a maximum density of 4.65 lots per acre. The proposed densities are also similar to nearby developments, including previous plats of CARRIETOWNE NORTH and CARRIE WOODS.

OPEN SPACE & COVERAGE

The project includes a 1.3 acre common lot parcel to the north. This area will remain undeveloped with the exception of a detention area to meet stormwater requirements. The 1.3 acre common lot equals 31% of the total area and satisfies the 15% consolidated, common open space requirement. Coverage calculations were not provided, but it should be noted that a maximum of 40% of gross parcel acreage shall be devoted to coverage by buildings, structures, or driveways.

LAND USE PLAN

The 2007 Sylvania Township Land Use Plan recommends the area for Suburban Residential land uses. It recommends zoning categories of R-A, R-1, or R-2 and densities between 2 – 6 lots per acre. The 3.25 lots per acre is consistent with the land use plan recommendation.

NOTE: Some agency comments were not received at the time of printing. A revised staff report with all agency comments will be submitted prior to the hearing.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve S-20-14, a Preliminary Drawing for CARRIETOWNE NORTH PLAT THREE, located at 3427 McCord Road (Rear), subject to the following **thirty (30)** 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 available to this site via existing waterline W-1476-8" along Ridgewood Trail and sewer is available to this site via existing sanitary sewer S-774-8" along Ridgewood Trail and shall be labeled as such.
2. The proposed sewer shall be labeled as S-774C-8". This shall also be on the title sheet in the title.
3. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. The City of Toledo shall install these taps at the contractor's/owner's expense.
4. There shall be a minimum of 10 horizontal feet between the water services and the sanitary sewer services at the buildings.
5. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications.
6. The sanitary sewer services shall be a minimum 18" below all other utilities when crossing them.
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. Detailed plan and profile utility drawings shall be submitted and approved by the Lucas County Sanitary Engineer prior to any construction.
9. The sanitary sewer service shall be inspected by a LCSE representative and all inspection fees shall be the responsibility of the owner/developer.
10. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
11. This site is subject to Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
12. This site is also subject to the review of the local fire department and the City of Toledo – Engineering Service.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

13. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners.

Sylvania Fire Department

Comments not received at the time or print.

Lucas County Soil and Water

Comments not received at the time or print.

Lucas County Engineer

14. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.
15. The proposed storm sewer mainline in the rear of the lots is not desirable for future maintenance access. If the storm sewer is located in the rear of the lots, a designated and useable access easement and route will be required such that heavy equipment will be able to reach the storm sewer for routine cleaning and maintenance. Rear drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
16. A twenty (20) foot wide drainage easement shall be platted for the storm sewer between Lots 1 & 2.
17. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
18. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed along the north side of Ridgewood Trail and extended to connect to the existing sidewalk at the northwest corner of McCord Rd. and Ridgewood Trail. The sidewalk shall be located such that the existing trees may be salvaged as much as possible.
19. The proposed preliminary plat drawing shows potential wetlands and the developer's consultant has submitted a wetland delineation and documentation to the U.S. Army Corps of Engineers for review. Prior to any filling or disturbing these areas, the owner or consultant shall wait for a response from the U.S. Army Corps of Engineers to determine if any permits are required from them or others agencies prior to such activity.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

20. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The amount of flow permitted to the existing storm sewer on Ridgewood Trail will be based on the contributing drainage areas in existing conditions and the design capacity of the storm sewer.
 - b. The storm water detention area should be constructed on a separate, non-buildable lot with an easement for access. As shown on the drawing, there is no designated means of access to the detention area for future maintenance and one shall be provided. Plat recitations and deed covenants will be required to address ownership and maintenance of detention area, and to prohibit filling, alteration and obstruction of the area.
 - c. Prior to platting, the developer shall provide for detention area maintenance by the County under the ditch petition procedure. This will include storm sewers into and out of the detention area and the detention area itself.
 - d. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, N.P.D.E.S. permit.
21. Carriettowne North Plat One created Buffer Lot "E" along the north side of Ridgewood Trail which was dedicated to the Board of County Commissioners until such a time as abutting right of way of equal width is dedicated. It appears the original intent was that a stub street would be extended north at this location and if a stub street is not extended then the elimination of this buffer lot shall be addressed.
22. The street system and water lines must be constructed to the satisfaction of the Township Fire Chief and the Lucas County Building Regulations Department to accommodate emergency operations prior to the issuance of building permits.
23. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

24. The Developer shall make arrangements with the Township for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.
25. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

Plan Commission

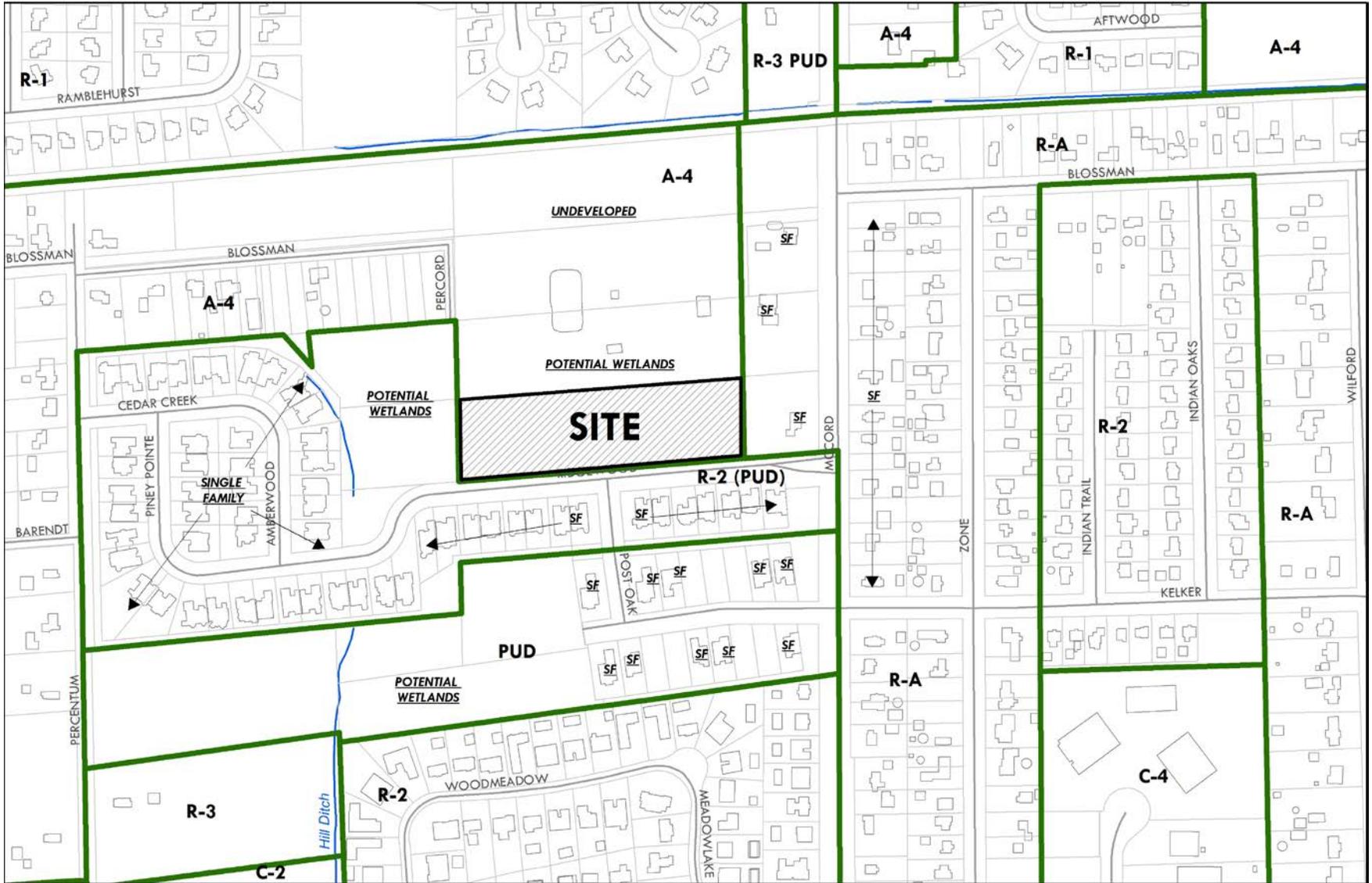
26. No Final Plat shall be approved until the pending zone change from A-4 *Rural Residential* to R-2 *PUD Residential PUD* is approved by the Sylvania Township Trustees.
27. Per Lucas County Subdivision Rules and Regulations **Sec. 507.f**, a stub street shall be required for the undeveloped land to the north unless a wetland delineation identifies the presence of wetlands that would prohibit development to the north.
28. Documentation shall be submitted indicating the presence of any wetlands on the property. Any wetlands identified within the subdivision shall be included on a Final Plat.
29. Sidewalks shall be installed along Ridgewood Trail for the entire parcel, including the area abutting the single family residence. The developer is encouraged to fully extend and connect the sidewalk to west.
30. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY DRAWING
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-20-14
DATE: December 17, 2014
TIME: 9:00 a.m.

JL/bp
Three (3) sketches follow

ZONING & LAND USE

Z20-C969
S-20-14
ID 110



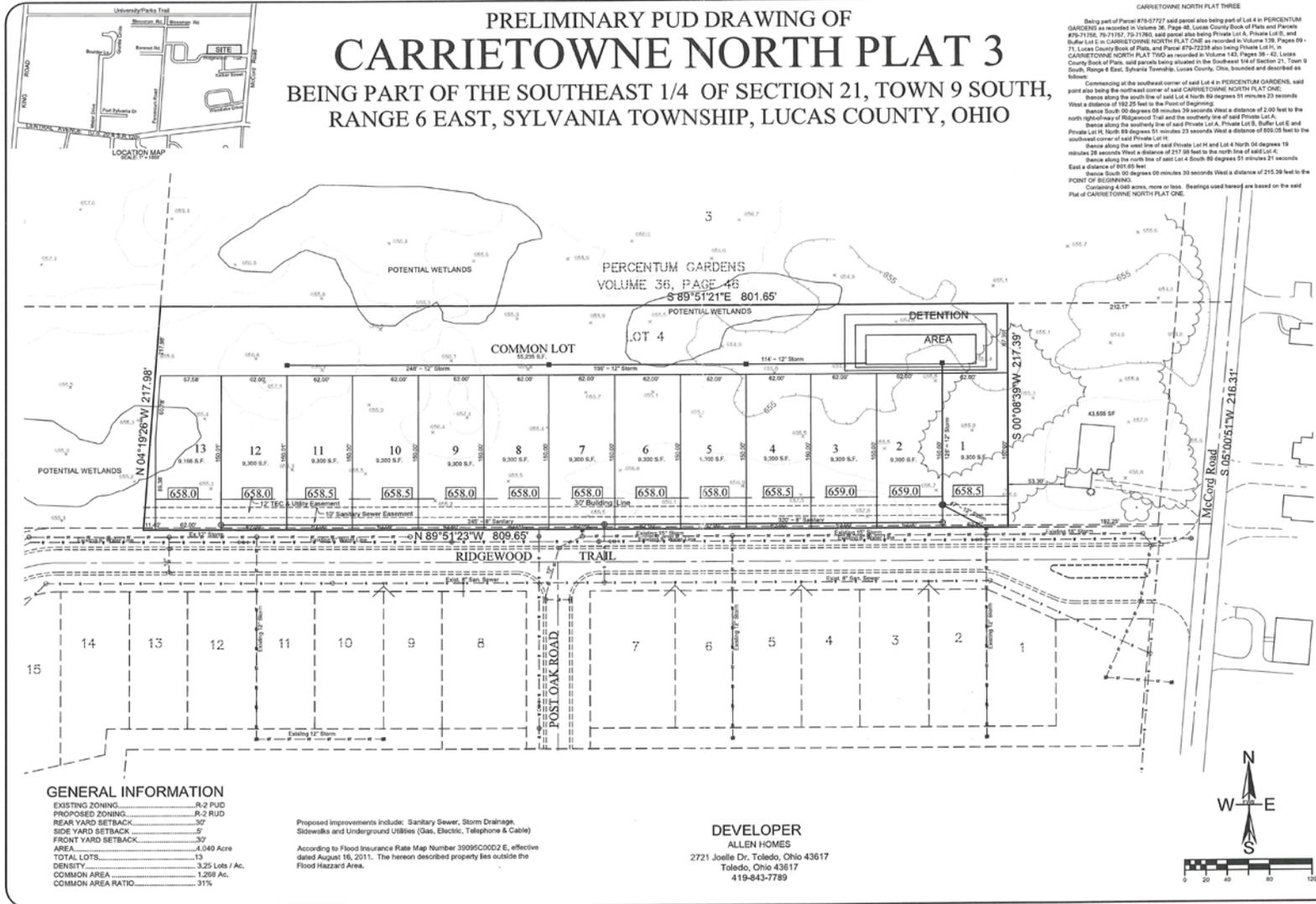
2-9,3-9

PUD/ PRELIMINARY DRAWING

S-20-14
Z20-969
ID 110



PRELIMINARY PUD DRAWING OF CARRIETOWNE NORTH PLAT 3 BEING PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWN 9 SOUTH, RANGE 6 EAST, SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO



CARRIETOWNE NORTH PLAT THREE

Being part of Parcel #78-8727 said parcel also being part of Lot 4 in PERCENTUM GARDENS as recorded in Volume 36, Page 46, Lucas County Book of Plats and Parcels #78-7176, 78-7157, 78-7150; said parcel also being Private Lot A, Private Lot B, and Buffer Lot E in CARRIETOWNE NORTH PLAT ONE as recorded in Volume 136, Pages 69 - 71, Lucas County Book of Plats, and Parcel #70-7238 also being Private Lot A, in CARRIETOWNE NORTH PLAT TWO as recorded in Volume 143, Pages 38 - 42, Lucas County Book of Plats, said parcels being situated in the Southeast 1/4 of Section 21, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, bounded and described as follows:

Commencing at the southeast corner of said Lot 4 in PERCENTUM GARDENS, said point also being the northeast corner of said CARRIETOWNE NORTH PLAT ONE:

Thence along the south line of said Lot 4 North 82 degrees 51 minutes 23 seconds West a distance of 192.25 feet to the Point of Beginning;

Thence South 00 degrees 00 minutes 20 seconds West a distance of 2.00 feet to the north right-of-way of Ridgewood Trail and the southerly line of said Private Lot A;

Thence along the southerly line of said Private Lot A, Private Lot B, Buffer Lot E and Private Lot H, North 89 degrees 51 minutes 23 seconds West a distance of 800.00 feet to the northwest corner of said Private Lot H;

Thence along the west line of said Private Lot H and Lot 4 North 04 degrees 19 minutes 26 seconds West a distance of 217.98 feet to the north line of said Lot 4;

Thence along the north line of said Lot 4 South 89 degrees 51 minutes 21 seconds East a distance of 801.65 feet

Thence South 00 degrees 00 minutes 20 seconds West a distance of 215.30 feet to the POINT OF BEGINNING.

Containing 4.040 acres, more or less. Bearings used herein are based on the said Plat of CARRIETOWNE NORTH PLAT ONE.

FWB, INC.
CIVIL ENGINEERS
SOLID SURVEYORS
TOLEDO, OHIO 43623
(419) 473-1491 Fax: (419) 473-0506

PRELIMINARY DRAWING OF
CARRIETOWNE NORTH PLAT 3
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 21,
TOWN 9 SOUTH, RANGE 6 EAST,
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

Revisions	
Date	Issued For

Drawing By: _____
Checked By: _____
Issue Date: 10-20-14
Sheet No.: _____
Drawing No.: Survey No.: _____
Scale: 1" = 40'

2 - 10, 3 - 10

GENERAL INFORMATION

Subject

- Request - *Zone Change from A/R Agricultural/Residential, C-1 Neighborhood Commercial, and C-2 General Commercial to C-3 PUD Office Commercial Planned Unit Development*
- Location - Brandyway Lane & Salisbury Road (3151 Manley Road), Monclova Township
- Owner - Megan Vahey-Casiere
Lucas County Commissioners
One Government Center, Ste. 800
Toledo, OH 43604
- Eagl Brandywine LLC
Eagl Golf C/o Touchstone Golf LLC
2009 N FM 620 Ste 112
Lakeway, TX 78734
- Applicant - Ross S. Barr
The Andersons, Inc.
480 W. Dussel Drive
Maumee, OH 4353
- Agent - Steven D. Reinbolt
Eastman & Smith Ltd.
One Seagate, 24th Floor
Toledo, OH 43604
- Architect - Ray Micham, AIA
The Collaborative
500 Madison Avenue
Toledo, OH 43604
- Engineer - Stephen Way, P.E.
DGL Consulting Engineers
3455 Briarfield Boulevard, Ste. E
Maumee, OH 43537

GENERAL INFORMATION (cont'd)

Site Description

- Zoning - A/R, C-1, and C-2
- Area - ± 55 Acres
- Frontage - ± 294 Feet along Manley Road
± 610 Feet along Brandyway Lane
- Existing Use - Golf Course and Undeveloped Land
- Proposed Use - New Corporate Headquarters

Area Description

- North - Single Family Residential & Golf Course / A/R *Agricultural/Residential, RA-3 Large Lot Rural Residential*
- South - Multiple Family Residential / A/R *Agricultural/Residential*
- East - I-475 & Undeveloped Land / M-1 *Industrial/Office Research*
- West - Single Family Residential & Golf Course / A/R *Agricultural/Residential*

Parcel History

- Z17-C16 / Z17-C17 - Planned residential development and golf course in an A-3 District as a variance under Sec. 9-A-1 of Monclova Township Zoning. Plan Commission recommends approval March 10, 1966. Township Trustees approved April 11, 1966.
- Z17-C26 - Zone change for 140 acres from A-3 *Agricultural* to M-3 *Heavy Industrial*. Plan Commission recommended disapproval September 30, 1965. Township Trustees approved zone change November 17, 1965.
- Z17-C27 - Zone change for 964 acres from A-3 *Rural Residential* to M-3 *Heavy Industrial*. Plan Commission recommended partial approval. Township Trustees approved zone change December 3, 1965.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z17-C56 - Zone change from M-3 *General Industrial* to R-B PUD to construct multi-family units withdrawn by developer October 27, 1972.
- 1986 - Portion of subject property acquired by the City of Toledo.
- Z17-C104 - Text amendment incorporating M-3 *Heavy Industrial* district into M-2 *General Industrial* district. Plan Commission recommended approval June 16, 1988. Township Trustees approved July 18, 1988.
- Z17-C146 - Zone change from M-2 *General Industrial* to C-3 *Office Commercial*. Plan Commission recommended approval subject to platting August 5, 1993. Township Trustees approved October 4, 1993.
- Z17-C165 - Zone change from C-3 *Office Commercial* to C-2 *General Commercial*. Plan Commission recommended approval of C-2 for a portion of the site and C-1 *Neighborhood Commercial* for remainder March 28, 1996. Township Trustees approved Plan Commission recommendation May 6, 1996.
- S-5-96 - Preliminary drawing for Brandyway Subdivision, a four lot plat, approved by Plan Commission March 28, 1996.
- Z17-C197 - Zone change from C-2 *General Commercial* and C-1 *Neighborhood Commercial* to C-3 *Office Commercial* for northerly 13 acres of overall parcel. Plan Commission recommended approval subject to commercial site plan December 7, 1998. Township Trustees approved subject to commercial site plan February 15, 1999.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

S-28-99 - Preliminary drawing/ commercial site plan review for Brandyway Place. Plan Commission deferred December 16, 1999. Plan Commission approved with modified conditions February 28, 2001.

Applicable Plans and Regulations

- Monclova Township Zoning Resolution
- Monclova Township Contemporary Land Use Plan 2009
- 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/R Agricultural/Residential, C-1 Neighborhood Commercial, and C-2 General Commercial* to *C-3 PUD Office Commercial Planned Unit Development* for 55-acres of land at the intersection of Brandyway Lane & Salisbury Road (5351 Manley Road). The request includes a 37-acre parcel of land at the Brandywine Country Club and 18-acres of C-2 and C-1 zoned property adjacent to the highway and accessed via Brandway Lane. The applicant is requesting the Zone Change in order to construct a corporate headquarters at the location.

There are currently seven holes on the Brandywine Golf Course parcel that will be removed as part of this redevelopment. The remaining holes west of Manley Road will be reconfigured into an eighteen hole course. Adjacent land uses include single-family residential and a golf course to the north and west, multiple family residential to the south, and I-475 & undeveloped land to the east.

LAYOUT

The plan includes a 3-story, 140,000 sq. ft., office building centrally located on the 55 acres and a 743 space parking lot located on the east of the site closest to the highway. The central location on the site and access from Salisbury Road will minimize impacts to adjacent uses. A building in C-3 zoning is limited to three stories and forty five feet in height. Architectural review of the building is required and included as a condition of approval.

STAFF ANALYSIS (cont'd)

LAYOUT (cont'd)

The office use requires a total of 467 parking spaces. The additional spaces are provided in order to accommodate future growth. A 300-foot development buffer is included adjacent to houses on the west of the site. A potential office expansion of 20,000 sq. ft. is also shown extending to the north and the relocated fire lane may encroach into the 300-foot development buffer. Documentation should be provided to indicate what types of restrictions are included in this area.

The plan indicates that the site will be accessed from Salisbury Road through a proposed realignment of Brandyway Lane with Briarfield Boulevard. An emergency only connection is also provided to the existing Brandyway Lane. The applicant currently does not have the land secured in order to accomplish the realignment. If the acquisition of land is not successful there are two additional options for access: one using the existing Brandyway Lane and one using frontage along Manley Road. Staff has concerns with access along Manley Road. However, because the project is bound by the approved plan, any major changes such as changes to access will require review again through the Zone Change / Planned Unit Development process.

OPEN SPACE & COVERAGE

The coverage of buildings, pavement, and other impervious surfaces shall not exceed 40% of the gross site acreage. The coverage calculation for the project is currently 21%, meeting zoning requirements. Monclova Township also requires at least 15% of total gross acreage be set aside for consolidated common open space. Calculations for this requirement were not provided and are included as a condition of approval. The project will preserve the golf cart paths as walking trails along with the wooded ravine area to the northeast of the site. These areas could both count towards the consolidated open space requirement.

LANDSCAPING

A landscape plan is not provided for the project at this time. Landscaping is required along all road frontages, around all parking areas visible from the right-of-way, and adjacent to any "A" or "R" district. When adjacent to either of those districts landscaping shall be a minimum of six feet to help shield the non-residential use from view. A detailed landscape plan is included as a condition of approval.

LAND USE PLAN

The 2009 Monclova Contemporary Land Use Plan does not provide a Future Land Use Map, but does offer guiding principles for development. The plan recognizes the importance of commercial development, but recommends that all PUD development provide a portion of the required 10% consolidated open space near the front setbacks of the parcel. This is requested in order to promote the rural character desired by the township. The building and development location achieve this goal along Salisbury Road and Manley Road.

STAFF ANALYSIS (cont'd)

ADDITIONAL CONSIDERATIONS

The Monclova Township PUD regulations require all PUDs to be platted in accordance with applicable subdivision rules and regulations. A Final Plat would provide a legal opportunity to record open space areas and legal restrictions on the property for the 300' buffer lot. Minor changes to the approved plan may be approved administratively. If this results in any major changes to the approved PUD plan, as defined in Sec. 10.6 of the Zoning Resolution, review will be required again through the Zone Change / PUD process. Additionally, although a public meeting is not required, staff encourages the applicant to solicit public input regarding the final design of the project. Finally, the development preserves a large portion of the existing open space, which would be more difficult to accomplish if the property was developed residentially.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z17-C341, Zone Change from *A/R Agricultural/Residential, C-1 Neighborhood Commercial, and C-2 General Commercial* to *C-3 PUD Office Commercial Planned Unit Development* located at the intersection of Brandyway Lane & Salisbury Road (3151 Manley Road) to the Monclova Township Zoning Commission and Trustees for the following three (3) reasons:

1. The request is consistent with the 2009 Monclova Contemporary Land Use Plan; and
2. The central location of the development and access from Salisbury Road will minimize impacts on adjacent uses.
3. The development preserves a large portion of the open space, which would be more difficult to accomplish if the property was developed residentially.

Staff further recommends approval subject to the following **twenty-six (26)** conditions:

The following conditions 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 Water is supplied to this site via water main W-976-8". This existing main shall be shown and labeled as such on all plans.
2. Sanitary sewer is available to this site via sanitary sewer S-481-12". This existing main shall be shown and labeled as such on all plans.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

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 plans may need to be submitted to The City of Toledo-Division of Engineering Services and to the local fire department.
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:

Water Usage:	700 employees	X	20 gpd/employee	=14,000 gpd
Sanitary sewer system fee:	14,000 gpd	X	\$2.50 / gpd	= \$35,000.00
Water supply system fee:	14,000 gpd	X	\$0.50 / gpd	= <u>\$ 7,000.00</u>
Total usage fee due and payable Lucas County Sanitary Engineer				= \$42,000.00

All fees are to be paid prior to approval and issuance of all permits.

Monclova Township Fire Department

11. Currently there are two accesses to the apartments off of Brandyway Lane. The relocated Brandyway Lane only shows access to the apartments on the east end. The west access to the apartments must remain.

STAFF RECOMMENDATION (cont'd)

Monclova Township Fire Department (cont'd)

12. The emergency access lane in the southeast corner of the parking lot indicates a gate. If this gate is to be electrically operated a Knox Gate Key Switch is required. If it is to be a manual gate a Knox Padlock will be required. Order forms are available through the Fire Prevention Bureau.

Lucas Soil and Water Conservation District

Comments not received at time of print.

Lucas County Engineer

13. A Detailed Site Grading, Paving, and Storm Drainage construction plans for the project shall be submitted to the Lucas County Engineer's Office for review and approval.
14. The rezoning plan submitted shows offsite improvements including the proposed extension of Briarfield Blvd. to the site as a primary means of access and reconfiguring Brandyway Lane to connect to the extension of Briarfield Blvd. The following are comments relative to these offsite improvements:
 - a. The subject improvements are located outside of the proposed four (4) parcels that are under review for rezoning and these comments assume the applicant will obtain ownership of necessary property or secure agreements with the existing parcel owners affected to construct the proposed improvements.
 - b. A traffic impact study shall be provided to determine impacts from the proposed site generated traffic to the existing roadway system and to determine the necessary improvements that will be required by adding the new road connection to the Salisbury Rd. and Briarfield Rd. Intersection.
 - c. A plat will be required to dedicate the proposed public right of way for the extension of Briarfield Blvd. and reconfigured Brandyway Lane. The vacation of the existing Brandyway Lane shall be in accordance with the applicable sections of the O.R.C. for vacating a public right of way.
 - d. The proposed public roads and required public improvements shall be designed and constructed in accordance with Lucas County Standards and Specifications.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- e. The end of the public road /beginning of the private drive shall be clearly delineated and identified with a sign. A turnaround should be provided by providing an opening in the entrance boulevard.
- f. The proposed Briarfield Blvd. extension will be located over the existing 22 inch gas pipeline running from southeast to northwest. The developer shall coordinate with the pipeline company to determine the exact location, depth, any design requirements and approval of constructing over the pipeline.
- 15. Any existing golf cart crossings along Manley Rd. that are no longer needed shall be removed from the public right of way.
- 16. Sidewalks shall be provided along both sides of the proposed Briarfield Blvd. extension and a pedestrian sidewalk connection maintained to the existing apartments to the east.
- 17. Suggest using pervious type grass pavers or similar pervious materials for the gated emergency access driveway.
- 18. Provide 25 foot minimum radii at the Briarfield Blvd. extension and relocated Brandyway intersection and 35 foot minimum radii at the Briarfield Blvd. extension at Salisbury Rd.
- 19. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing pre-developed conditions. There are currently two drainage outlets for most of the site. One outlet runs through the wooded area near the northeasterly part of the site and the other outlet is an existing culvert at the southwesterly part of the site that drains under Manley Rd. Both of these outlets drain to Swan Creek. The amount of flow permitted to the outlets will be based on the contributing drainage areas in existing conditions and the design capacity of the outlets.
 - b. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, N.P.D.E.S. permit.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

20. 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
21. The owner shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with public pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the owner.

Plan Commission

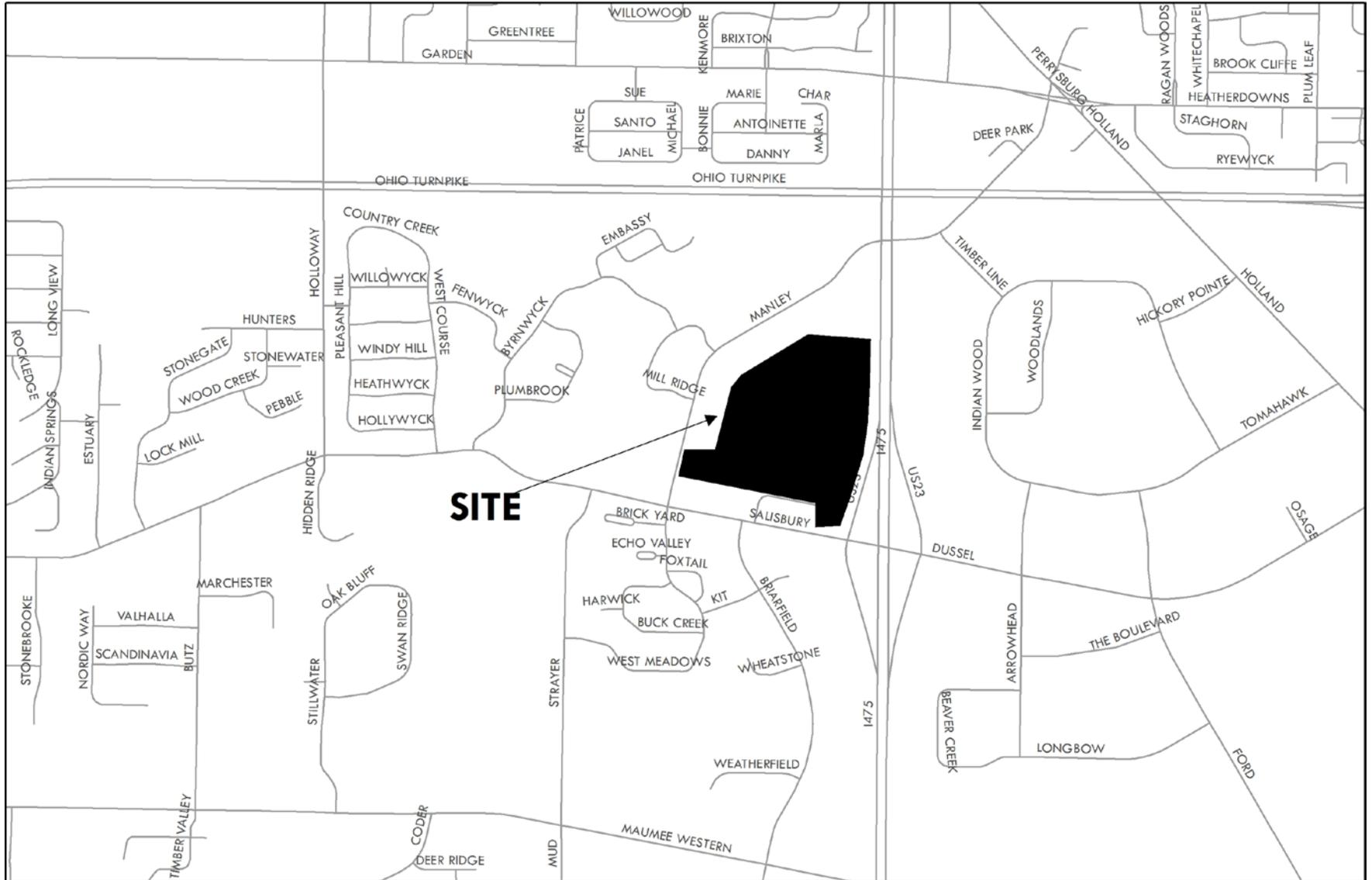
22. A landscape plan and elevations shall be submitted to the Monclova Township Zoning office prior to receiving final approval. Input from adjacent neighbors regarding the final design is encouraged.
23. Documentation should be provided to indicate what types of restrictions are included in the "300 Foot Buffer" area.
24. All Planned Unit Developments shall be platted in accordance with applicable subdivision rules and regulations. Open space areas and any restrictions to the 300 foot buffer area shall be indicated on the Final Plat.
25. Calculations shall be provided indicating compliance with the 15% consolidated, common open space requirement. These areas shall be identified on the PUD.
26. Any major changes to the approved PUD plan, as defined in Sec. 10.6 of the Zoning Resolution, will require review again through the Zone Change / PUD process. This would include changes in access.

PLANNED UNIT DEVELOPMENT
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C346
DATE: December 17, 2014
TIME: 9:00 a.m.

JL/bp
Four (4) sketches follow

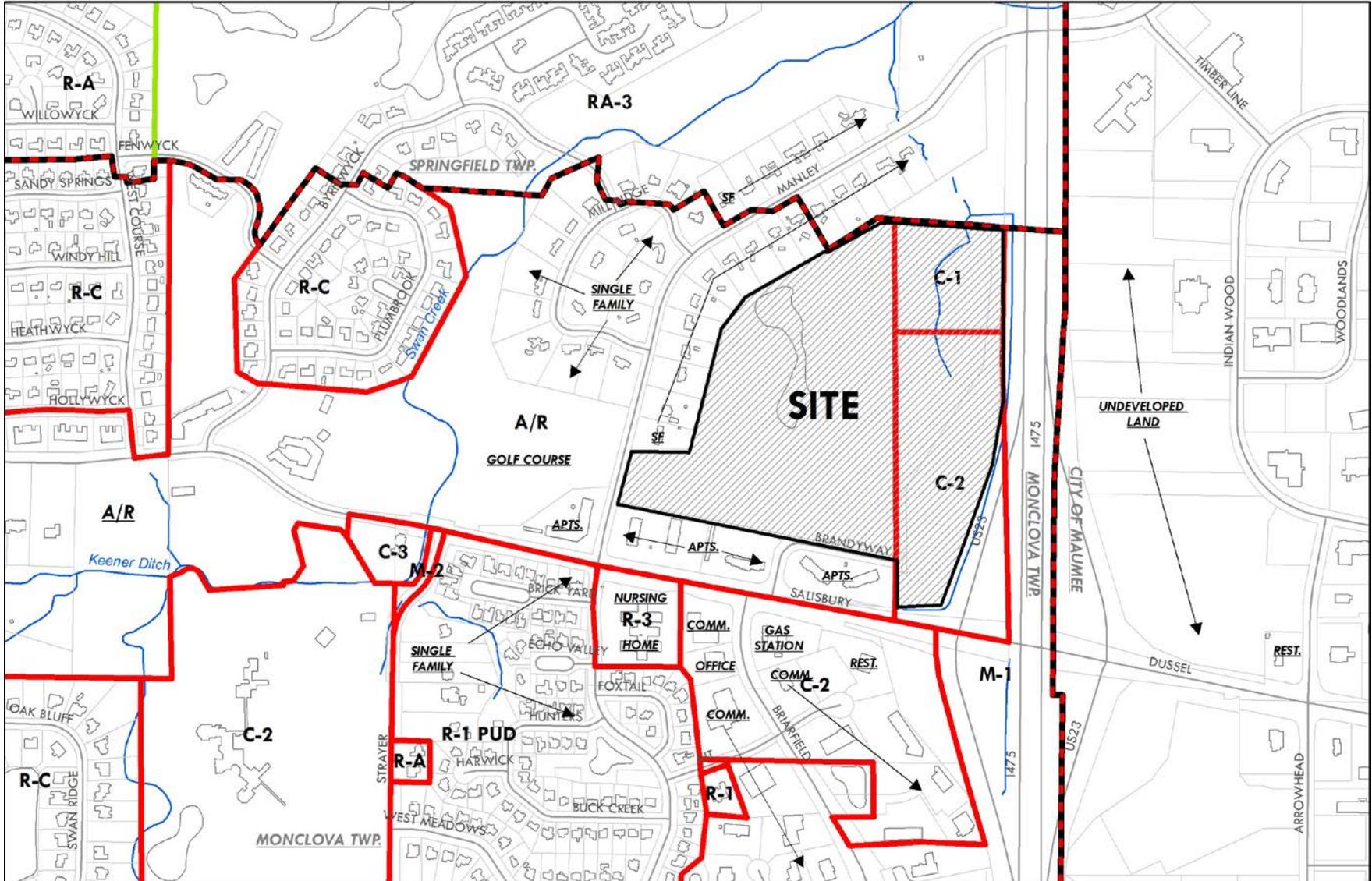
GENERAL LOCATION

Z17-C346
ID 232



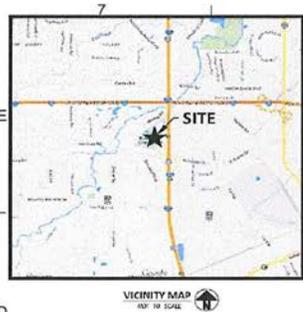
ZONING & LAND USE

Z17-C346
ID 232



PUD DRAWING

Z17-346
ID 232



APPLICANT
THE ANDERSONS, INC.
480 W. DUSSELDORF DRIVE
VANUEZ, OH 43057
ROSS S. BAHR, SENIOR COUNSEL
(419) 891-6425

APPLICANT'S ATTORNEY
CATHY W. SMITH, LTD.
ONE SEAGATE, 24TH FLOOR
TOLEDO, OH 43604
STEVEN G. JERNIGAN, ATTORNEY AT LAW
(419) 247-1709

ARCHITECT/LANDSCAPE ARCHITECT
THE COLLABORATIVE
500 MADISON AVENUE
TOLEDO, OH 43204
RAY D. ARCHAM, AIA, LEED AP
(419) 242-7405

CIVIL ENGINEER
DGL CONSULTING ENGINEERS, LLC
3435 BRANFORD BLVD., SUITE C
MAUMEE, OH 43557
STEPHEN R. HAY, P.E.
(419) 535-1015

EXISTING ZONING: A/R, C-1, C-2
EXISTING USE: GOLF COURSE AND VACANT LAND

PROPOSED ZONING: C-3 PUD
PROPOSED USE: COMMERCIAL OFFICE

SITE AREA

PARCEL 1	36.861 ACRES
PARCEL 2	4.702 ACRES
PARCEL 3	0.437 ACRES
PARCEL 4	12.859 ACRES
TOTAL AREA	54.859 ACRES

LOT COVERAGE

DESCRIPTION	MAX. RATIO	EXISTING ACRES	PROPOSED ACRES	FUTURE ACRES	TOTAL ACRES	COVERAGE RATIO
RESIDENT	0.00	1.31	0.21	1.52	2.83	3%
INDUSTRIAL	0.00	8.17	0.00	8.17	16.34	15%
ROADS	1.19	0.58	0.00	1.75	2.33	3%
TOTAL	0.00	10.06	0.21	11.44	21.71	24%

PARKING SUMMARY

DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED SPACES	PROMISED SPACES	FUTURE SPACES	TOTAL SPACES
OFFICE	145,000	1:300	483	243	0	726
PARTY AREA	35,000	1:300	117	0	0	117
TOTAL	180,000	1:300	600	243	0	843

NOTE: FUTURE ROAD IMPROVEMENTS HAS BEEN OBTAINED FROM GIS AND AERIAL IMAGES.



PROJECT TITLE
The Andersons, Inc.
New Corporate
Headquarters

CHECKED: _____
DATE: _____
APPROVED: _____
TITLE: _____
DATE: _____

TO: JOB NO. 106272

SHEET TITLE
REZONING PLAN



SHEET NO.
C1

4 - 13

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

