

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

February 26, 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 - 2014**

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

* County deadlines are for Preliminary Drawings

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TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

February 26, 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 – MONCLOVA TOWNSHIP

1. Z17-C344: Zone Change from A/R to R-A at 7210, 7220 (rear) and 7350 Monclova Road (jl)

SUBDIVISION – MONCLOVA TOWNSHIP

2. S-30-13: Preliminary Drawing for BRICKERVILLE COMMONS at Monclova Road, east of Coder Road (jl)

ZONING – SPRINGFIELD TOWNSHIP

3. Z19-C621 Text Amendment regarding the establishment of Spring Meadows Overlay District (jl)

SUBDIVISION – LUCAS COUNTY

4. M-14-13: Amendment to Lucas County Subdivision Rules and Regulations regarding performance guarantees (jl)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone change from <i>A/R Agricultural / Residential</i> to <i>R-B Suburban Residential</i> |
| Location | - | 7210, 7220 (rear) & 7350 Monclova Road |
| Applicant | - | Roger Householder
310 Busse Hwy No. 281
Park Ridge, IL 60060 |
| Engineer | - | George V. Oravec
5353 Secor Road, Unit 2
Toledo, OH 43623 |

Site Description

- | | | |
|--------------|---|---------------------------------------|
| Zoning | - | <i>A/R Agricultural / Residential</i> |
| Area | - | ± 45 Acres |
| Frontage | - | ± 278 Feet along Monclova Road |
| Existing Use | - | Undeveloped |
| Proposed Use | - | Single Family |

Area Description

- | | | |
|-------|---|--|
| North | - | <i>Agricultural / A/R Agricultural / Residential</i> |
| South | - | <i>Single-Family Residential (Waterside) / R-1 PUD
Single Family Residential</i> |
| East | - | <i>Single-Family Residential / R-A Suburban
Residential</i> |
| West | - | <i>Agricultural / A/R Agricultural / Residential</i> |

Parcel History

- | | | |
|---------|---|---|
| S-30-13 | - | Preliminary Drawing for Brickerville Commons
(Companion Case) |
|---------|---|---|

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* to *R-A Suburban Residential* for 45 acres of property located at 7210, 7220 (rear) & 7350 Monclova Road in Monclova Township. The site is the proposed location of BRICKERVILLE COMMONS, a 90-unit single-family subdivision. Surrounding land uses include agricultural to the north and west, and single family residential to the east and south. A companion preliminary drawing request for BRICKERVILLE COMMONS accompanies this case.

The proposed R-A zoning is consistent with adjacent development to the east and is less intense than the R-1 zoning to the south. The proposed request will not detrimentally affect nearby properties.

The 2009 Monclova Township Contemporary Land Use Plan provides broad, policy-based, land use recommendations. The plan highlights the desire to maintain the rural character of the township and recommends that all non-PUD developments be approved at R-C zoning. R-A zoning is encouraged only when 20% of the parcel area is allocated to the Monclova Township Open Space Preservation Program (MTOSPP). Although the Contemporary Plan and the MTOSPP both stress that participation is voluntary, development of the parcel would need to take this under consideration.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z17-C344, a zone change request from A/R to R-A at 7210, 7220 (rear) & 7350 Monclova Road, to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

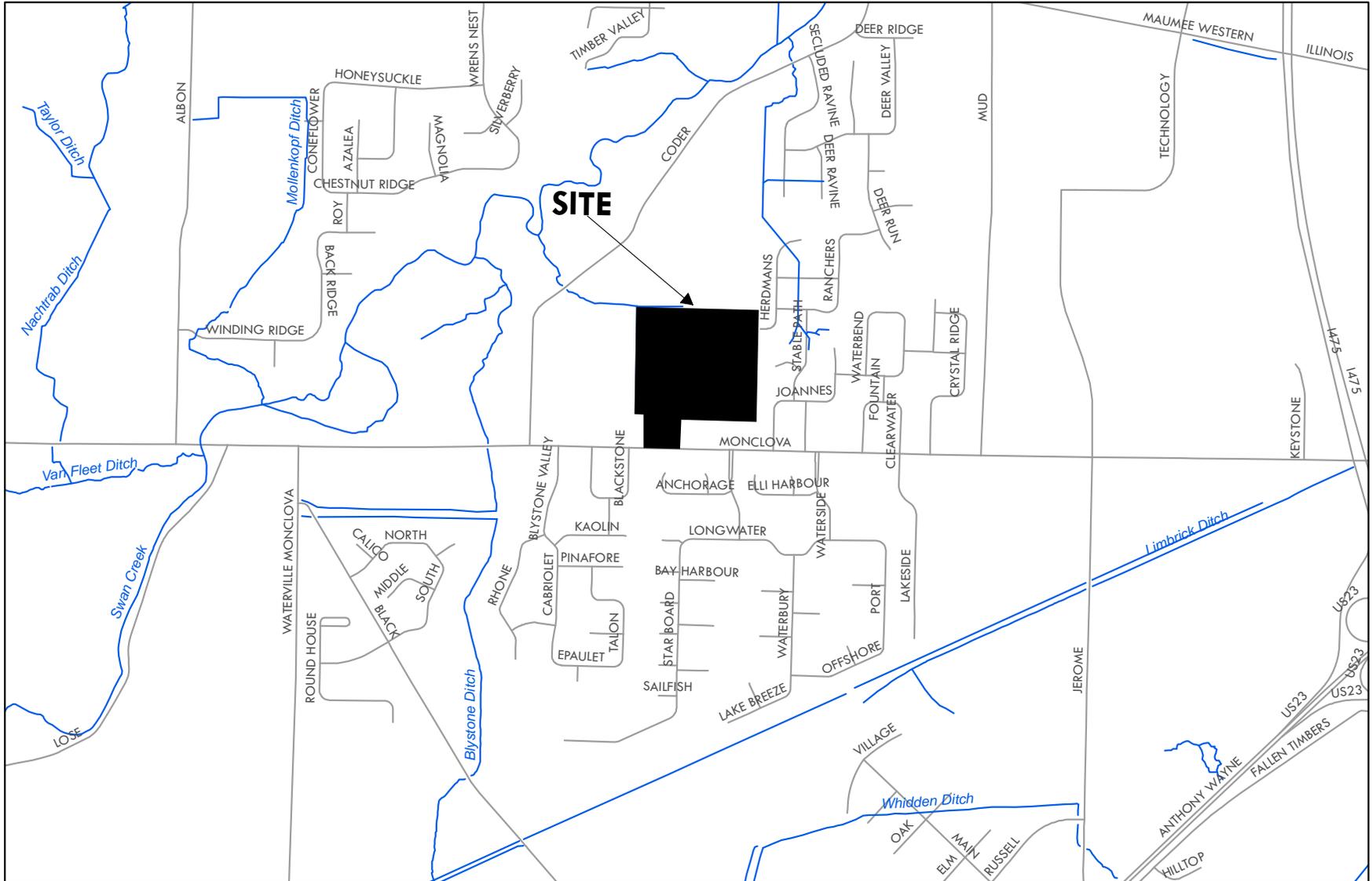
1. The request would not detrimentally affect nearby properties; and
2. The zoning is comparable to adjacent developments east and south.

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C344
DATE: February 26, 2014
TIME: 9:00 a.m.

JL/bp
Three (3) sketches follow

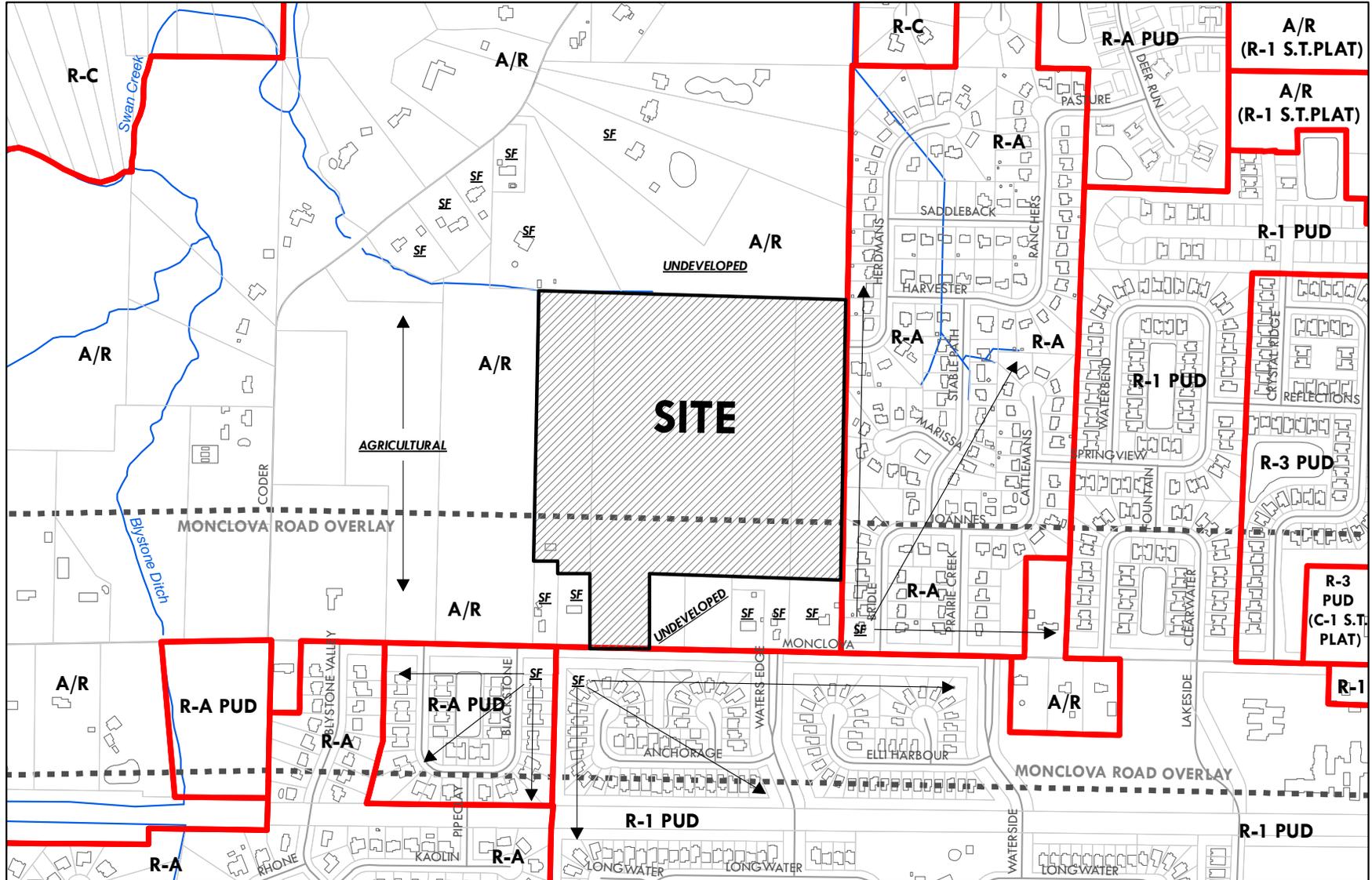
GENERAL LOCATION

Z17-C344
S-30-14
ID 139



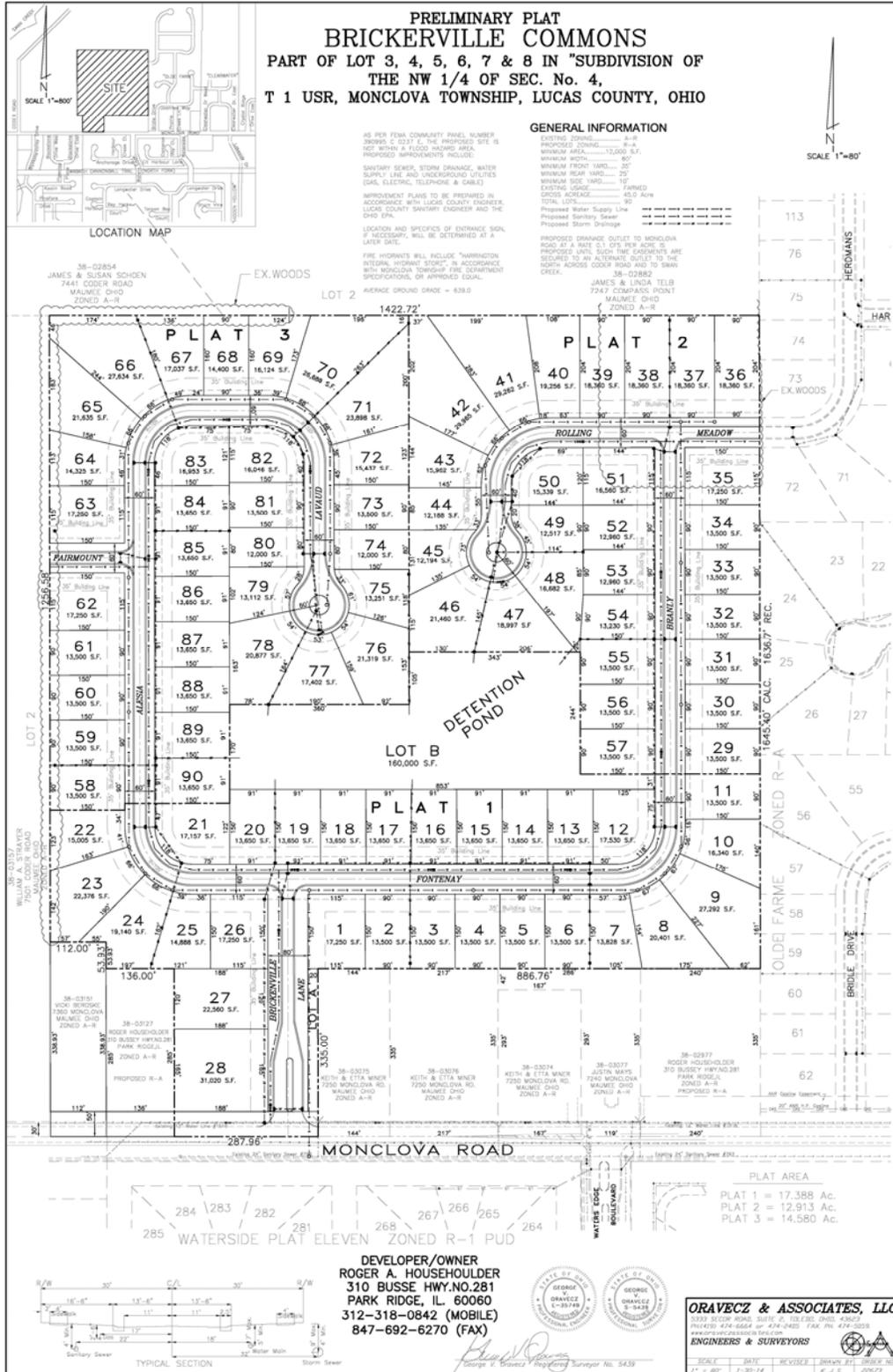
ZONING & LAND USE

Z17-C344
S-30-13
ID 139



PRELIMINARY DRAWING

Z17-C344
S-30-13
 ID 139



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GENERAL INFORMATION

Subject

- Request - Preliminary Drawing for BRICKERVILLE COMMONS
- Location - Monclova Road, between Mud Road and Coder Road
- Applicant - Roger Householder
310 Busse Hwy No. 281
Park Ridge, IL 60060
- Engineer - George V. Oravec
5353 Secor Road, Unit 2
Toledo, OH 43623

Site Description

- Zoning - *A/R Agricultural / Residential*
- Area - ± 45 Acres
- Frontage - ± 278 Feet along Monclova Road
- Existing Use - Agricultural

Area Description

- North - *Agricultural / A/R Agricultural / Residential*
- South - *Single-Family Residential (Waterside) / R-1 PUD
Single Family Residential*
- East - *Single-Family Residential / R-A Suburban
Residential*
- West - *Agricultural / A/R Agricultural / Residential*

Parcel History

- Z17-C343 - Zone change from *A/R Agricultural / Residential* to *R-A Suburban Residential* at 7210, 7220 (rear), and 7350 Monclova Road (**Companion Case**)

GENERAL INFORMATION (cont'd)

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”)

Project Description

Number of Lots	-	90
Maximum Density	-	163 units at R-A zoning
Average Lot Size	-	91 ft. wide, 150 ft. deep
Roadway	-	60 ft. public right-of-way, 25 ft. roadway, 35 ft. sidewalk and utility easements
Open Space	-	3.67 acre detention area (8% of total acreage)
Public Utilities	-	Sanitary sewer, water lines and storm sewer

STAFF ANALYSIS

The request is a preliminary drawing for BRICKERVILLE COMMONS. The subdivision contains 90 lots located on 45 acres. It is located on Monclova Road, between Mud Road & Coder Road, in Monclova Township. The property currently is zoned A/R *Agricultural / Residential*. A companion zone change request from A/R to R-A *Suburban Residential* accompanies this case.

The average lot is around 13,650 sq. ft., slightly above the required 12,000 sq. ft. The 90-unit development is below the maximum density of 163 units allowed in the requested R-A district. The site provides around 8% of the property for open space through a 3.67 acre detention area in the center of the development. The subdivision connects directly to Monclova Road, but also provides two internal connections, one to Olde Farm to the east, and one reserved for potential development to the west. The additional connectivity is consistent with the Lucas County Subdivision Rules and Regulations.

The layout does have three issues that need to be addressed. The relevant section of the *Lucas County Subdivision Rules and Regulations* and the associated conditions of approval are included in bold. Conditions will need to be amended or removed by the Planning Commission or the preliminary drawing will need to be revised.

- **Subdivision Sec. 404.d / Condition #42** - First, the block between Brickerville and Rolling Meadow measures ± 1,607 feet and exceeds the allowable maximum of 1,500 feet. A waiver is necessary in order allow the single connection as shown.

STAFF ANALYSIS (cont'd)

- **Subdivision Sec. 507.f / Condition #11** - Subdivisions are required to provide stub connections along any perimeter where undeveloped land is present. An undeveloped, twelve acre parcel exists to the north of the site, but has an irregular shape that would make future development difficult.
- **Subdivision Sec. 404.e / Condition # 18.** An additional pedestrian connection is recommended because the block length between Brickerville and Rolling Meadow exceeds 1,500 feet. The pedestrian connection would not be practical at the midpoint of the block, instead it is recommended between the two cul-de-sacs to reduce the travel distance for pedestrians in the subdivision.

The 2009 Monclova Township Contemporary Land Use plan recommends that all new developments approved with R-A zoning set aside 20% of the development as part of the Monclova Township Open Space Preservation Program (MTOSPP) resolution approved by the trustees. Although the Contemporary Plan and the MTOSPP both stress that participation is voluntary, development of the parcel would need to take this under consideration. Additionally, the preservation of any mature trees is encouraged.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the preliminary drawing for BRICKERVILLE COMMONS, located on Monclova Road, between Mud Road & Coder Road, subject to the following **forty seven (47)** 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 Engineers

1. 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.
2. Rear yard catch basins, drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
3. The construction plans shall provide for the installation of all interior street monuments. The escrow account shall provide for monies for all other monuments which are not a part of the construction plans.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

4. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
5. Right-of-way areas along Monclova Road shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
6. A two (2) foot wide buffer lot, guardrail barrier and temporary turnaround shall be provided at the end of streets if the subdivision is developed in phases and at the end of stub streets.
7. Provide a traffic study to determine if turn lanes are required at the proposed subdivision entrance. If improvements are required, they shall be designed and constructed in accordance with Lucas County and ODOT Standards.
8. Provide 25 foot minimum radii at interior intersections and 35 foot minimum uncurbed radii at the intersection of Monclova Road and Brickenville Lane. Pavement grading on Brickenville Lane must direct storm runoff away from Monclova Road.
9. The fifty (50) foot half right of way as shown along the north side of Monclova Road is acceptable in accordance with the Lucas County Major Street and Highway Plan.
10. In the event that earth mounds and landscaping are proposed along Monclova Road, the locations for these items shall be outside the right-of-way.
11. The need for a stub street to the north should be investigated by the Plan Commission Staff, County Engineer's Office and Developer.
12. Herdmans Circle shown on the preliminary drawing shall be renamed to Rolling Meadow Lane to match what was platted with Olde Farm Plat 4. **Addressed with a revised preliminary drawing.**
13. Additional storm sewers will need to be extended along the street frontage to provide storm sewer taps for Lots 8, 9, 36 & 39.
14. A two (2) foot wide anti-vehicular access easement shall be platted to prohibit access for Lot 28 to Monclova Road.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

15. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of all streets in the subdivision and along the north side of Monclova Road.
16. The storm sewer mains are shown outside of the right of way to meet the Ohio EPA requirement of 10 foot of separation from the water lines. Where the storm sewer is located outside of the right of way a ten foot drainage & utility easement shall be provided and the typical Toledo Edison & Utility easement should be located adjacent to this easement.
17. The maximum cul-de-sac length permitted per Section 507(b) of the Subdivision Regulations is 1000 feet. The westerly cul-de-sac appears to be approx. 1150' in length. **Addressed with a revised preliminary drawing.**
18. Per Section 404(e) of the Subdivision Regulations, a walkway connection should be provided somewhere between the two cul-de-sac streets to provide a pedestrian loop. A possible location would be between lots 72-73 and lots 43-44.
19. The 20 inch ANR Gas Line shown on the drawing stopping at the westerly plat line of Olde Farm should be shown extending westerly across the proposed subdivision entrance. The developer should coordinate with the pipe line company to determine the exact location, depth, and any design requirements when constructing near the pipeline.
20. According to our records, an old 8-inch Buckeye Pipeline ran from south to north through the western part of the proposed subdivision. Contacts to Buckeye Pipeline Company should be made to verify if pipeline was abandoned or removed and whether or not easements still exist for the pipeline.
21. 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 majority of the property appears to drain towards Monclova Road. The amount of flow permitted to this outlet will be based on the contributing drainage areas in existing conditions and the design capacity of the outlet. The existing storm sewer outlet on Monclova Road near the proposed subdivision entrance is only 8 inch in size. The storm sewer should be upgraded to an 18 inch pipe to be able to handle to subdivision drainage.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- b. The storm water detention area should be constructed on a separate, non-buildable lot. 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. 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. Rear yard drainage shall be provided on the lots adjacent to the Olde Farm Subdivision because this area was not accounted for in the existing storm sewer design.
- 22.** 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.
- 23.** 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.
- 24.** Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
- 25.** 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.
- 26.** 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.

Lucas County Sanitary Engineer

- 27.** Water is available to this site via W-1516-12" and sanitary sewer is available to this site via S-793-12".

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

28. 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. This shall be stated on the plans. The City of Toledo shall install these taps at the contractor's expense.
29. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications. This shall be stated on the plans.
30. Detailed plan and profile utility drawings shall be submitted and approved by the Lucas County Sanitary Engineer prior to any construction.
31. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
32. 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.
33. This site is also subject to the review of the local fire department, Monclova Township, and the City of Toledo – Engineering Service.
34. Only the plat(s) that are scheduled to be constructed are to be submitted for review. LCSE will not review any plans that are to be built a year or more in advance.
35. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners and all water and sewer pay cash to tap fees, shown as attached, shall be paid in full prior to any construction taking place.

W-1516 (Frontage Charge)

\$36.669 per benefitted frontage X 280 feet = \$10,267.32

SS-793 (Frontage Charge)

\$75.00 per benefitted frontage X 280 feet = \$21,000.00

Lucas County Soil and Water District

36. 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 District (cont'd)

37. 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.
38. 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. Phone number for the Specialist is 419-893-1966 ext. 1.
39. Routine inspections of the site will be performed to ensure compliance with the Ohio EPA general construction permit and the SWPPP.
40. A soil survey was prepared and is available upon request; a field visit was not done by the SWCD.
41. 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.

Buckeye Cablesystem

42. A 10 foot utility easement [shall be included] around the front of each lot for the purposes of laying cable TV lines.

Monclova Fire Department

No comments or objections.

Monclova Zoning Department

43. The Monclova Township Land Use Plan encourages non-PUD developments that are zoned R-A to have a minimum of 20% open space.

Plan Commission

44. The block between Brickenville and Rolling Meadow shall not exceed 1,500 feet without a cross street provided. **Subdivision Section 404.d**
45. No final plat shall be approved until the pending zone change from A/R Agricultural / Residential to R-A Suburban Residential is approved by the Monclova Township Trustees.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

46. A plat recitation and deed covenant shall provided that it is the duty of each lot owner, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.

47. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

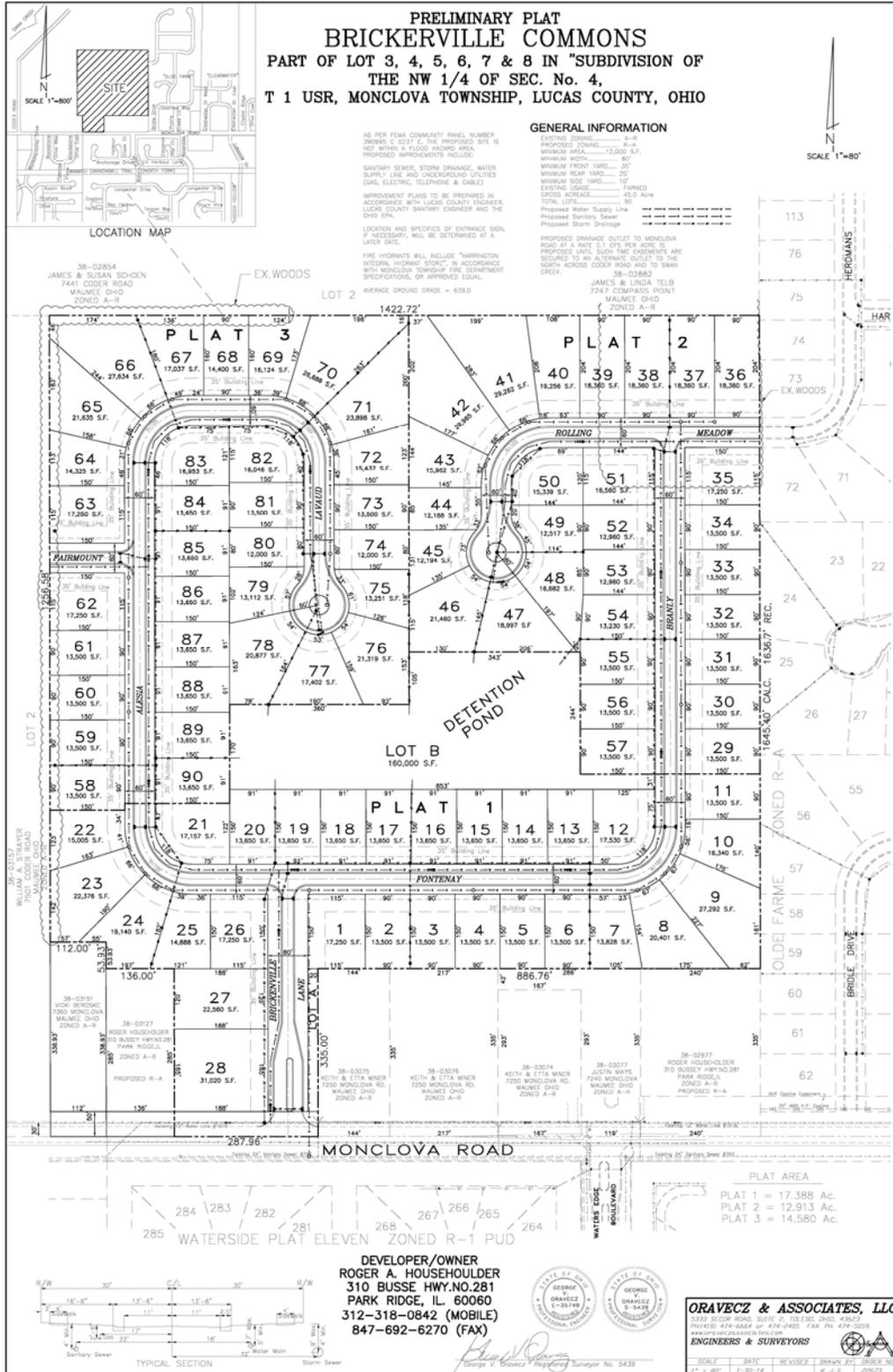
PRELIMINARY DRAWING
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-30-13
DATE: February 26, 2014
TIME: 9:00 A.M.

JL/ks

Three (3) sketches follow

PRELIMINARY DRAWING

Z17-C344
S-30-13
 ID 139



GENERAL INFORMATION

Subject

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

STAFF ANALYSIS

This case was deferred from the January 22, 2014 hearing in order to provide additional time for property owners to review the proposed regulations.

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

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

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

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

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

STAFF RECOMMENDATION

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

REF: Z19-C621 ... February 26, 2014

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C621
DATE: February 26, 2014
TIME: 9:00 A.M.

JL/bp
Exhibit "A" follows
Exhibit "B" follows
One (1) sketch follows

Exhibit "A"
Township Proposal

SECTION 17.5
SPRING MEADOWS OVERLAY DISTRICT

1750 PURPOSE

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

1751 SPRING MEADOWS OVERLAY DISTRICT BOUNDARIES

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

1752 PERMITTED USES

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

1753 CONDITIONAL USES

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

1754 EXCLUDED USES

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

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

Exhibit “A” (cont’d)

1755 ACCESSORY BUILDINGS AND USES

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

1756 ARCHITECTURAL STANDARDS

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

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

1757 GENERAL DESIGN STANDARDS

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

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

Exhibit “A” (cont’d)

1758 MAINTENANCE STANDARDS

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

1759 PARKING

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

1760 DEVELOPMENT STANDARDS

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

A. HEIGHT LIMIT

As specified in the underlying zoning district(s).

B. TRIP GENERATION

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

C. COVERAGE AND SETBACK REQUIREMENTS

Lot Coverage: Sixty (60%) percent maximum.

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

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

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

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

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

Exhibit “B”

Staff Proposal

(Deletions in strikeout, additions in bold italics)

SECTION 17

AIRPORT HIGHWAY OVERLAY

1701 AIRPORT HIGHWAY OVERLAY DISTRICT BOUNDARIES

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

SECTION 17.5

SPRING MEADOWS OVERLAY DISTRICT

1750 PURPOSE

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

1751 SPRING MEADOWS OVERLAY DISTRICT BOUNDARIES

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

1752 PERMITTED USES

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

1753 CONDITIONAL USES

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

1754 EXCLUDED USES

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

Exhibit “B” (cont’d)

1754 EXCLUDED USES (cont’d)

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

1755 ACCESSORY BUILDINGS AND USES

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

1756 ARCHITECTURAL STANDARDS

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

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

Exhibit "B" (cont'd)

1756 ARCHITECTURAL STANDARDS (cont'd)

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

1757 GENERAL DESIGN STANDARDS

The following standards shall apply to all non-residential uses in this district when site plan review is required.

1. All building utility fixtures, including hvac/air condition units, whether roof mounted, or otherwise, shall be screened from view.
2. .Outdoor seating is encouraged for all restaurants and required for freestanding restaurants
3. ~~All business shall have a bike rack installed near the main entrance. On multi tenant buildings, one bike rack shall be installed for every one hundred (100') feet of linear building frontage.~~ *All free standing businesses shall have a bike rack installed near the main entrance. On multi-tenant buildings, one bike rack shall be installed for every 200 feet of building frontage. If the multi tenant building has less than 200 linear feet, then one centrally located bike rack or multiple smaller bike racks shall be installed.*

Exhibit “B” (cont’d)

1757 GENERAL DESIGN STANDARDS (cont’d)

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

1758 MAINTENANCE STANDARDS

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

1759 PARKING

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

1760 DEVELOPMENT STANDARDS

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

A. HEIGHT LIMIT

As specified in the underlying zoning district(s).

B. TRIP GENERATION

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

Exhibit “B” (cont’d)

1757 GENERAL DESIGN STANDARDS (cont’d)

C. COVERAGE AND SETBACK REQUIREMENTS

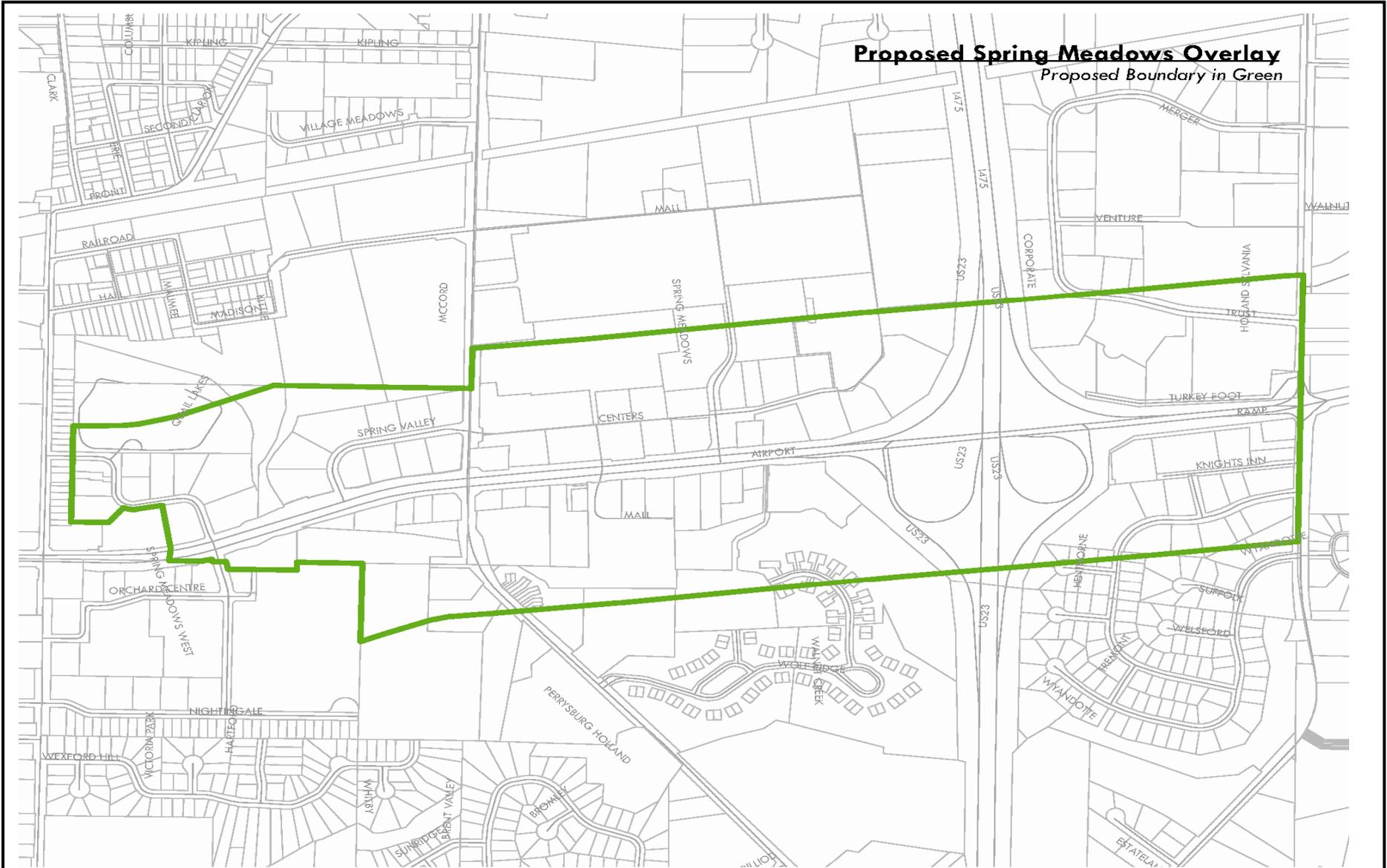
- Lot Coverage: Sixty (60%) percent maximum.
- Front Yard: Sixty (60’) feet. (See Section 1914)
- Side Yard: As specified in the underlying zoning district(s).
- Rear Yard: As specified in the underlying zoning district(s).
- Front Landscape Strip: Twenty-five (25’) feet (may be located within the required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

PROPOSED SPRING MEADOWS OVERLAY

Z19-C621



Proposed Spring Meadows Overlay
Proposed Boundary in Green



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REF: M-14-13
DATE: February 26, 2014

GENERAL INFORMATION

Subject

Request - Amendment to Lucas County Subdivision Rules and Regulations Regarding Performance Guarantees

Applicant - Lucas County Commissioners

STAFF ANALYSIS

This case is being reheard in order to comply with Ohio Revised Code Section 711.10, which requires townships to be notified when an amendment is proposed to the subdivision rules and regulations.

The Lucas County Commissioners requests an amendment to the Lucas County Subdivisions Rules and Regulations regarding performance guarantees. The changes would affect how performance guarantees are secured in order to ensure the installation of sidewalks and street trees on individual lots. The current regulations require the installation of improvements or the securing of a performance guarantee (performance bond, certified check, irrevocable letter of credit) before a final plat can be recorded.

Sidewalks and street trees are two types of improvements that are typically not installed until home construction begins, requiring a performance guarantee that the improvements will be made. The proposed change would allow the guarantee to be applied prior to the issuance of a building permit instead of prior to the recording of the plat, and align the costs of these improvements with the home builder or home buyer. The installation or guarantee would be handled by the Lucas County Building Regulations Department, but would provide the County Commissioners and Township Trustees with a mechanism to have the public improvements installed with the costs assessed to the property owners.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission approve and adopt the proposed amendment to the Lucas County Subdivision Rules and Regulations, as highlighted in Exhibit "A", and forward a recommendation to the Board of Lucas County Commissioners that they do the same.

TEXT AMENDMENT
LUCAS COUNTY PLANNING COMMISSION
REF: M-14-13
DATE: February 26, 2014
TIME: 9:00 A.M.

JL/bp
Exhibit "A" follows

Exhibit "A"
(Additions in bold italics.)

SECTION 8
REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Standards

801 Performance Guarantee for Installation and Maintenance of Improvements

To guarantee the construction and/or maintenance of required improvements prior to the approval and recording of the Final Plat, ***unless an exception is approved as provided for in Section 801.c***, the subdivider shall be required to provide a performance ***or maintenance*** guarantee in one or a combination of the following arrangements:

- a. **Performance Bond, Certified Check, or Irrevocable Letter of Credit:** The subdivider shall post a bond, executed by a surety company, or a certified check or irrevocable letter of credit equal to the estimated cost plus ten percent (10%) of the required improvements. The bond shall be in favor of the Lucas County Board of Commissioners, and shall guarantee construction of the improvements according to the plans and specifications approved by Lucas County. The term of the bond shall not exceed two (2) years. The Lucas County Board of Commissioners may grant an extension where due cause can be shown.
- b. **Deposit:** The subdivider may make a deposit with the county treasurer, with a responsible escrow agent, or with a trust company. The deposit shall be money or negotiable bonds in an amount equal to the estimated cost plus ten percent (10%) of the required improvements. If a cash deposit is made, an agreement may be executed to provide payments to the contractor or the subdivider from the deposit as the work progresses and is approved by the responsible county officials.
- c. ***Sidewalk and Street Tree Installation: Instead of the performance guarantees specified in Sections 801.a and 801.b, when the installation of sidewalks and/or street trees are required as part of the final plat approval for a subdivision, the subdivider may request that the final plat require that the owner of each lot provide a method for such installation as a condition precedent to the issuance of a building permit for the improvement of a lot. The Lucas County Building Regulations Department shall determine, prior to issuing a building permit, whether the method provided by the lot owner is sufficient to guarantee the installation.***

Exhibit "A" (cont'd)

801 Performance Guarantee for Installation and Maintenance of Improvements (cont'd)

Per the Lucas County Building Code, a final site grading plan and sidewalk inspection permit is required and will not be approved by the Lucas County Engineer until the sidewalks have been satisfactorily completed. If the lot owner fails to install the required sidewalks and/or street trees at the time of construction of the home, or if no home is built on the lot, the Board of Lucas County Commissioners or Board of Township Trustees, at their discretion, may proceed in accordance with Section 5543.10 of the Ohio Revised Code to have the sidewalks constructed and/or the Board of Township Trustees, at their discretion, may proceed in accordance with Section 5571.10 of the Ohio Revised Code to have the street trees installed, with the cost assessed to the lot owner.

- d. **Maintenance Bond:** Upon completion of the improvements and acceptance by the Lucas County Engineer and/or Lucas County Sanitary Engineer, a maintenance bond for a two (2) year period in an amount of twenty-five (25%) percent of said improvement cost shall be provided to the Lucas County Board of Commissioners by the developer or by the developer's contractor. **Individual lot sidewalks and street trees are excluded and will not require a maintenance bond.***

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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
ONE GOVERNMENT CENTER
SUITE 870
TOLEDO, OH 43604
419-213-4540

SERVICE DEPARTMENT
EDWARD MOORE, DIRECTOR
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1835

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
3222 W. CENTRAL AVE.
TOLEDO, OH 43606
419-539-6063

LUCAS COUNTY
SANITARY ENGINEER
JIM SHAW
1111 S. McCORD ROAD
HOLLAND, OH 43528
419-213-2926

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-5446

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43624
419-245-7000

BUCKEYE CABLESYSTEM, INC.
GARY KASUBSKI
4818 ANGOLA ROAD
TOLEDO, OH 43615
419-724-3821

VERIZON
BRAD SNYDER
300 W. GYPSY LANE
BOWLING GREEN, OH 43402
1-419-354-9452

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

OHIO GAS
MIKE CREAGER
13630 AIRPORT HWY.
SWANTON, OH 43558
419-636-1117

TIME WARNER
RAY MAURER
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
614-481-5262

EMBARQ
117 EAST CLINTON STREET
NAPOLEON, OH 43545
419-599-4030

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

