

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

August 26, 2015

*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

OLIVIA HOLDEN

MARTIN JARRET

LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT
(Chairman)

KEVIN X. SMITH
(Vice Chairman)

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK
(County Commissioner)

PETER GERKEN
(County Commissioner)

CAROL CONTRADA
(County Commissioner)

KEITH G. EARLEY

RICHARD G. MOSES

KEN FALLOWS

MEGAN MALCZEWSKI

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

August 26, 2015

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-15-15:

Final Plat of WATERSIDE PLAT 23, located east of Black Road, south of Monclova Road, Monclova Township (12 lots) (bh)

ZONING – SYLVANIA TOWNSHIP

1. Z20-C975:

Zone Change from C-2 and A-3 to C-2 at 5578 Centennial Road (bh)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone Change from C-2 General Commercial & A-3 Agriculture to C-2 General Commercial |
| Location | - | 5578 Centennial Road |
| Applicant | - | Hogan Securities, LLC
5578 Centennial Road
Sylvania, OH 43560 |
| Engineer | - | George V. Oravec
5333 Secor Road
Toledo, OH 43623 |

Site Description

- | | | |
|--------------|---|--|
| Zoning | - | C-2 General Commercial & A-3 Agriculture |
| Area | - | ± 4.513 Acres |
| Frontage | - | ± 315 Feet along Centennial Road |
| Existing Use | - | Cell Tower and Private Club |

Area Description

- | | | |
|-------|---|--|
| North | - | Assisted Living Facility / C-2 General Commercial & A-3 Agriculture |
| South | - | Single Dwelling Residential / C-2 General Commercial & A-3 Agriculture |
| East | - | Single Dwelling Residential / A-3 Agriculture |
| West | - | Agriculture / C-2 General Commercial & A-3 Agriculture |

Parcel History

No parcel history on file.

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 for a Zone Change at 5578 Centennial Road from C-2 General Commercial & A-3 Agriculture to C-2 General Commercial. The parcel is 4.513 acres and currently contains a cell tower and a structure that previous served as a meeting location for the Sylvania Democratic Club. The applicant is requesting the Zone Change in order to use the property for a eight (8) building 70,000 square foot self storage facility. The applicant has indicated that the existing cell tower and structure will be removed as part of the redevelopment. Adjacent land uses include single family residential to the east and south, an assisted living facility to the north and agriculture to the west.

Staff recommends disapproval of the Zone Change request for several reasons. First, the 2007 Sylvania Township Land Use Plan recommends this area for Neighborhood Mixed Uses. The intent of neighborhood mixed use designation is to accommodate small local business with convenience-type goods, such as small food markets and drugstores, the district also allows personal services such as barber shops and beauty salons, office buildings and medium density residential uses. Corresponding zoning districts in the neighborhood mixed use designation are C-1, C-4, R-3 and R-4. C-2 zoning would be inconsistent with this plan.

Second, C-2 General Commercial zoning allows for a wider range of uses that is not compatible with surrounding uses in the area. The types of uses allowed in the C-2 district are designated for more intense major commercial corridors such as Monroe Street or Central Avenue. As an alternative to the C-2 district, staff is recommending the portion of the site be zoned to C-1 Neighborhood Commercial. This is not only consistent with the 2007 Sylvania Township Land Use Plan it would still allow the applicant to operate a self storage facility in a limited capacity.

Finally, previous requests for additional C-2 zoning have not been supported in the immediate area. In those instances C-1 zoning was supported. However, C-1 zoning would restrict the applicant's proposal and limit the overall building square footage to 10,000 square feet in the district. The applicant is proposed approximately 35,000 square feet over four (4) buildings in the A-3 portion of the site. If C-1 zoning is approved the plan would need to be revised for this area. The A-3 zoning also serves as a buffer to the residential uses to the east.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend disapproval of Z20-C975, a Zone Change request from C-2 General Commercial & A-3 Agriculture to C-2 General Commercial for property located at 5578 Centennial Road, to the Sylvania Township Zoning Commission and Trustees for the following four (4) reasons:

1. The proposed Zone Change does not conform to the 2007 Sylvania Township Land Use Plan, which targets the site for neighborhood mixed use designation; and
2. The proposed C-2 zone change request is out of character with the surrounding zoning and uses; and

STAFF RECOMMENDATION (cont'd)

3. Precedent exists in the immediate area that limited similar A-3 zoned properties in to C-1 zoning; and
4. The A-3 zoning currently serves as a buffer to the residential uses to the east.

Staff instead recommends that the Lucas County Planning Commission recommend the Sylvania Township Zoning Commission and Trustees approval of Z20-C975, a Zone Change from A-3 Agriculture to C-1 Neighborhood Commercial for the property located at 5578 Centennial Road to Toledo City Council for the following three (3) reasons

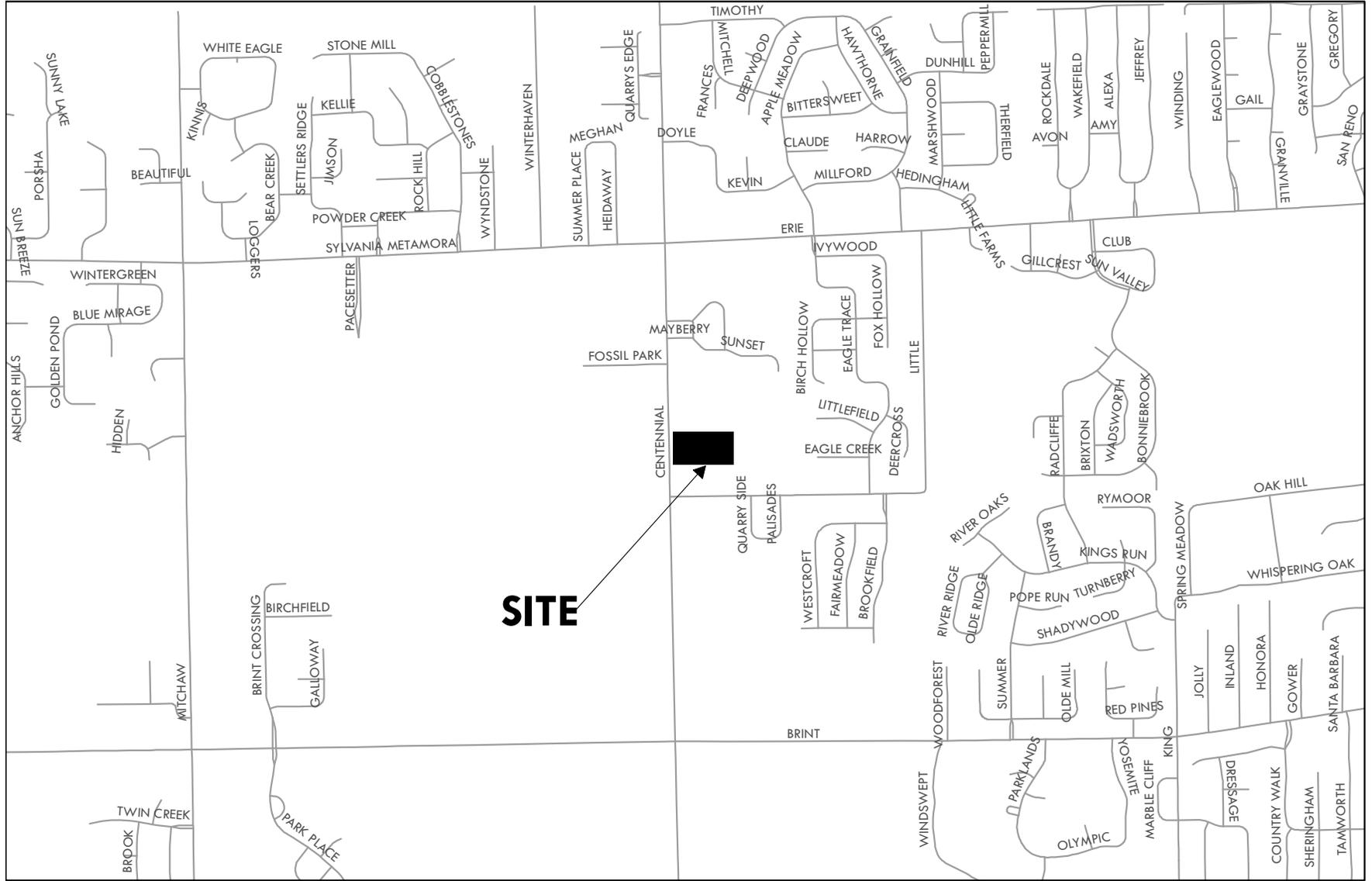
1. A Zone Change of the A-3 Agriculture portion of the site to C-1 Neighborhood Commercial conforms to the 2007 Sylvania Township Land Use Plan, which targets the site for Neighborhood Mixed Use designation; and
2. A Zone Change to C-1 Neighborhood Commercial zoning is consistent with the surrounding zoning and uses; and
3. Precedent exists in the immediate area to change the A-3 Agriculture zoned portion of properties in the area to C-1 Neighborhood Commercial zoning.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C975
DATE: August 26, 2015
TIME: 9:00 a.m.

BH
Two (2) sketches follow

GENERAL LOCATION

Z20-C975
ID 102



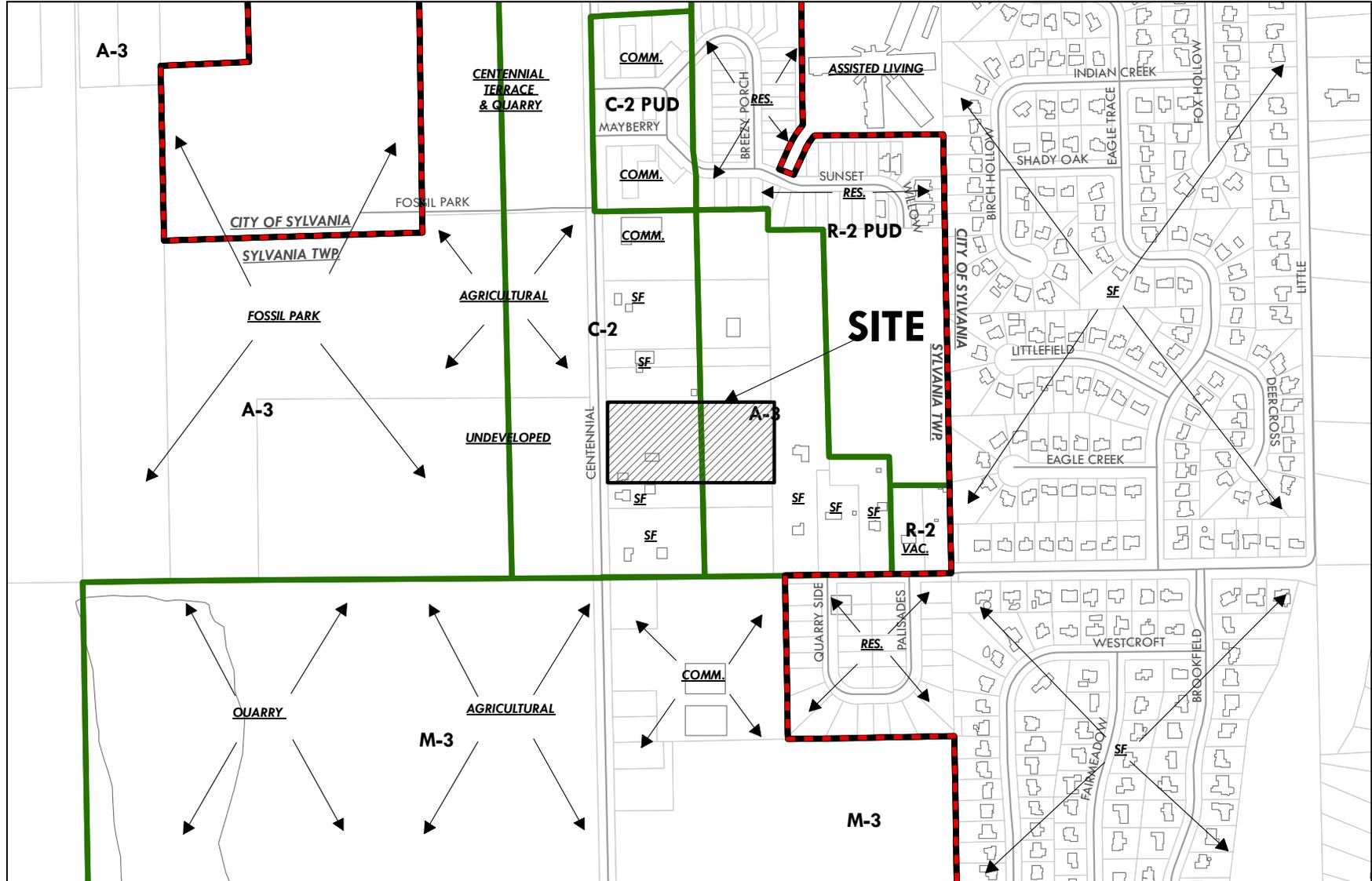
SITE

ZONING & LAND USE

Z20-C975
ID 102



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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO, OH 43604
419-245-1200

FIRE PREVENTION
c/o BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

TOLEDO EDISON COMPANY
CHRISTINE CUNNINGHAM
ENGINEERING SERVICES
6099 ANGOLA RD.
HOLLAND, OH 43528
419-249-5440

DIVISION OF WATER DISTRIBUTION
401 S. ERIE STREET
TOLEDO, OH 43604
419-936-2826

DIVISION OF FORESTRY
COMMISSIONER
2201 OTTAWA PARKWAY
TOLEDO, OH 43606
419-936-2326

UNITED STATES POST OFFICE
POSTMASTER
435 S. ST. CLAIR STREET
TOLEDO, OH 43601
419-245-6802

DIVISION OF WATER
RECLAMATION
COMMISSIONER
3900 N. SUMMIT STREET
TOLEDO, OH 43611
419-727-2602

DIVISION OF INSPECTION
COMMISSIONER
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

LUCAS SOIL AND
CONSERVATION DISTRICT
JEFF GRABARKIEWICZ
130-A W. DUDLEY
MAUMEE, OH 43537
419-893-1966

DIVISION OF TRANSPORTATION
COMMISSIONER
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1300

DIVISION OF
ENGINEERING SERVICES
COMMISSIONER
ONE LAKE ERIE CENTER
600 JEFFERSON AVENUE, STE 300
TOLEDO, OH 43604
419-245-1315

LUCAS COUNTY ENGINEER
KEITH EARLEY
1049 S. MCCORD ROAD
HOLLAND, OH 43528
419-213-2860

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

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
2901 E. MANHATTAN BLVD
TOLEDO, OH 43611
419-539-6078

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

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-4209

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43604
419-245-7000

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

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

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

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

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

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

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

