

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

March 23, 2016

*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

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(Chairman)

KEN FALLOWS
(Vice Chairman)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

MARTIN JARRET

LUCAS COUNTY PLANNING COMMISSION

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(Chairman)

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(Vice Chairman)

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(County Commissioner)

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2016**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 30	December 28	December 31**	January 14
December 28	January 25	January 29	February 11
January 25	February 22	February 26	March 10
February 29	March 28	April 1	April 14
March 28	April 25	April 29	May 12
April 25	May 23	May 27	June 9
May 30	June 27	July 1	July 14
June 27	July 25	July 29	August 11
July 25	August 22	August 26	September 8
August 29	September 26	September 29	October 13
September 19	October 17	October 31	November 3**
October 17	November 14	November 18	December 1**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 14	January 11	January 15	January 27
January 11	February 8	February 12	February 24
February 8	March 7	March 11	March 23
March 14	April 11	April 15	April 27
April 11	May 9	May 13	May 25
May 9	June 6	June 10	June 22
June 13	July 11	July 15	July 27
July 11	August 8	August 12	August 24
August 15	September 12	September 16	September 28
September 12	October 11**	October 14	October 26
October 3	October 31	November 4	November 16**
October 31	November 28	December 2	December 14**

* 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

March 23, 2016

9:00 A.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Lucas County Planning Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

ZONING – SYLVANIA TOWNSHIP

1. Z20-C978: Zone Change from A-4 to R-3 at 4020 Nantuckett Drive (bh)
2. Z20-C979: Zone Change from R-A to R-3 at 4885 Alexis Road (bh)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

- Request - Zone Change from A-4 Rural Residential to R-3 Residential
- Location - 4020 Nantuckett Drive
- Applicant - Ahmed Abouseif
4020 Nantuckett Drive
Toledo, OH 43423
- Agent - Bryan Ellis
Glass City Engineering & Surveying
2001 River Road
Maumee, OH 43537

Site Description

- Zoning - A-4 Rural Residential
- Area - ± 0.295 Acres
- Frontage - ± 130 Feet along Nantuckett Drive
± 100 Feet along Sylvania Avenue
- Existing Use - Undeveloped

Area Description

- North - Single Family Residential / A-4 Rural Residential
- South - Single Family Residential & Church / RS6 Single Dwelling Residential
- East - Single Family Residential / A-4 Rural Residential
- West - Single Family Residential / A-4 Rural Residential

Parcel History

- T-11-16 - Lot Split of Southern 130 Feet of Lot 43 Rudgate Estates (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”)

STAFF ANALYSIS

The request is a Zone Change from A-4 Rural Residential to R-3 Residential for property located at 4020 Nantuckett Drive. The property is the southern 130 feet of Lot 43 in the Rudgate Estates Subdivision and is undeveloped. The applicant has indicated that there is no development plans for the site at this time.

Surrounding land uses include single-family dwellings to the north, east and west and a single-family dwelling and a church across Sylvania Avenue to the south.

Staff recommends disapproval of the Zone Change request for several reasons. First, the 2007 Sylvania Township Land Use Plan recommends this area for Suburban Residential uses. The intent of the Suburban Residential use designation is generally to accommodate single-family uses between two (2) and five (5) units per acre. Corresponding zoning districts in the Suburban Residential use designation are R-A, R-1, and R-2. R-3 zoning would be inconsistent with this plan by permitting uses that are incompatible with the surrounding area and residential densities that could exceed ten (10) units per acre.

Second, the Land Use Plan noted that Sylvania Avenue between Talmadge and Whiteford Roads as a key area that warranted special consideration and attention. As part of this special consideration, the Land Use Plan Steering Committee considered three (3) options for the area. These options included remain low density “as is”, transitioning to more intensive land uses such as multi-dwelling or transitioning to commercial. After debate and consideration, the Land Use Plan Steering Committee determined that the Land Use Plan should preserve the residential character of this area and not transition to more intense multi-family or commercial uses.

Finally, R-3 Residential 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 R-3 Residential can include multi-dwelling structures, daycare facilities and funeral homes. As a result, the current A-4 zoning is consistent with both the surrounding land uses in the immediate area and the 2007 Sylvania Township Land Use Plan.

STAFF RECOMMENDATION

The Staff recommends that the Lucas County Planning Commission recommend disapproval of Z20-C978, a Zone Change request from A-4 Rural Residential to R-3 Residential for property located at 4020 Nantuckett Drive, to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

1. R-3 zoning allows densities with that are incompatible with the surrounding area; and
2. The R-3 permits a wider range of uses that is not compatible with surrounding uses in the area; and
3. R-3 zoning is not consistent with the 2007 Sylvania Township Land Use Plan which recommends this area for Suburban Residential uses.

REF: Z20-C978. . . March 23, 2016

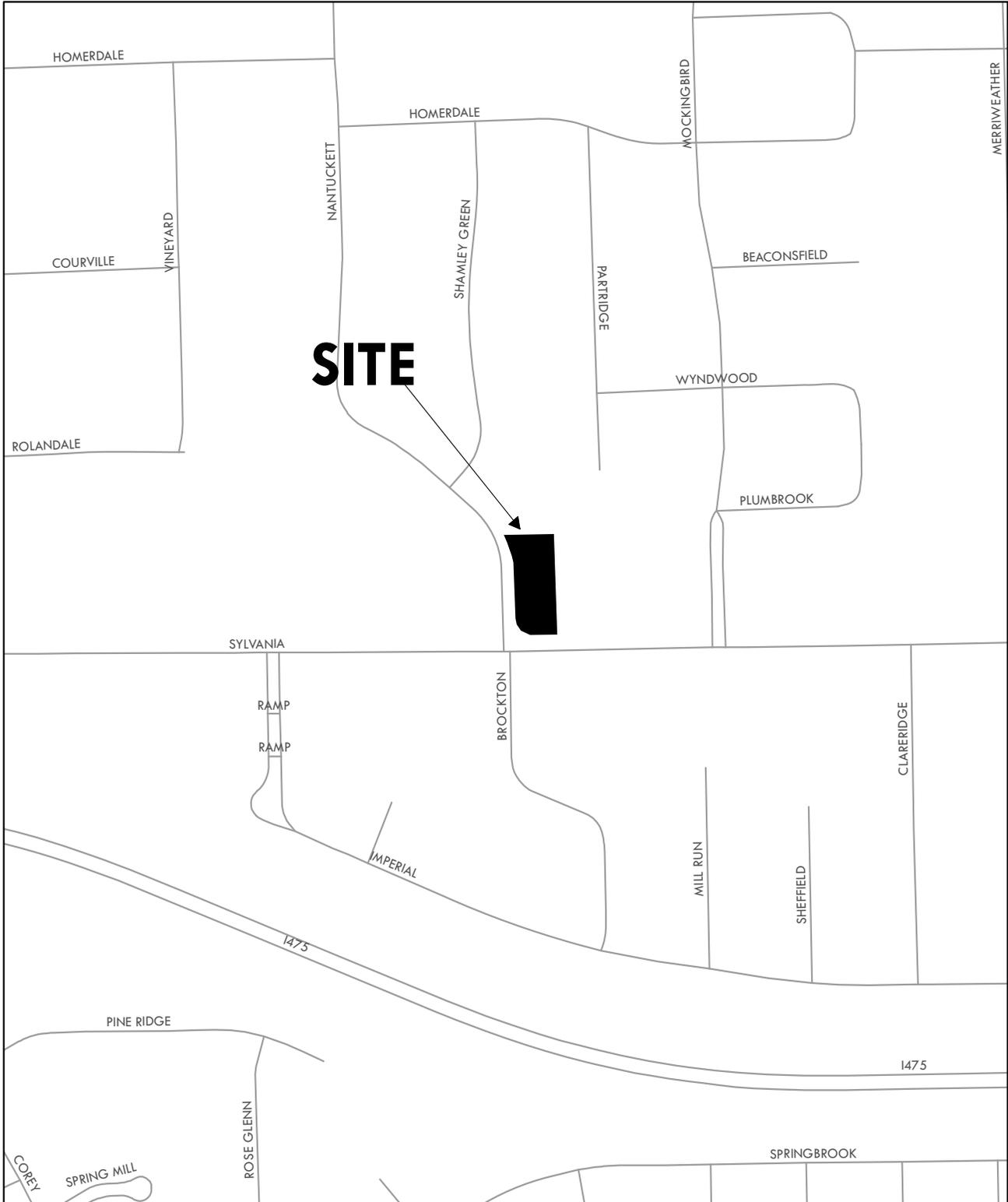
ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C978
DATE: March 23, 2016
TIME: 9:00 a.m.

BH

Two (2) sketches follow

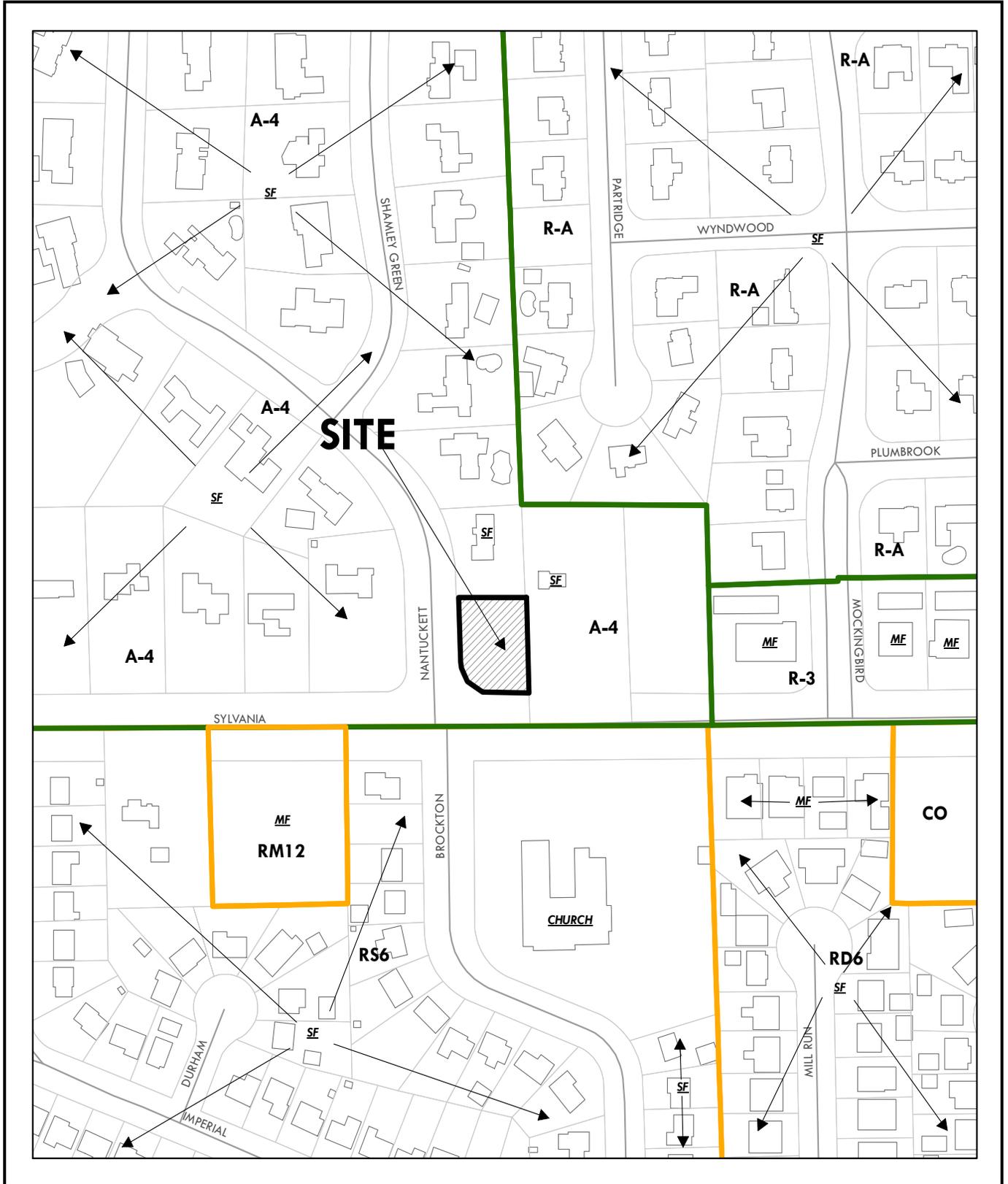
GENERAL LOCATION

Z20-C978
ID 105



ZONING & LAND USE

Z20-C978
ID 105



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GENERAL INFORMATION

Subject

- Request - Zone Change from R-A Suburban Residential to R-3 Residential
- Location - 4885 Alexis Road
- Applicant - Fahed Abed
4885 Alexis Road
Sylvania, OH 43560

Site Description

- Zoning - R-A Suburban Residential
- Area - ± 0.609 Acres
- Frontage - ± 132 Feet along Alexis Road
- Existing Use - Undeveloped

Area Description

- North - Single-Family Residential / R-A Suburban Residential
- South - Single-Family Residential / R-A Suburban Residential
- East - Single Family Residential / A-4 Rural Residential
- West - Vacant Land and Greenhouse / R-3 Residential and C-2 General Commercial

Parcel History

- Z20-C893 - Zone Change from R-A Rural Residential to C-2 General Commercial (Planning Commission recommended Approval on July 27, 2005, Township Trustees Disapproved 9 September 20, 2005)
- Z20-C904 - Zone Change from R-A Rural Residential to PUD Planned Unit Development (Planning Commission recommended Approval on October 26, 2005, Applicant Withdrew Application Prior to Township Action)

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 R-A Suburban Residential to R-3 Residential for property located at 4885 Alexis Road. The parcel is 0.609 acres and is currently undeveloped. The applicant is requesting the Zone Change to consolidate the property with the property to the west and develop a multi-family housing project on the site. Adjacent land uses include commercial uses to the west along Alexis Road and single family dwellings to the north, south and east.

In July 2005, the Plan Commission recommended approval of a Zone Change from R-A to C-2 to the Sylvania Township Trustees to allow for the construction of a limousine business. However, the Sylvania Township Zoning Commission supported C-1 zoning on this site after area residents voiced their concerns. The Township Trustees denied the C-1 proposal after listening to the neighborhood opposition and suggested the applicant pursue a PUD which would contain a concept design plan.

In October 2005, the Plan Commission recommended approval of Z20-C904 a Zone Change from R-A to PUD to the Sylvania Township Trustees. The applicant provided a conceptual design layout for a limousine business that included the construction of a 19,000 square foot building with thirteen (13) parking spaces and landscaping. The landscaping included a solid fence placed on a two (2) foot high mound along the rear and east sides of the property where abutting residential zoning. In addition, the cover sheet submitted by Sylvania Township with the application encouraged the Toledo Lucas County Planning Commission to recommend approval of the PUD. However, the applicant withdrew the application for the PUD prior to any Township action on the case.

The current application is requesting the zoning be modified to R-3 Residential for the purpose of developing the site in combination with the property to the west with multi-family housing. Once combined with the site to the west, the site will be 1.120 acres in size. Based on the size of the lot, the applicant would be restricted to nine (9) to twelve (12) units on the site. It should be noted that sanitary sewer does not currently exist in this area and may dictate where and how many units can be built on the site. The applicant will be required to submit for Project Plan Review through the Sylvania Township Zoning Office prior to any formal building permits can be issued. As part of Project Plan Review the site plan will be forwarded to the Lucas County Health Department for comment.

STAFF ANALYSIS (cont'd)

The 2007 Sylvania Township Land Use Plan recommends this area for Suburban Residential uses. Although the request is not consistent with the land use plan, R-3 Residential has been approved in the past for the contiguous parcel to the west, which will be combined with the site in question. Furthermore, commercial zoning and a PUD for a limousine business has previously been supported by the Toledo Lucas County Planning Commission. As a result, a Zone Change to R-3 Residential will serve as a buffer between the single family uses in the Arvilla Park and Woodridge Subdivisions and the more intense commercial uses to the west along Alexis Road.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend approval of Z20-C979, a Zone Change request from R-A Suburban Residential to R-3 Residential for property located at 4885 Alexis Road, to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

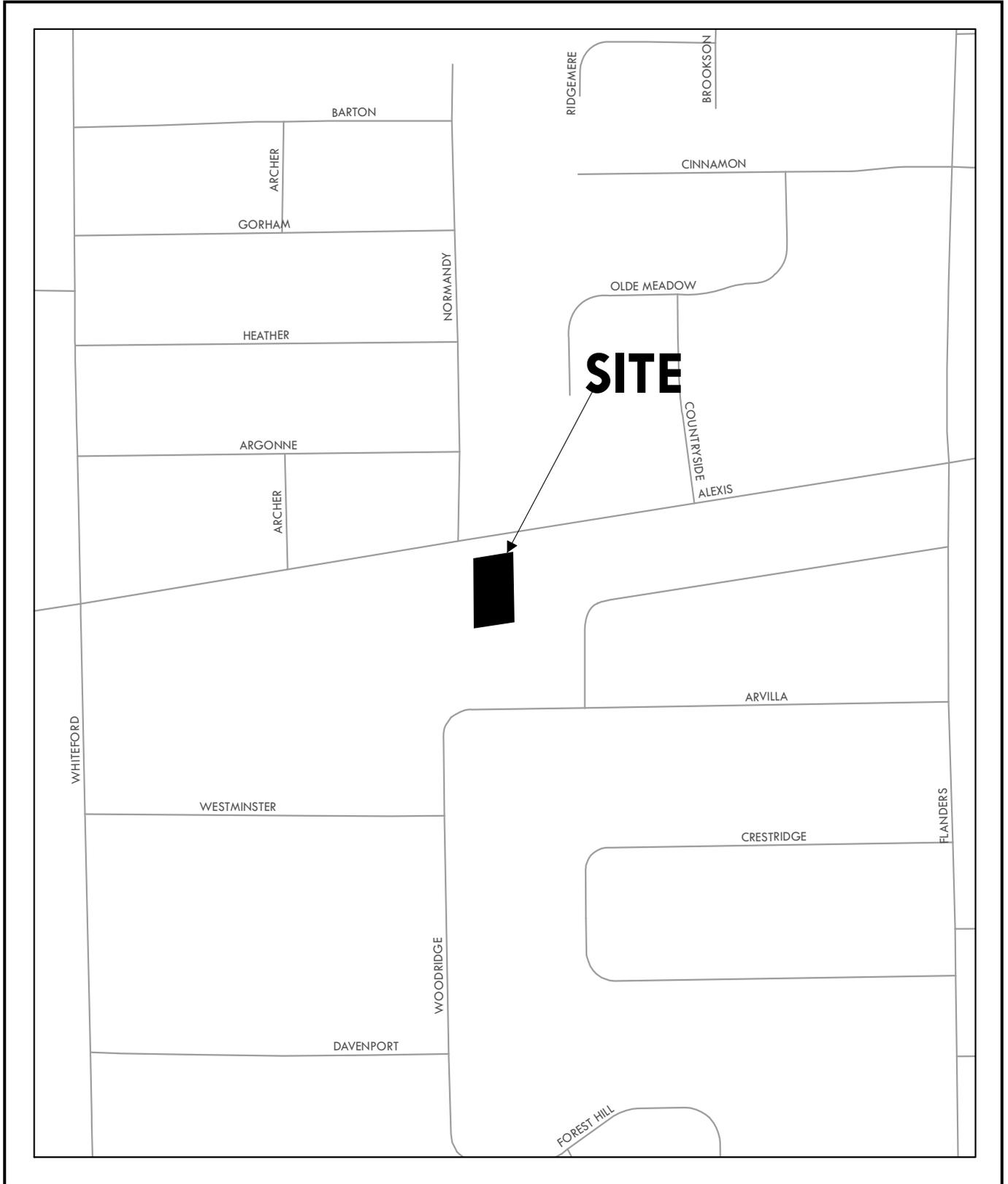
1. A Zone Change to R-3 Residential Zoning is consistent with the surrounding zoning and uses; and
2. Precedent exists in the immediate area to change the R-A Suburban Residential zoning to R-3 Residential zoning.
3. The proposed use will have minimal adverse impacts on surrounding properties.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C979
DATE: March 23, 2016
TIME: 9:00 a.m.

BH
Two (2) sketches follow

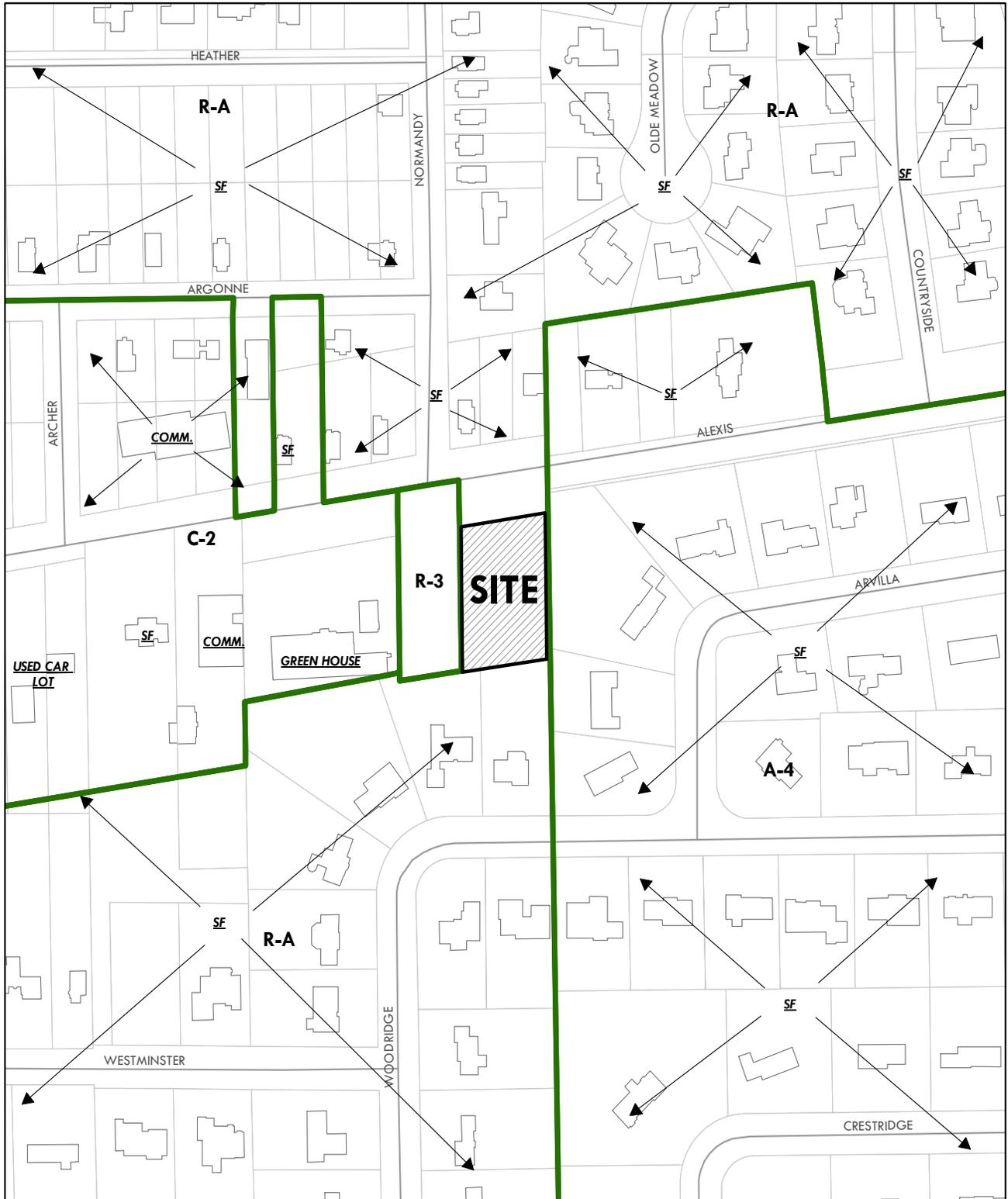
GENERAL LOCATION

Z20-C979
ID 104



ZONING & LAND USE

Z20-C979
ID 104



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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

Toledo - Lucas County General Street Map

