

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*May 25, 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

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

MICHAEL W. DUCEY

KEN FALLOWS

MEGAN MALCZEWSKI

OLIVIA HOLDEN

THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

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

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> ( <i>HEARINGS BEGIN AT 2PM</i> )			
November 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**
<b>COUNTY PLANNING COMMISSION</b> ( <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**

**May 25, 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**

**SUBDIVISION – SYLVANIA TOWNSHIP**

1. T-28-16:

Appeal of administrative disapproval of deed transfer at  
9640 Sylvania-Metamora Road (bh)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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## GENERAL INFORMATION

### Subject

- Request - Appeal of Administrative Disapproval of a Lot Split
- Location - 9640 Sylvania-Metamora Road
- Applicant - Sunset Retirement Communities Inc  
4040 Indian Road  
Toledo, OH 43606
- Agent - RCO Law  
Tom Gibson  
4 Seagate, 9<sup>th</sup> Floor  
Toledo, OH 43606

### Site Description

- Zoning - R-3 PUD Residential Planned Unit Development
- Area - ± 44.654 Acres
- Frontage - ± 257 Feet along Sylvania-Metamora Road
- Existing Use - Assisted Living Facility

### Area Description

- North - Toledo Edison Substation / A-3 Agriculture
- South - Single Family Residential & Commercial / R-1 Residential, A-3 Agriculture & C-2 General Commercial
- East - Single Family Residential / R-1 Residential
- West - Single Family Residential & Agriculture / A/R Agriculture/Residential (Richfield Twp)

### Parcel History

- Z20-C763 - Conditional Use for assisted living facility (PC recommended approval with conditions 10/28/99, Township BZA approved 12/13/99)
- SPR20-10-00 - Site Plan Review at 9640 Sylvania Metamora Road (Planning Staff recommended approval with conditions 6/16/00)

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

Z20-C976 - Zone Change from A-3 Agriculture to R-3 PUD Residential Planned Unit Development (PC recommended approval with conditions 11/21/14, Township Trustee approved with conditions 1/6/15)

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 an appeal of the administrative disapproval of lot split T-28-16. The proposed lot split will remove the “outside” portion of the existing lot located at 9640 Sylvania-Metamora Road, resulting in a circular shaped retain parcel. The proposed lot configuration is required in order to secure financing for new development and the refinancing for the existing development located on the retain parcel.

The Lucas County Subdivision Regulation Section 405 Lot Orientation (a) states that side lot lines should be at approximate right angles unless a variation will give a better street or lot plan. The proposed configuration is consistent with the historic configuration of the site; however, the entire site was consolidated as condition of the PUD request. The PUD was requested to authorize the applicant to construct a clubhouse and sixteen (16) duplex villas on the southeast portion of the site. Although the applicant is proposing to split the site, no changes in the configuration of the buildings, parking areas, density or driveways are being requested. In the event changes are requested in the future an amendment to the approved PUD may be required.

The lot split was disapproved because the parcels exceed the depth to width (D/W) requirements. Subdivision rules require that the depth of a parcel not exceed 3.5 times the width of the parcel. The director may waive the D/W ratio, but typically defers to the Plan Commission when it exceeds two (2) time, or a D/W of 7. Based on the width of a parcel, which is measured at the setback line, the site has a D/W of approximately 6.5. Although a D/W of 6.5 is typically approved administratively, it should be noted that the unique configuration reduces a portion of the retain parcel to approximately sixty (60) feet wide. The applicant has indicated that this configuration was selected to address setbacks for the existing and proposed duplex villa structures that are located to the east of the existing private drive. Based on the D/W exceeding the 3.5 to 1 ratio and the unique configuration which reduces a portion of the retain to approximately sixty (60) feet in width, staff has deferred this issue to the Plan Commission for consideration.

**STAFF ANALYSIS (cont'd)**

Finally, the Lucas County Engineers Office has indicated that easements as outlined in section 406 of the subdivision regulation will need to be recorded to ensure the on-site infrastructure such as roadways, sidewalks, utilities and drainage areas will be provided for both the split and retain portions of site. Although, easement language has been submitted as part of the application, the Lucas County Engineers Office has not reviewed or commented on the language. In addition the legal descriptions provided in the declaration of easements do not match the legal descriptions of the newly configured parcels. Staff is requesting that the legal description of the easements be updated and additional language be added to further address drainage to both parcels.

**STAFF RECOMMENDATION**

The Staff recommends that the Lucas County Planning Commission approve T-28-16, an appeal of an administrative disapproval of a lot split for property located at 9640 Sylvania-Metamora Road for the following three (3) reasons:

1. The proposed lot split is consistent with the historic configuration of the site; and
2. The proposed lot split has a depth to width ratio that is similar to other properties in the vicinity; and
3. Prior to final lot split approval, easements are able to be reviewed and approved by the Lucas County Engineers Office and/or Sanitary Engineer.

The staff further recommends that the Lucas County Planning Commission approve T-28-16, an appeal of an administrative disapproval of a lot split for property located at 9640 Sylvania-Metamora Road, subject to the following five (5) conditions.

1. The applicant shall continue to adhere to all conditions outlined in the approved PUD file Z20-C967.
2. Pursuant to Sylvania Zoning Resolution Section 2007, the applicant shall obtain a letter from the Sylvania Township Zoning Manager approving the alteration to the approved PUD parcel.
3. The legal description of the easements shall be updated and additional language added to further address the drainage easements to both parcels.
4. All easement language shall be approved by the Lucas County Engineers Office and/or Sanitary Engineer prior to lot split approval.
5. Lots split request expire within two (2) years of approval by the Planning Commission.

REF: T-28-16. . . May 25, 2016

APPEAL OF ADMINISTRATIVE DISAPPROVAL  
SYLVANIA TOWNSHIP

LUCAS COUNTY PLANNING COMMISSION

REF: T-28-16

DATE: May 25, 2016

TIME: 9:00 a.m.

BH

Four (4) sketches follow

# GENERAL LOCATION

T-28-16  
ID 103

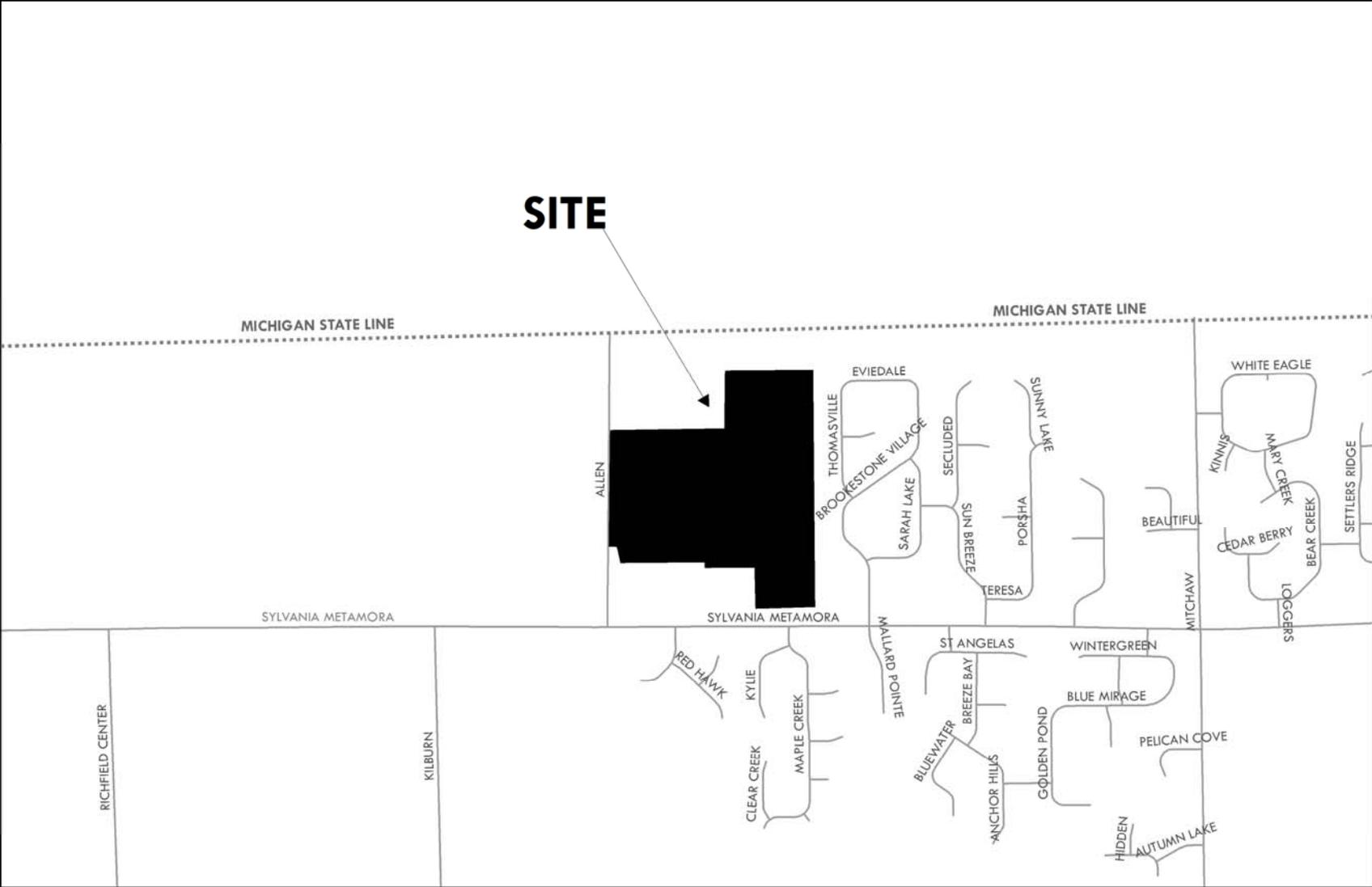


**SITE**



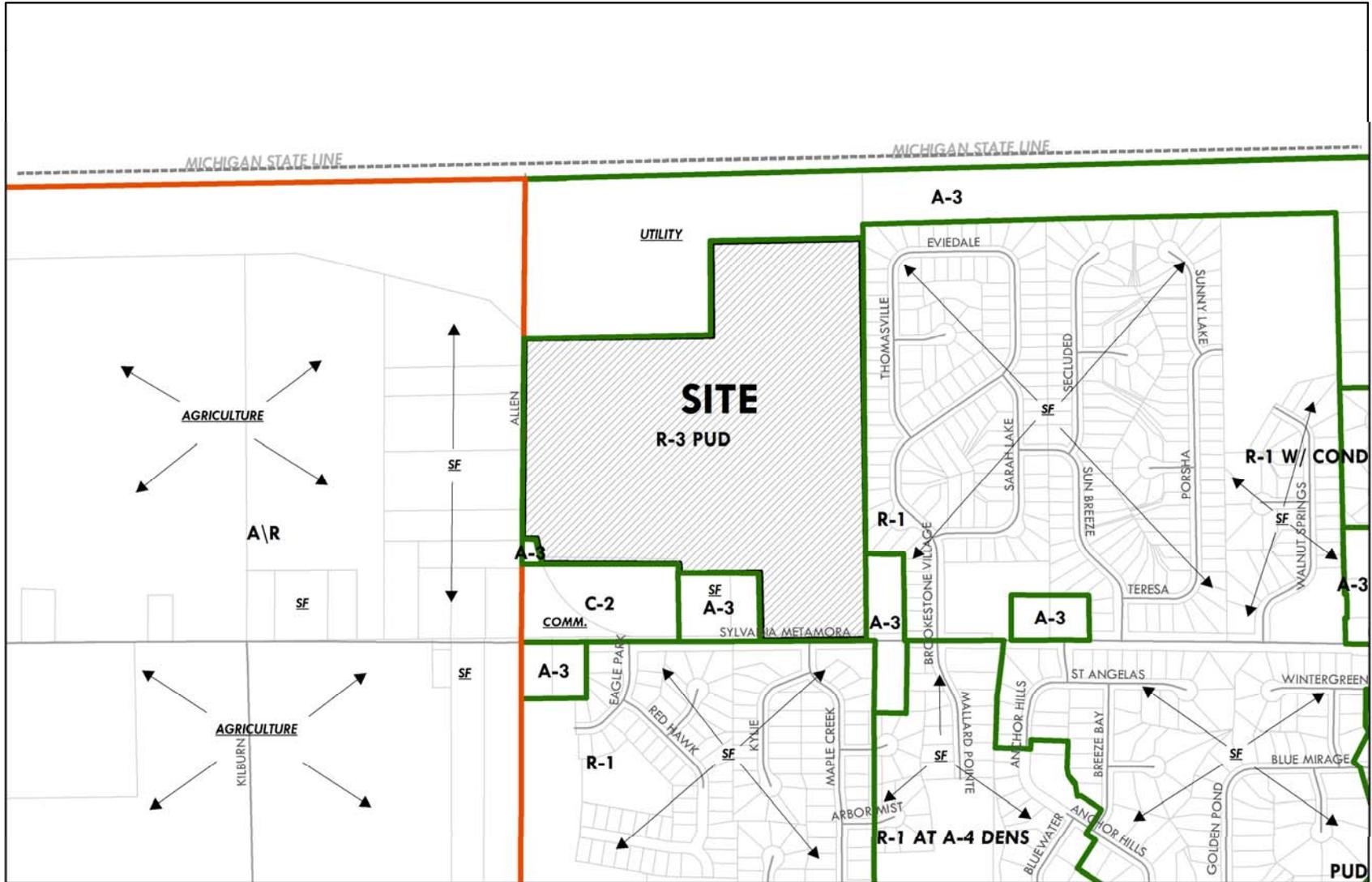
MICHIGAN STATE LINE

MICHIGAN STATE LINE



# ZONING & LAND USE

T-28-16  
ID 103







## 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

