

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

August 24, 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**

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

August 24, 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

S-13-16: Final Plat of the Replat of Lot 56 of Timber Valley Plat 2, located South of Maumee Western Rd and East of Albon Road, Monclova Twp (1 lot) (bh)

S-14-16: Final Plat of Evergreen Abbey Plat One, North of Monclova Rd and East of Coder Rd, Monclova Twp (28 lots) (bh)

ZONE CHANGE – SYLVANIA TOWNSHIP

1. Z20-C983: Conditional Use Permit for Semi-Public Use in A-4 district at 2728 N. King Road (bh)

SUBDIVISION – SPRINGFIELD TOWNSHIP

2. S-12-16: Preliminary Drawing Review of FIELDBROOK ADDITION, located south of Bancroft Street, east of King Road (bh)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

BLANK PAGE

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Conditional Use Permit for a Semi Public Use in A-4 District |
| Location | - | 2728 King Road |
| Applicant | - | Congregation Chabad House Lubavitch
2728 King Road
Toledo, OH 43617 |
| Engineer | - | Kevin Romanko
PO Box 438
Sycamore, OH 44882 |

Site Description

- | | | |
|--------------|---|----------------------------|
| Zoning | - | A-4 Rural Residential |
| Area | - | ± 1.612 Acres |
| Frontage | - | ± 192 feet along King Road |
| Existing Use | - | Religious Assembly |

Area Description

- | | | |
|-------|---|---|
| North | - | Single Family Residential / A-4 Rural Residential |
| South | - | Single Family Residential / A-4 Rural Residential |
| East | - | Woodland / A-4 Rural Residential |
| West | - | Single Family Residential / R-2 Residential |

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 applicant has requested a Conditional Use Permit to allow for the construction of a new Jewish Community Center. The applicant has operated a Jewish Community Center and Religious Assembly on the site since 2014. The applicant is requesting to fully remove the existing 4,200 square foot infrastructure and replace it with a larger 9,750 square foot building and expanded parking facilities. In April 2016, the Sylvania Township Trustees approved an amendment to their zoning resolution that requires all requests for Conditional Uses, with the exception of Home Occupations, be reviewed by the Lucas County Plan Commission prior to the Board of Zoning Appeals public hearing. Surrounding land uses include single-family residences on all sides with the exception of a wooded area to the rear of the subject property.

ACCESS & PARKING

The applicant is requesting to access the property via two (2) access points from King Road. The Lucas County Engineers Office has indicated that due to the proposed internal circulation modifications the site does not meet the spacing requirement for two (2) driveways and request that the northern driveway be removed. A Project Plan Review meeting was held on July 20, 2016, which included the applicant and review agencies. At this meeting the northern access drive was discussed and the applicant indicated the need for the drive to provide limited access to a ceremonial room of the proposed building. The Sylvania Township Fire Department further indicated that the drive would be beneficial in the need of a life-safety issue and requests access in this area be maintained. The Lucas County Engineers Office indicated that a variance could be requested for the northern driveway from the Access Appeals Board.

The parking requirement for a religious assembly use is one (1) space per five (5) seats in the sanctuary. The applicant has indicated that the total occupancy of the entire building is 299 people. This includes the sanctuary, offices and all common areas of the building. The applicant has indicated that although the number of sanctuary seats has not been determined at this time, they have indicated that the seating will not exceed 275 in the sanctuary therefore meeting the parking requirement of fifty-five (55) spaces.

There is no setback standard for parking areas when residential zoning districts abut other residential zoning, however, the Sylvania Township Board of Zoning Appeals has the authority to instill conditions and safeguards as deemed necessary. The Sylvania Township Zoning Inspector encourages a minimum five foot (5') setback be maintained along the southern property line. The submitted site plan appears to incorporate a six feet (6') setback from the abutting property line.

STAFF ANALYSIS (cont'd)

LANDSCAPING

The Sylvania Township Zoning Resolution does not require landscaping when a residential zoning district abuts a residential zoning district. The property currently has mature vegetation along the southern and eastern property lines and a solid fencing along the northern property line. The submitted site plan indicates an eight foot (8') high privacy fence will be installed along the northern property line, however no fencing is proposed to the south or east.

The Sylvania Township Board of Zoning Appeals once again has the authority to introduce conditions and safeguards as they deemed necessary and the Sylvania Township Zoning Inspector encourages a minimum six foot (6') high solid fence with landscaping be installed, as eight foot (8') high fencing is inconsistent with the maximum allowed fence height in the zoning resolution. Plan Commission staff encourages the applicant to maintain as much of the mature vegetation along the southern and eastern property lines to aid in the buffering of the property.

RECOMMENDATION

The Sylvania Township Zoning Resolution states that under certain unusual circumstances, a use of property which typically affects an area more intensely than those uses permitted in the zoning district in which it is located may nonetheless be desirable and compatible with permitted uses, if that use is properly controlled and regulated. Such uses are listed as "Conditional Uses" within the respective zoning districts. The current request for a Conditional Use Permit will be within the guidelines as stated in the township resolution for the use of this site. Although the new building will be significantly larger in size, the proposed use is not anticipated to provide an added impact on the surrounding single family uses in the area. The applicant has indicated that the additional square footage will be designated for a new kitchen, communal and office areas. The hours of operation and the congregation size is not anticipated to significantly change as the occupancy load for the building will be limited to 299 people based on the Ohio Fire Code.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve Z20-C983 a Conditional Use Permit for a Semi Public Use in A-4 District located at 2728 King Road, for the following two (2) reasons:

1. The request is compatible with existing land use and is not anticipated to impact residential uses within the general vicinity of the subject property; and
2. The proposed use is consistent with the Sylvania Township Zoning Resolution;

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Lucas County Planning Commission approve Z20-C983 a Conditional Use Permit for a Semi Public Use in A-4 District located at 2728 King Road, subject to the following thirty-eight (38) conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Sanitary Engineer

1. Water is available to the site via W-1671-12" on the east side of King Road. This main shall be labeled as such.
2. LCSE has no records that there is an existing water service to this property as shown on the plans. The City of Toledo will perform all taps into the county water main at the expense of the contractor. This shall be stated on the plans.
3. All water service connection points, size of service, lengths, material, bends, etc. shall be labeled on the plans.
4. Sanitary sewer service is available via S-904-8" on the east side of King Road. This main shall be labeled as such.
5. There is only a 10' stub of 6" protruding from manhole #44. The existing sanitary sewer on the north side of the lot currently does not exist and will need to be installed.
6. Elevations of the sanitary sewer at the connection point, at all fittings, and at the cleanout shall be labeled.
7. The sanitary sewer service shall be inspected by a LCSE representative and all inspection fees shall be the responsibility of the owner/developer.
8. All sanitary sewer work shall be completed by a licensed sewer tapper as approved by the Lucas County Sanitary Engineer. This shall be stated on the plans.
9. A set of these plans may need to be submitted to The City of Toledo-Division of Engineering Services, the local fire department, and to the Toledo-Lucas County Health Department for review.
10. One copy of the detailed utility site plans shall be submitted to LCSE for review. These plans shall be approved by the Lucas County Sanitary Engineer's office prior to any construction and shall meet their standards and specifications.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

11. This site is subject to Lucas County water supply connection and sanitary sewer collection fees including any Pay-Cash-To-Tap fees and shall be paid in full prior to issuance of any and all permits.

Sylvania Township Zoning Inspector

12. A Conditional Use for a semi-public use must be approved by the Sylvania Township Board of Zoning Appeals (BZA) before occupancy can occur. An application for such as been submitted and should be reviewed by the Lucas County Plan Commission on August 24, 2016 and the BZA on September 12, 2016.

13. Section 2914 of the Sylvania Township Zoning Resolution requires one (1) parking space per five (5) seats for a place of worship. The total number of parking spaces required as well as the total number of parking spaces provided need to be indicated on the site plan.

14. The width of the access drives is not shown. Section 2902 requires a minimum of twenty feet (20') width.

15. Sylvania Township requires all new developments or redevelopments to have sidewalks along the street frontage of the property. The site plan shall indicate the location and width of the sidewalk.

16. The distance of the parking areas from the abutting residential boundaries should be indicated. There is no minimum requirement for this for a semi-public use, but commercial/industrial uses are required to have at least a five foot (5') setback. It is probable that the BZA will set at least that distance as a condition to the Conditional Use.

17. The distance from the proposed building to the centerline of King Road needs to be indicated.

18. Section 2222 dictates a 100' building setback from King Road. This appears to be met, but should be indicated on the site plan.

19. An eight foot (8') privacy fence is shown along the northeast boundary of the property. The maximum allowed fence height in a residential zone is six feet (6').

20. Privacy fencing/screening is not required along the boundaries of this parcel. However, the BZA will most likely require a six foot (6') privacy fence with landscaping as a condition to approval of the Conditional Use.

STAFF RECOMMENDATION (cont'd)

Sylvania Township Zoning Inspector (cont'd)

21. The names, addresses, and zoning classification of abutting properties shall be indicated on the site plan.
22. The dimensions of the dumpster enclosure shall be indicated on the site plan.

Sylvania Township Fire/Rescue

23. The Sylvania Township Fire Department strongly recommends fire sprinkler and alarm systems for the highest level of occupant safety.
24. If any smoke alarms are installed for HVAC units or a fire alarm, a Knox Box will be required.

Lucas County Engineer

25. The proposed site development is considered a redevelopment and an access permit application shall be submitted to the Lucas County Engineer's Office. The existing two driveways are being changed from one way enter and one way exit to two full access driveways. The required spacing is not met for two full access driveways and therefore the northerly driveway should be removed or a variance will be required from the access appeal board.
26. Submit storm drainage calculations for review and approval. An internal drainage system with storm water detention to limit peak discharges to "pre-developed" conditions may be required.
27. In accordance with the Lucas County Major Highway and Street Plan, it is requested that an additional highway and utility easement be dedicated along King Rd. in order to have a fifty (50) foot total half width. It appears that an easement was previously recorded dedicating this right of way, but never signed by the owner.
28. The required front yard setback per the township zoning resolution is 100 feet from the centerline of King Rd.
29. Indicate driveway radii on the plan. The driveway is being changed from a one way enter to a full access driveway and minimum radii of 25 feet are required.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

30. Include the following note on the plan:

- a. A permit is required from the Lucas County Engineer's Office for work within the public right of way on King Road.

31. Include the following additional information on the plan:

- a. Number of parking spaces required and provided.
- b. Label the names of abutting property owners on the plan and abutting zoning for parcel to the east.
- b. Site Location Map street names are not very legible. Show closest Public Street to north (Finchwood Lane).
- c. Van accessible spaces should have eight (8) foot marked access aisle and an 8 foot parking space.
- d. Label existing and proposed parking drive aisle dimensions.
- e. Adjacent road across the street has now been platted and is called King Acres Drive.

32. All proposed pavement elevations, grading and swales along the adjacent property lines shall be labeled with proposed slopes, proposed spot elevations, and existing spot elevations along the property lines.

33. Elevations indicate a low spot in the pavement along the south driveway. A catch basin or other design change may be needed to avoid standing water.

34. Pavement Details: Item 448 is now Item 441 in the current ODOT CMS with a (448) designation.

35. Label the pipe size for the existing 12 inch storm sewer running under the southerly driveway. Existing plans indicate that the pipe ends 70 feet south of the catch basin and just south of the driveway.

36. Include the following notes on the Site Grading Plan:

- a. The approved site grading and drainage may not be changed without the authorization of the Lucas County Engineer's Office.
- b. A site grading inspection permit shall be obtained by the developer, or his representative, a minimum of five (5) working days prior to final grading construction work. Applications for said permit may be obtained at the Office of the Lucas County Engineer or the County Building Regulations Department.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

37. One set of revised plans addressing the previous items shall be forwarded to the Lucas County Engineer's Office for final review. Upon approval, three (3) sets of plans should be provided to our office prior to issuance of zoning and building permits.

Plan Commission

38. The applicant shall maintain as much of the mature vegetation along the southern and eastern property lines to aid in the buffering of the property. If vegetation is removed, appropriate landscape buffer shall be installed.

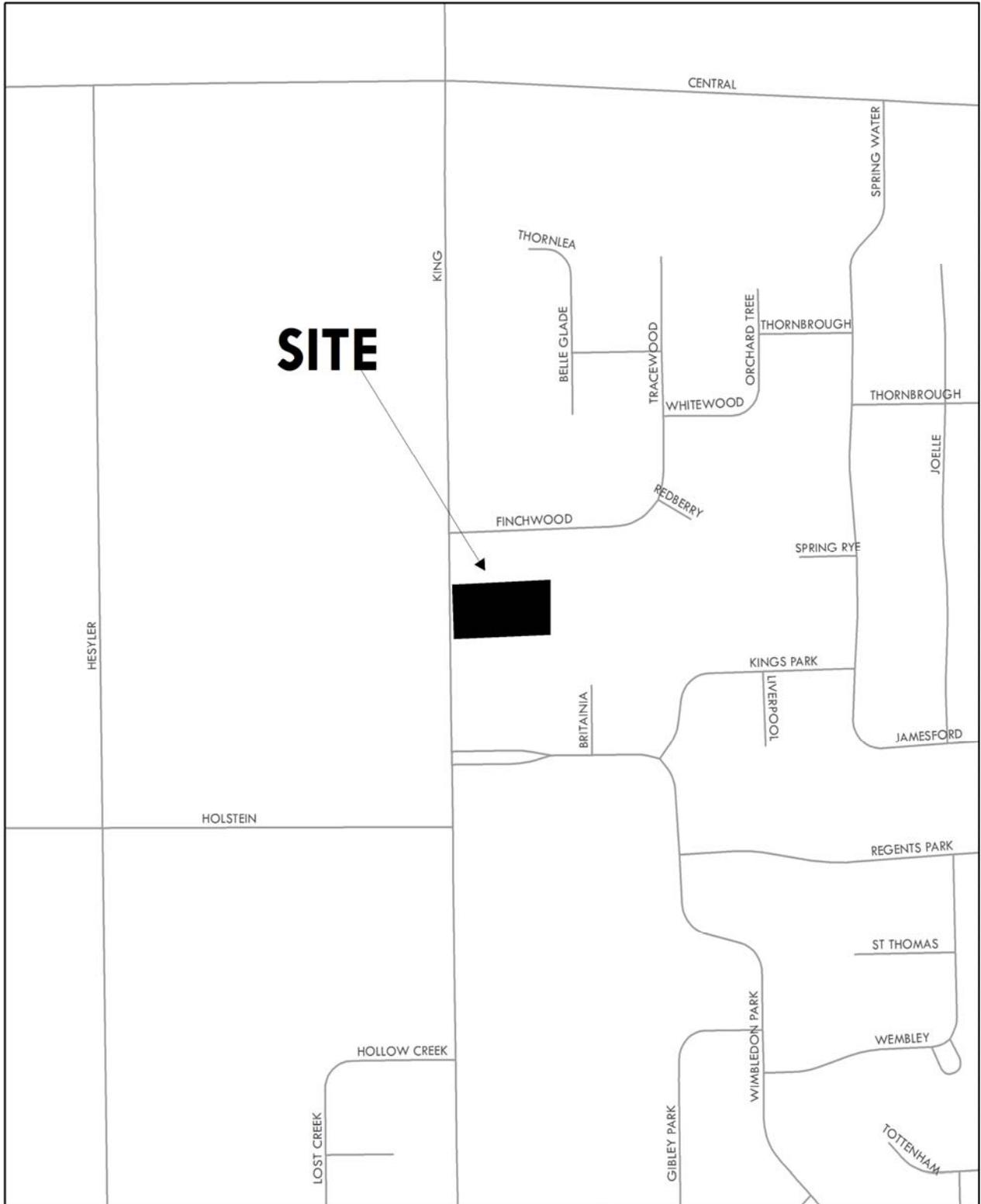
CONDITIONAL USE PERMIT
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C983
DATE: August 24, 2016
TIME: 9:00 a.m.

BH

Three (3) sketches follow

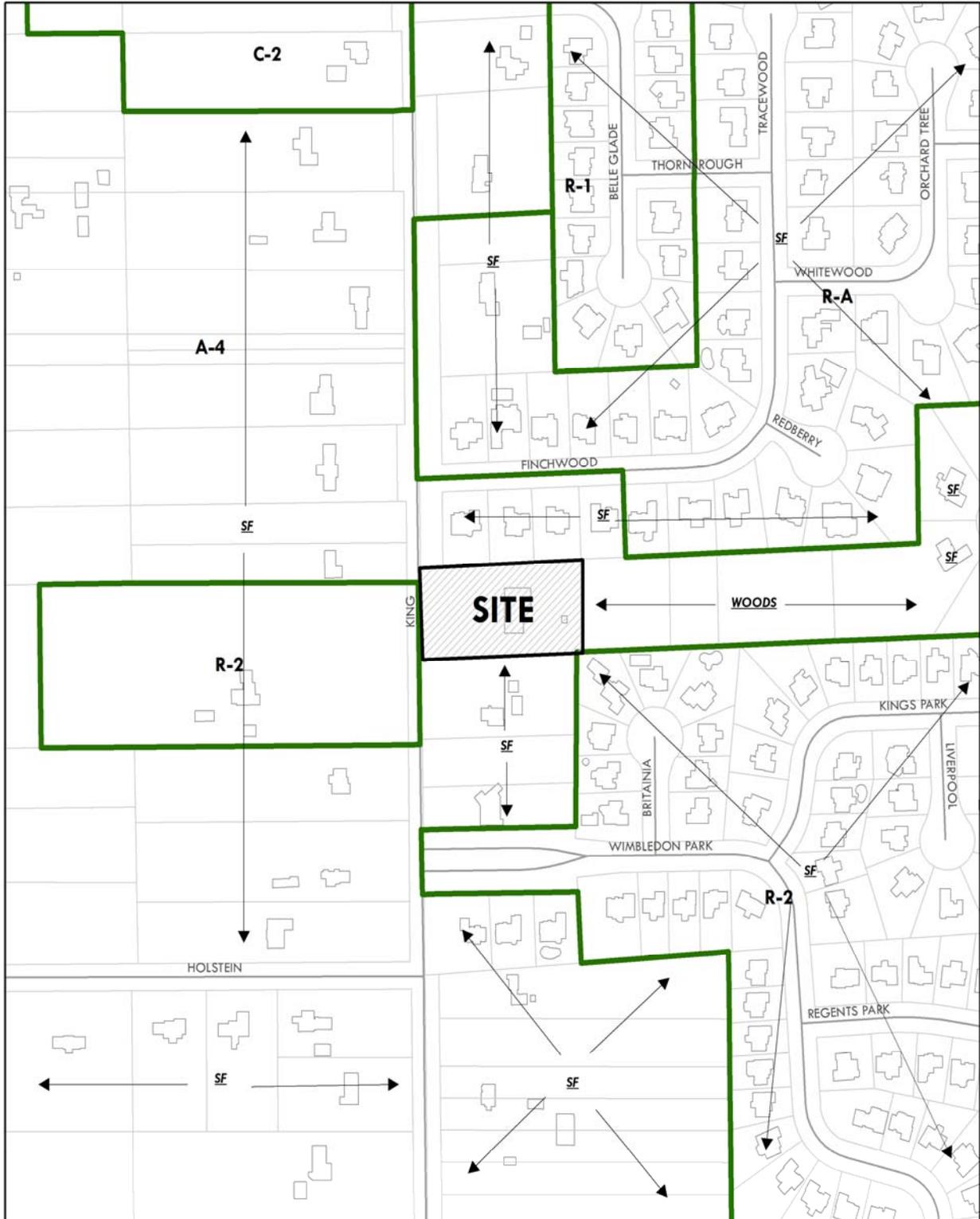
GENERAL LOCATION

Z20-C983
ID 113



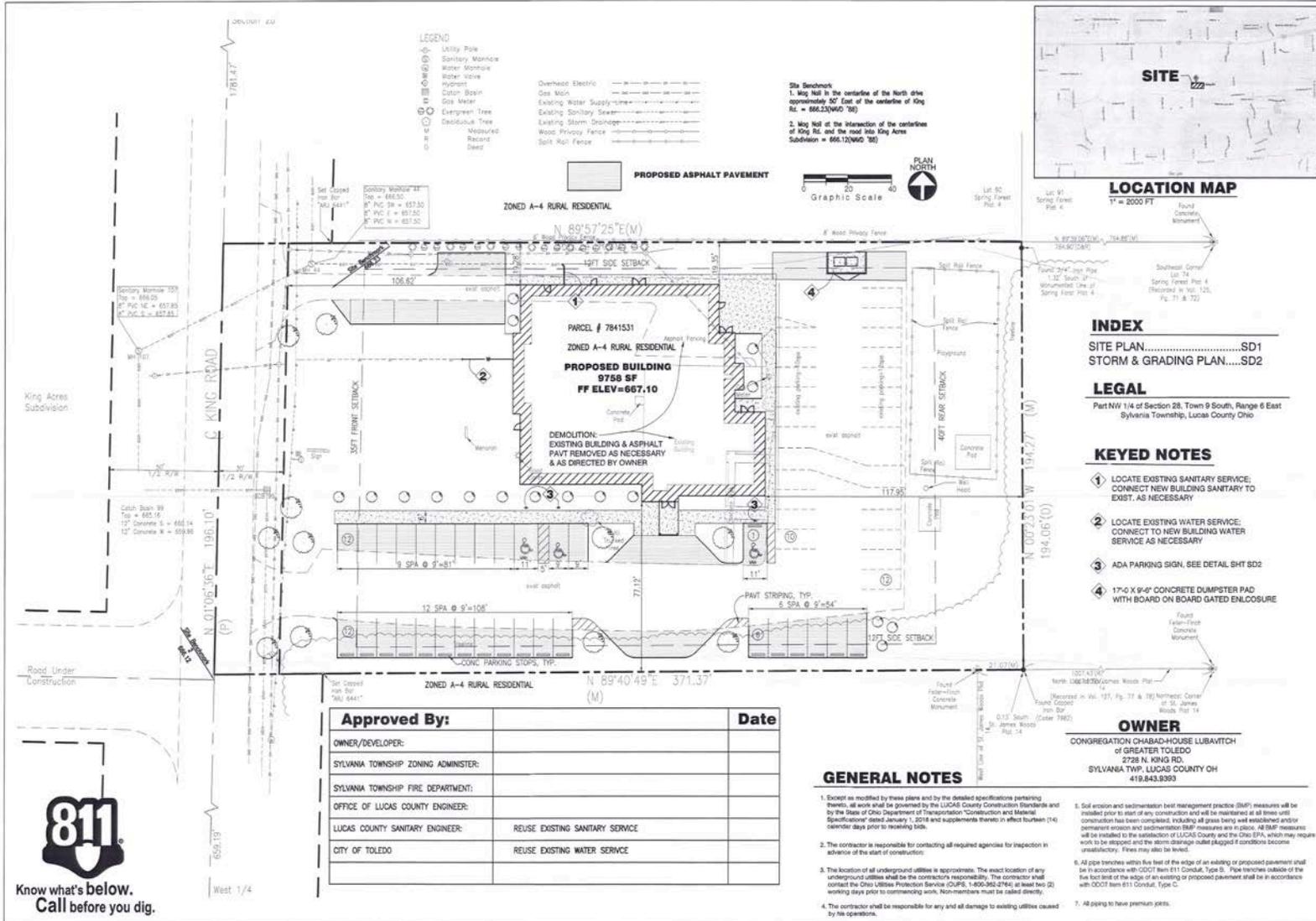
ZONING AND LAND USE

Z20-C983
ID 113



SITE PLAN

**Z20-C983
ID 113**



PROFESSIONAL ENGINEER
JAMES A. COLONY
10001610
ISSUE # 1
DATE 06/16/16
FOR REVIEW

INDEX
SITE PLAN.....SD1
STORM & GRADING PLAN.....SD2

LEGAL
Part NW 1/4 of Section 28, Town 9 South, Range 6 East
Sylvania Township, Lucas County Ohio

- KEYED NOTES**
- LOCATE EXISTING SANITARY SERVICE; CONNECT NEW BUILDING SANITARY TO EXIST, AS NECESSARY
 - LOCATE EXISTING WATER SERVICE; CONNECT TO NEW BUILDING WATER SERVICE AS NECESSARY
 - ADA PARKING SIGN, SEE DETAIL SHT SD2
 - 17'-0" X 9'-6" CONCRETE DUMPSTER PAD WITH BOARD ON BOARD GATED ENCLOSURE

OWNER
CONGREGATION CHABAD-HOUSE LUBAVITCH
OF GREATER TOLEDO
2728 N. KING RD.
SYLVANIA TWP, LUCAS COUNTY OH
419.843.9393

- GENERAL NOTES**
- Except as modified by these plans and by the detailed specifications pertaining thereto, all work shall be governed by the LUCAS County Construction Standards and by the State of Ohio Department of Transportation Construction and Material Specifications dated January 1, 2018 and supplements thereto in effect fourteen (14) calendar days prior to starting bids.
 - The contractor is responsible for contacting all required agencies for inspection in advance of the start of construction.
 - The location of all underground utilities is approximate. The exact location of any underground utilities shall be the contractor's responsibility. The contractor shall contact the Ohio Utilities Protection Service (OUPS, 1-800-962-2764) at least two (2) working days prior to commencing work. Non-members must be called directly.
 - The contractor shall be responsible for any and all damage to existing utilities caused by his operations.
 - Soil erosion and sedimentation best management practice (BMP) measures will be installed prior to start of any construction and will be maintained at all times until construction has been completed, including all grass being well established and/or permanent erosion and sedimentation BMP measures are in place. All BMP measures will be installed to the satisfaction of LUCAS County and the Ohio EPA, which may require work to be stopped and the storm drainage outlet plugged if conditions become unsatisfactory. Fees may also be levied.
 - All pipe trenches within five feet of the edge of an existing or proposed pavement shall be in accordance with CDOT Item 611 Contract, Type B. Pipe trenches outside of the five foot limit of the edge of an existing or proposed pavement shall be in accordance with CDOT Item 611 Contract, Type C.
 - All piping to have premium joints.

Approved By:	Date
OWNER/DEVELOPER:	
SYLVANIA TOWNSHIP ZONING ADMINISTRATOR:	
SYLVANIA TOWNSHIP FIRE DEPARTMENT:	
OFFICE OF LUCAS COUNTY ENGINEER:	
LUCAS COUNTY SANITARY ENGINEER:	REVISE EXISTING SANITARY SERVICE
CITY OF TOLEDO:	REVISE EXISTING WATER SERVICE



CHABAD HOUSE
2728 KING RD
SYLVANIA TOWNSHIP
LUCAS COUNTY, OH

COLONY + COLONY LTD.
CIVIL ENGINEERS
P.O. BOX 12656 TOLEDO, OH 43606
419-351-3228 colonycc@bce.net

SITE PLAN

JOB NO: 576
DATE: JUN 2016
SHEET NO: SD1

11-1

BLANK PAGE

REF: S-12-16
DATE: August 24, 2016

GENERAL INFORMATION

Subject

- Request - Preliminary Drawing Review of FIELDBROOK ADDITION
- Location - 7371 and 7405 W. Bancroft Street, Springfield Township
- Owner - Chase C. Eichhorn
3201 E. Lincolnshire Blvd.
Toledo, OH 43606
- Owner - Edgebrook Dev. Co.
5135 S. Main Street
Sylvania, OH 43560
- Applicant - McCarthy Builders
3618 King Road
Toledo, OH 43618
- Engineer - George Oravec, P.E., P.S.
Oravec & Associates
5333 Secor Road
Toledo, OH 43623

Site Description

- Zoning - R-1 PUD *Single Family Residential Planned Unit Development*
- Area - ± 15.9 Acres
- Frontage - ± 660 Feet along Bancroft Street
- Existing Use - Single Family Residential, Undeveloped

Area Description

- North - Single Family Residential / A-4 *Rural Residential* & R-2 *Residential* (Sylvania Township)
- South - Single Family Residential / RA-4 *Rural Residential*
- East - Single Family Residential / RA-4 *Rural Residential*
- West - Single Family Residential / RA-4 *Rural Residential*

GENERAL INFORMATION (cont'd)

Parcel History

- Z19-C124 - Zone Change request for Lots 29 & 30 Thayers Addition to Garden Lands from A-4 *Rural Residential* to R-3 *Multiple Residential*. Plan Commission recommended disapproval June 16, 1969. Township disapproved August 4, 1969.
- Z19-C434 - Special Use Permit request for an 80-unit Assisted Living Facility at 7371 W. Bancroft Street for north 4.33 ac. Staff recommended disapproval. Plan Commission recommended approval November 19, 1998. Township approved December 21, 1998.
- T-24-99 - Lot Split for the north 4.33 ac. Retain combined with eastern parcel. Staff approved February 26, 1999.
- Z19-C475 - Special Use Permit extension request for an 80-unit Assisted Living Facility at 7371 W. Bancroft Street for north 4.33 ac. Plan Commission recommended approval August 22, 2001. Trustees approve October 1, 2001.
- Z19-C541 - Zone Change from RA-4 to R-1 PUD at 7405 W. Bancroft Street for a 32 lot development. Plan Commission recommended approval June 22, 2005. Trustees approved Zone Change September 19, 2005. Trustees approved Development Plan December 5, 2005.
- Z19-C543 - Zone Change from RA-4 to R-1 PUD at 7371 W. Bancroft Street for a 34 lot development. Plan Commission recommended approval June 22, 2005. Site Plan modified. Plan Commission recommended approval January 25, 2006. Trustees approve March 5, 2006.
- T-29-06 - Lot Split for the south 3.39 ac. Combined with northern parcel to rejoin Lot 30 in Garden Land. Staff approved April 6, 2006.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z19-C563 - PUD Amendment for a 32 unit single family residential development at 7371 W. Bancroft Street. Plan Commission recommended approval November 15, 2006. Trustees approved January 16, 2007.
- SPR19-5-07 - Site Plan Review for PUD Amendment for Brookview Villas at 7405 W. Bancroft Street. Staff recommended approval to Springfield Township Zoning August 9, 2007.
- SPR19-6-07 - Site Plan Review for PUD Amendment Hunters Crossing at 7371 W. Bancroft Street. Staff recommended approval to Springfield Township Zoning August 9, 2007.
- Z19-C633 - Zone Change request from RA-4 Rural Residential to R-3 PUD Multiple Family Residential Planned Unit Development Staff recommended approval to Springfield Township Zoning June 24, 2015. Trustees approved R-1 PUD September 8, 2015.

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Community Master Plan 2004
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is a Preliminary Drawing for **FIELDBROOK ADDITION** located east of King Road & south of Bancroft Street. The site is largely undeveloped, but does include a single family residential structure near Bancroft Street. The property currently is zoned R-1 PUD *Single Family Residential Planned Unit Development*. Adjacent land uses include single-family residential to the north, west, and south, and an office to the east.

STAFF ANALYSIS (cont'd)

DENSITY

The 15.9 acre site incorporates two parcels that received R-1 PUD zoning approval in 2015. In addition two separate proposals for residential development were proposed for this site. Both projects received R-1 PUD zoning approval, but were never built. The developer originally requested R-3 zoning because R-3 is the only residential district where multiple units are allowed on one parcel. However, the zone change petition was modified to R-1 PUD prior to a final review by the Sylvania Township Trustees. The R-1 PUD further limited the density and restricted the type of dwelling permitted to single family. The project proposed a total of 74 single-family residences on individual lots with side setbacks of five feet (5'). This results in an overall density for the project of 4.64 units per acre. The maximum allowed density for an R-1 PUD is 5.4 units per acre.

LAYOUT

The final revised plan approved by the Sylvania Township Trustees indicated access to the subdivision via two (2) connections on Bancroft Street. Furthermore, the internal driveway that loops around the property will be "Private" Place. Private places are generally discouraged in all subdivisions because of the long term maintenance liability and the various concerns with private ownership. However, recognizing unique development issues with smaller parcels and innovative subdivision designs, the Lucas County Planning Commission may at their discretion allow private places provided the following requirements as outlined in the Lucas County Subdivision Regulation Section 517.

The Lucas County Engineer's Office has indicated that the westernmost driveway connection does not meet the Lucas County Subdivision Regulation standard for spacing of driveway connections and encourages the elimination this connection. The applicant has requested that the Plan Commission waive this provision and grant the second connection to provide a secondary point of ingress/egress in the event of an emergency.

The Lucas County Subdivision Rules and Regulations, *Sec. 507.f*, requires that any subdivisions with adjacent undeveloped land create stub streets to connect future development. A secondary connection to adjacent parcels for future development was required as part of the PUD review in addition to being required per the Springfield Township Zoning Resolution. The PUD provided room within the layout for a future connection to be made to the east. This secondary connection shall remain open to two way traffic and not be restricted in any way. A recitation shall be recorded on the Final Plat to satisfy this requirement. In addition, the Lucas County Subdivision Regulations requires sidewalks to be constructed on both sides of all streets in the subdivision and along the south side of Bancroft Street.

STAFF ANALYSIS (cont'd)

OPEN SPACE & COVERAGE

The coverage of buildings, pavement, and other impervious surfaces shall not exceed 40% of the gross site acreage as part of a PUD. The coverage for the project indicated on the Preliminary Plat Plan is 34.6%, which meets zoning requirements. Springfield Township also requires at least 15% of total gross acreage be set aside for consolidated common open space. The intent is that meaningful, functional areas are created for residents and the community. The plan indicates that consolidated open space is 3.79 acres or 23.8% of the total project. Furthermore, the submitted Preliminary Plat Plan indicates that the pond consists of .90 acres and the ditch is .15 acres of the consolidated open space. However, based on the consolidated open space plan submitted with this application, the majority of the open space provided is pond, ditch easement or landscape buffer along Bancroft Street. Although strongly encouraged as part of the PUD review, no functional areas appear to have been created for the residents and the community, such as bike path or walking trails. Staff once again encourages a bike path or pedestrian trail be incorporated into the design.

LANDSCAPING

The Springfield Township Zoning Resolution requires that a landscape plan be provided for all PUDs. A landscape plan was not submitted and was included as a condition of approval of the PUD. The majority of the land adjacent to the site remains limited in development with a single family residence per parcel. The PUD review indicated that specific attention should be paid on the site to development that may occur in the area in the future. Furthermore, major subdivisions are required to provide street trees as outlined in the Lucas County Subdivision Regulations.

LAND USE PLAN

The 2004 Springfield Township Community Master Plan recommends the site for Single Family Residential uses. This category recommends 3 to 5 dwelling units per acre. Single Family Residential is recommended east of King Road and Rural Residential uses are recommended west of King Road. At a density of 4.64 units per acre the project is consistent with the Master Plan.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve S-12-16, a Preliminary Drawing for **FIELDBROOK ADDITION**, located 7371 and 7405 W. Bancroft Street, for the following two (2) reasons:

1. The request is at a density that is comparable with nearby development and zoning; and

STAFF RECOMMENDATION (cont'd)

2. The request is consistent with the 2004 Springfield Township Master Plan.

Staff further recommends approval subject to the following fifty-nine (59) conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Sanitary Engineer

1. The owner, address, & parcel number should be located on each proposed developed, parcel.
2. Water is available to this site via W-1248A-10" on Bancroft Street for parcel 65-45248 and via W-1473-10" on Bancroft Street for parcel 65-45271. The aforementioned waterlines shall be called out as such.
3. The watermain in the subdivision shall be clearly labeled as "PRIVATE". The point of connection at any "PUBLIC" watermain shall be labeled clearly, "BEGIN PRIVATE WATERMAIN".
4. All watermain connections to the "PUBLIC" system shall include a check valve at all connection points. A "Private" valve in a manhole shall also be installed after the check valve.
5. 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.
6. The proposed 18" sanitary sewer on Bancroft Street shall be labeled as S-908-18".
7. The existing 10" force main on Bancroft Street shall be labeled as S-693-10". There is also an existing 4" force main on the North side of Bancroft Street. This force main shall be shown and labeled as S-213A-4".
8. 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.
9. The sewer main in the subdivision shall be clearly labeled as "PRIVATE". The point of connection at any "PUBLIC" sewer main shall be labeled clearly, "BEGIN PRIVATE SEWER MAIN".

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

10. The proposed 18” sanitary sewer will be in an easement. This easement shall be shown and labeled on the plat. LCSE will need a copy of this document prior to any construction taking place.
11. If this project is to be completed in phases, LCSE wants a set of plans for each phase. All addresses for each building and/or unit shall be shown on the plans.
12. The Lucas County Sanitary Engineer’s office shall receive an approved set of plans from the OEPA when they become available.
13. This site is also subject to the review of the local fire department, Sylvania Township, and the City of Toledo – Engineering Service.
14. The Lucas County Sanitary Engineer’s office shall receive 2 sets of approved plans including title sheets with all necessary signatures.
15. All water and/or sewer main construction shall be inspected by a LCSE representative at the owner’s/developer’s expense. LCSE shall be notified 48 hours in advance of construction taking place.
16. The proposed public, sanitary sewer shall be labeled S-908-18” and shall be submitted as a separate set of design plans.
17. This site is subject to the Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
18. An electronic drawing will be needed to be submitted to our office by the completion of the project in order for our office to complete the water and sewer as-builts for our records.
19. A preconstruction meeting will be required prior to any construction taking place.
20. LCSE would also like the signed mylar title sheet for the proposed public portion of the project.
21. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners and all water and sewer usage fees, shown below, shall be paid in full prior to any construction taking place.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

22. The proposed sanitary sewer services and the proposed water services to each building are approved by LCSE as long as these two parcels remain as they are. However, once one or both of these parcels are split and/or each individual unit is sold off, a new separate sewer and water tap would be required to each unit. LCSE is requesting a written document stating that the neither parcel will ever be split or individual units will never be sold unless a new sanitary sewer tap and a new water tap are provided to each individual unit.

Total fees due on these parcels are as follows:

W-1248A Pay-Cash-To-Tap: (Parcel #65-45248) (Lot 30):	\$ 5,493.50
S-642 Pay-Cash-To-Tap: (Parcel #65-45248) (Lot 30):	PCTT waived 5/14/1992
S-642 Pay-Cash-To-Tap: (Parcel #65-45271) (Lot 31):	<u>\$10,705.28</u>
Total Pay-Cash-To-Tap due:	\$16,198.78

Water Usage (2 bedroom units):	300 gpd/unit	X	86 units	= 25,800 gpd
Sanitary Sewer Fee:	25,800 gpd	X	\$2.50/gpd	= \$64,500.00
Water Fee:	25,800 gpd	X	\$0.50/gpd	= <u>\$12,900.00</u>
Total Trunk Capacity Fee Due LCSE:				= \$77,400.00

All fees are to be paid prior to approval and issuance of all permits. Each fee, as shown above, shall be on a separate check made out to "Lucas County Sanitary Engineer".

Springfield Township Zoning Inspector

- 23. Sidewalk shall be constructed along Bancroft Street.
- 24. Detailed landscaping plan shall be submitted with buffering along all property lines.
- 25. Pedestrian/bike path shall be constructed.
- 26. Roads shall be built with public specifications.

Springfield Township Fire Department

- 27. Minimum 8" water lines and hydrants to be installed prior to any vertical construction on site.
- 28. Hydrants to be fitted with Storz fittings.

STAFF RECOMMENDATION (cont'd)

Springfield Township Fire Department (cont'd)

29. If possible, West and East Fieldbrook Drives to be designed and constructed to support the imposed loads of fire apparatus and be all weather surfaced prior to vertical construction (OFC 503.2.3).
30. If construction of surfaced roads prior to construction is not possible, then an approved area for turning around fire apparatus shall be provided (OFC 503.2.5).

Lucas County Health Department

31. Any well or septic issues that come up should be handled in conjunction with this department.

Lucas County Engineer

32. 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.
33. Rear yard catch basins, drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
34. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for street monuments and all other monuments that are not a part of the construction plans.
35. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
36. Right-of-way areas along Bancroft Street shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
37. The subdivision is proposed with private rather than public infrastructure. Inevitably the infrastructure will require costly maintenance and repair at the expense of the property owners. This often leads to requests from the property owners to the Township Trustees to assume public maintenance and repair responsibility for the infrastructure. Springfield Township approved the PUD Plan with private streets and therefore we have no objections since they will ultimately have to handle any future requests to make the streets public. The plat shall include a recitation stipulating the responsibility of the lot owners to maintain the private infrastructure.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

38. To provide improved traffic operations and access management, utilize one roadway connection to Bancroft Street rather than two. The proposed two roadways do not meet the required minimum spacing of 800 feet for new roads per Section 510, Table 3 of the Subdivision Regulations which refers to Appendix B-3 of the Access Regulations. We have been informed that the Springfield Township Trustees have taken a position on the PUD zoning approval that they would prefer two access points rather than just one. Therefore, for this particular case we have no objections to the variance in the access spacing.
39. Provide a traffic study to determine if turn lanes are required at the proposed development entrance. If improvements are required, they shall be designed and constructed in accordance with Lucas County and ODOT Standards.
40. A temporary turnaround shall be provided at the end of streets if the subdivision is developed in phases.
41. Provide 35 foot minimum uncurbed radii at the intersection of Bancroft Street and Fieldbrook Drive. Pavement grading on Fieldbrook Drive must direct storm runoff away from Coder Road.
42. In the event that earth mounds and landscaping are proposed along Bancroft Street, the locations for these items shall be outside the right-of-way.
43. In accordance with subdivision regulations, sidewalks shall be constructed along the street frontage in the subdivision, and along the south side of Bancroft Street.
44. The storm sewer mains shall be located within the proposed right of way. Rear yard swales and catch basins shall be provided on the lots in accordance with Lucas County Standards.
45. 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 allowable drainage outlet flows to Haefner Ditch shall be determined. The allowable discharge will be based on contributing drainage areas in existing conditions and the capacity of the outlet ditch.
 - b. The condition of the outlet ditch downstream from the site shall be investigated to determine its adequacy to provide an acceptable outlet. If necessary, downstream ditch cleaning and profile grade improvements shall be provided.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- c. Haefner Ditch shall be cleaned and the banks stabilized through the site. A ditch easement for future maintenance shall be provided for Haefner Ditch from the top of bank to top of bank plus 25 feet on one side.
 - d. Rear yard catch basins will be required in accordance with Lucas County Drainage Standards and all surface water collected from the development is required to be treated through post-construction best management practices.
 - e. The proposed roadway culverts required to cross Haefner Ditch shall be sized in accordance with the requirements of the County Engineer's Office. All work within Haefner Ditch shall be done in accordance with federal and state regulations and permitting requirements through the Army Corps of Engineers and the Ohio EPA.
46. 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 and the Lucas County Engineer's requirements for Stormwater Pollution Prevention Plans (SWP3) and inspection.
47. 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.
48. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
49. 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.
50. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

Plan Commission

51. A detailed landscaping plan showing the location of trees and plant materials to be preserved and trees and plant materials to be installed shall be submitted to the Springfield Township Zoning Department for review and approval.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

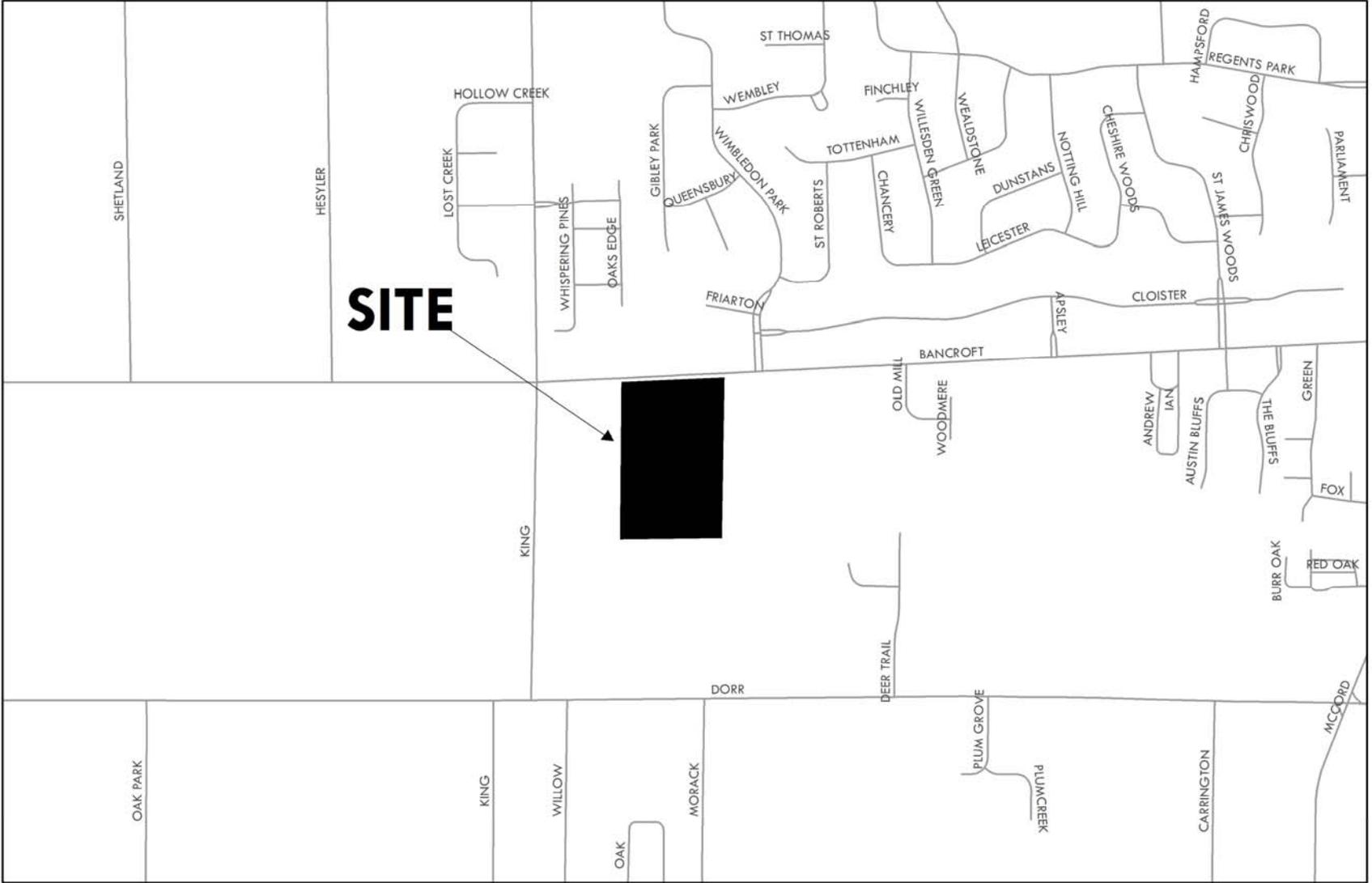
52. A plat recitation and deed covenant shall provided that it is the duty of each lot owner, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours 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.
53. Common open spaces shall be maintained indefinitely by either the developer or the homeowners association. 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.
54. Per Section 518 of the Lucas County Subdivision Regulation, Sidewalks shall be required in all subdivisions and along all public streets including Bancroft Street.
55. Per the Springfield Township Zoning Resolution, a pedestrian / bike path is strongly encouraged.
56. Per section 519 of the Lucas County Subdivision Regulation, the Lucas County Planning Commission shall require the subdivider to install street lights.
57. Per section 704 of the Lucas County Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section.
58. The internal drive and all secondary connections shall remain unblocked and open for public use. There shall be no restrictions on access for the public. A recitation shall be included on the Final Plat to solidify this requirement.
59. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY DRAWING
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-12-16
DATE: August 24, 2016
TIME: 9:00 A.M.

BH
Three (3) sketches follow

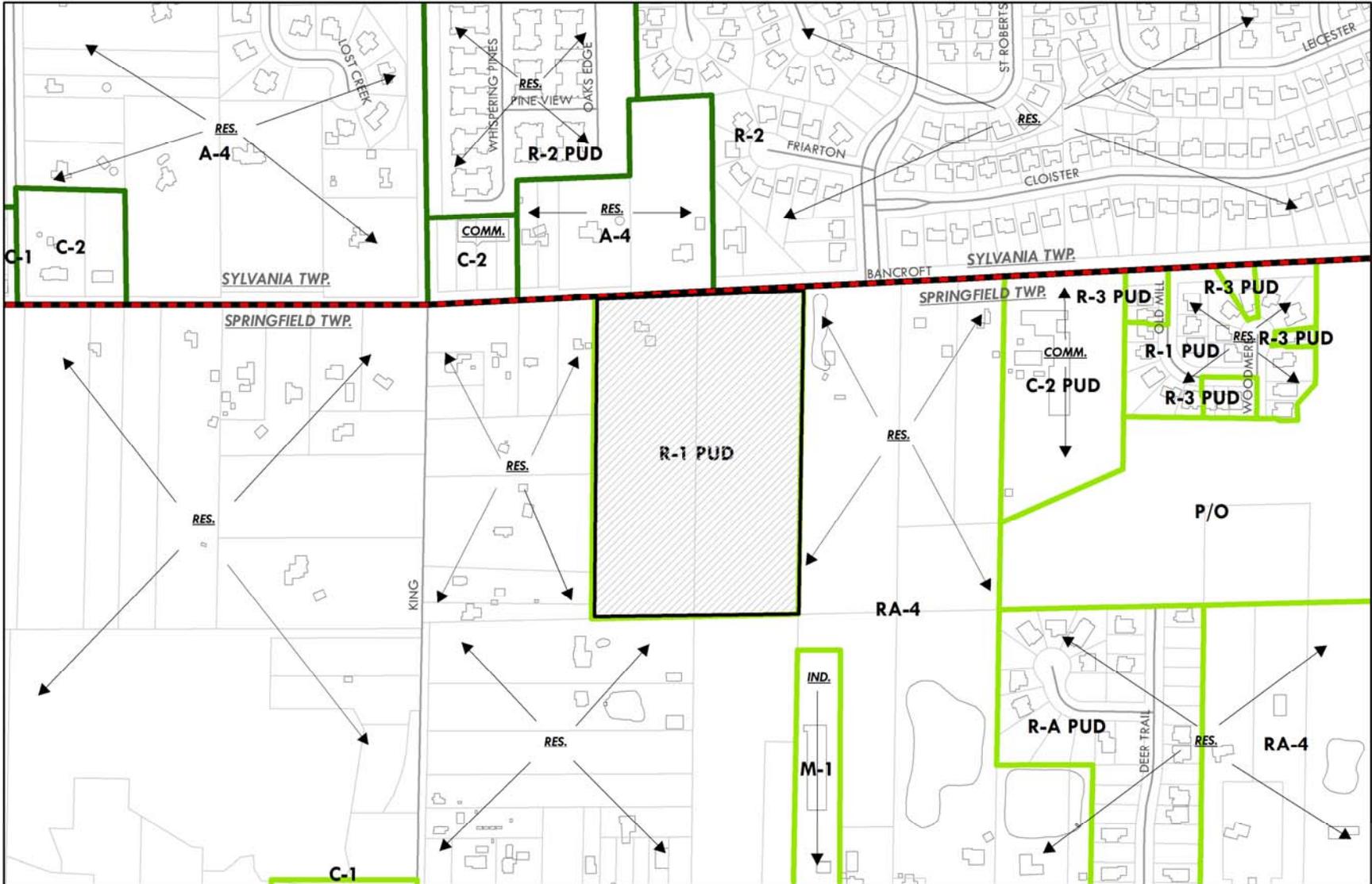
GENERAL LOCATION

S-12-16
ID 126



ZONING & LAND USE

S-12-16
ID 126

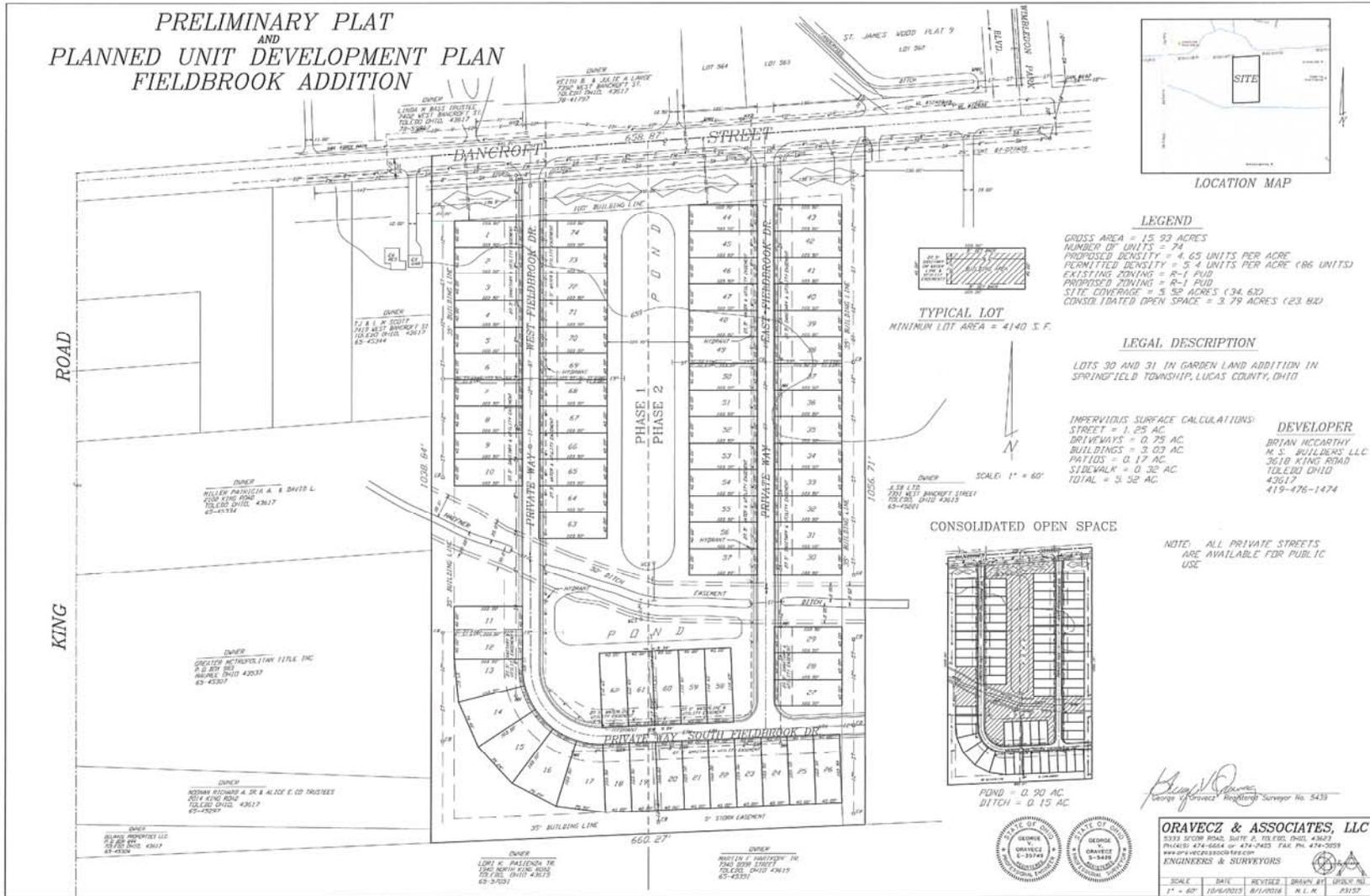


PRELIMINARY DRAWING

S-12-16
ID 126



PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT PLAN FIELDBROOK ADDITION



2 - 15

BLANK PAGE

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

