

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

July 27, 2016

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

Phone 419-245-1200, FAX 419-936-3730

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

July 27, 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-10-16: Final Plat of BRIDGECREEK PLAT 2, located west of Herr Road, south of Sylvania Avenue, Sylvania Township (18 lots) (bh)

S-11-16: Final Plat of WATERSIDE PLAT 24, located east of Black Road, south of Monclova Road, Monclova Township (11 lots)

ZONE CHANGE – MONCLOVA TOWNSHIP

1. Z17-C352: Zone change from A/R and C-2 to R-B and C-1 PUD at 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee Western Rd (bh)

ZONE CHANGE – SWANTON TOWNSHIP

2. Z33-C144: Zone change from A (C-2 and M-1 Subject to Site Plan Review) to A at 11250-11620 Airport Highway (13 lots) and 2190 Whitehouse-Spencer Road (bh)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

- Request - Zone Change from A/R and C-2 to R-B and C-1 PUD Residential
- Location - 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee Western Road
- Owner - West Valley Development LLC
3401 Post Oak Road
Toledo, OH 43617
- Engineer - Greg Feller
Feller, Finch & Associates, Inc.
1683 Woodland Drive
Maumee, OH 43537

Site Description

- Zoning - A/R Agricultural/Residential & C-2 General Commercial
- Area - ± 140.24 Acres
- Frontage - ± 2,600 Feet along Maumee Western Road
± 2,600 Feet along Albon Road
± 2,170 Feet along Salisbury Road
- Existing Use - Agricultural

Area Description

- North - Single Family Residential / A/R Agricultural / Residential
- South - Single Family Residential & Agriculture / A/R Agricultural / Residential, R-B PUD Suburban Residential, R-3 Multi Family Residential and C-2 General Commercial
- East - Single Family Residential & Agriculture / A/R Agricultural / Residential, C-2 General Commercial & C-3 Office Commercial
- West - Single Family Residential & Agriculture / A/R Agricultural/Residential

GENERAL INFORMATION (cont'd)

Parcel History

- Z17-C227 - Zone Change request from A/R to R-B PUD for 127 acre portion of subject parcel (the remaining acreage was planned for future commercial development but not included in the zone change request). (PC sent to township with no recommendation 11/29/00. Applicant withdrew applicaiton11/8/01).
- S-20-00 - Preliminary Drawing for Chapelgate subdivision for 127 acre portion of subject parcel. (PC disapproved with no prejudice 11/29/00).
- Z17-C227 - Zone Change request from A/R and C-2 to R-A, C-1, C-2 and C-3 with a Planned Unit Development (PC approved 10/27/04, Trustees approved with revisions 12/20/04, Referendum vote repealed zone change 11/8/05)
- S-17-04 - Preliminary Plat Drawing for Scrimshaw Village 142.5 acre portion of subject parcel (PC approved 10/27/04 with revision to condition 13 and deletion of condition 49)

Applicable Plans and Regulations

Monclova Township Zoning Resolution
Monclova Township Contemporary Land Use Plan 2009
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is a Zone Change from A/R *Agricultural/Residential* and C-2 *General Commercial* to R-B PUD *Suburban Residential* and C-1 PUD *Neighborhood Commercial* for the 140.24-Acre property located at 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee Western Road.

STAFF ANALYSIS (cont'd)

HISTORY

In 2004, a similar proposal (Scrimshaw Village) was presented to the Plan Commission and Trustees. This proposal was similar in acreage at 142.5 acres, and it included 277 residential lots (202 of which was proposed zero lot line) and eleven (11) commercial lots along Maumee-Western Road. Multiple neighborhood meetings were held and included such recommendations from neighboring property owners as: less commercial along Maumee-Western Road, fewer units with more of a mixture of single-family and zero lot line (attached) units, open views to the consolidated open space and more connectivity between the residential and commercial uses. Upon approval by the Township Trustees a referendum was placed on the 2005 November ballot which was approved and reverted the zoning back to its previous designation.

PROPOSED LAYOUT

The newly submitted PUD includes 282 residential lots and a 4.7 acre commercial PUD lot. The layout addresses some of the previous concerns addressed by neighboring property owners, such as, smaller lot sizes and a large amount of commercial development along Maumee-Western Road. The plan further indicates that all residential lots will be detached single-family residences with most lot widths varying from sixty feet (60') to ninety feet (90') in width. In addition, the applicant has provided eight (8) large single family lots with six (6) fronting on Albon Road and one (1) lot each fronting on Salisbury and Monclova-Western Roads. These large "acreage" lots vary from 1.2 acres in size to 2.1 acres. The applicant has indicated that the acreage lot design was a suggestion from the neighboring property owners to provide a more consistent look with the residential uses that currently exist in the area. The Monclova Township Zoning Resolution states that PUDs require no minimum lot size, lot-width, building or structure setbacks.

Stoney Creek will be accessed via two (2) connections from Albon Road and one (1) connection from Salisbury Road. Due to the safety concerns of higher traffic volumes and speeds, no connections were provided via Maumee-Western Road. The internal roadways throughout the development will be designed to be public roadways, subject to the public right-of-way design standards. The layout contains three (3) roundabouts and four (4) cul-de-sacs. However, according to the Lucas County Subdivision Regulations, a connector street shall be installed every 800 feet to 1,500 feet to any undeveloped land not fronting onto an existing road. Based on a length of the westernmost road and the current agriculture use of the land directly west of the subdivision, future residential development is feasible and staff recommends that a connection be incorporated in the design.

STAFF ANALYSIS (cont'd)

PUD & OPEN SPACE REQUIREMENTS

The PUD also offers such amenities as a clubhouse with a large deck that overlooks one of the ponds, tennis facilities, large open lawn areas and an eight foot (8') wide multi-purpose path that loops around the interior of the development. The PUD section of the Monclova Township Zoning Resolution indicates that no less than fifteen percent (15%) of the gross site acreage, none of which is part of any yard or perimeter open space, shall be allocated to usable, accessible and consolidated common open space. The applicant has indicated that 15.03% open space is being provided. Although amenities are offered, staff requests that the applicant further breakdown and demonstrate the location of the open space calculations. In addition, no more than forty percent (40%) of the gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement. The plan indicates that the maximum site coverage will be limited to 31%.

Pursuant to Section 11.5(B)(4) - when a residential area of a Planned Unit Development abuts an "A" or and "R" District, an open space perimeter area shall be provided that has a minimum depth of equal to the required rear yard setback. This open space shall be void of buildings, structures, parking areas, or other above-ground improvements except fencing shall be maintained along all perimeter property lines of the Planned Unit Development. Staff found that the "excluded parcel" west of the Salisbury Road connection will remain zoned A/R Agricultural / Residential and an open space of twenty-five feet (25') is required to be maintained and landscaped. The entire perimeter of the PUD around the "excluded parcel" does not appear to maintain a twenty-five feet (25') setback.

Furthermore, when a commercial area of a Planned Unit Development abuts an "A" or and "R" District, an open space perimeter area shall be provided that has a minimum of seventy-five (75) feet. This provision was not intended to separate the zoning classes of a PUD Development and was intended to aid in buffering adjacent properties from the larger PUD development. No section of this PUD is subject to this requirement.

A Plat will be required as part of PUD approval. In accordance with the Lucas County Subdivision Regulations sidewalks shall be constructed on both sides of all streets in the subdivision and along the north side of Maumee-Western Rd, the south side of Salisbury Rd, and the west side of Albon Rd. Sidewalks shall be included along all outlots of the PUD and along the "Exempted Parcels" shown on the drawing to ensure proper connectivity along each frontage. Although the exempted parcel along Albon Road is not currently owned by the applicant, the applicant is encouraged to work with the property owner to install sidewalks in this area to complete connectivity.

STAFF ANALYSIS (cont'd)

DENSITY

The R-B zoning district requires a minimum lot area per dwelling unit of 16,000 square feet. In accordance with the Monclova Township Zoning Resolution, the maximum units permitted under a PUD are calculated by dividing the net residential acreage (80% of gross parcel acreage less public right-of-way and floodplain) by the minimum lot area per family. The maximum number of units permitted on the parcel under a R-B PUD for this property is 291 units (134.33 x 2.17). The submitted PUD indicates that 282 units will be provided. Although the applicant is providing 97% of the allowable density, the 282 units equates to 2.01 units per acre. The overall density is consistent with the Breckenridge (1.7/acre) and Quarry Development (1.9/acre) to the east of the site.

US 20A OVERLAY

The property is located within the US 20A (Maumee Western Road Zoning Overlay District) along the entire southern frontage. Although the residential lots (with the exception of lot 275) will not front directly on US 20A, they are part of the comprehensive PUD and therefore determined to be subject to the overlay standards.

The US 20A Overlay was established to promote and protect the public health, safety, comfort, convenience and general welfare by providing additional zoning controls for the U.S. 20A Corridor in order to better manage access and land use. As part of the overlay zoning regulations, additional setback requirements were implemented to ensure that structures were built in locations that would provide for safe buffering in addition to land for future construction projects and/or widening of US 20A.

The setback requirement from the centerline along US 20A is 150 feet or fifty feet (50') from the right-of-way (whichever is greater). Based on the review by staff and the Lucas County Engineers Office, the greater of the setbacks would be 150 feet from the centerline of US 20A. As a result, the proposed layout indicates that lots 162 through 165 will have limitations in terms of buildable area. Furthermore, the Lucas County Engineers Office has indicated that further widening of US 20A is anticipated and will require additional right-of-way.

All access permits on US 20A shall be reviewed and approved by the Lucas County Engineer and ODOT. Access along U.S. 20A shall be reviewed relative to the distance from other drive approaches and from roadway intersections and shall conform to ODOT's U.S. 20A Access Management Plan. When deemed appropriate by the Lucas County Engineer or ODOT, the developer may be required to prepare a traffic impact study. ODOT has indicated that "For this size of a development the Traffic Impact Study will be very important" and once a traffic study is completed ODOT will review it to determine if there are any roadway improvements needed to be implemented to mitigate the additional traffic the development will add to the roadway network. This traffic study will be required prior to any development (residential or commercial), including site preparation or grading, without the Lucas County Engineer and ODOT approval.

STAFF ANALYSIS (cont'd)

FLOODPLAIN

Lots 93 through Lots 123 appears to be partially located within a floodway of “Stone Ditch”. In addition, the floodplain extends across the western half of the property. This could limit the amount and type of development that can take place within these areas, in addition to requiring flood insurance. The applicant indicated that the dirt that is excavated from the proposed ponds will be graded throughout the site to raise the base flood elevation. The Lucas County Engineers office has indicated that while the placement of fill in the floodplain is common to raise the base flood elevation, no development is permitted to take place within a floodway and encourages the applicant to pursue modifying the capacity of Stone Ditch ultimately providing floodway relief to lots 93 to 123.

COMMERCIAL PUD

A 4.768 acre commercial portion of the site is designated towards commercial uses (the applicant feels it was important to include this in the PUD to aid in the marking of the site to perspective commercial developments). The layout and uses for the commercial site are unclear at this time and therefore the review and approval of the site plan for the commercial layout and use(s) should follow the same process as a PUD amendment (review by the Planning Commission, Township Zoning Commission and Township Trustees). This is included as a condition of approval. Specific issues that will need to be addressed as part of a commercial PUD amendment are: consolidated parking areas, ten percent (10%) gross site acreage for consolidated and usable open space and sixty-five percent (65%) gross site acreage coverage.

LANDSCAPING

A landscape plan was not provided for the project at this time. Landscaping is required along all road frontages, around all parking areas visible from the right-of-way and adjacent to any “A” or “R” district. When adjacent to either of those districts landscaping shall be a minimum of six feet (6’) to help shield the non-residential use from view. A detailed landscape plan is included as a condition of approval.

Although single family residences are exempt from the landscaping requirements as defined in Section 5.1(G)(5), the properties that are located closest to US 20A are located within the US 20A Overlay and are part of a larger PUD and should be viewed as such. The Lucas County Engineers Office is requesting that a seventy-five foot (75’) half right-of-way be dedicated in addition to the minimum landscaping buffer of twenty-five feet (25’) of along the US 20A frontage. Lots 162 -165 would need to be reconfigured in order to accommodate the right-of-way and landscape area. This is included as a condition of approval.

STAFF ANALYSIS (cont'd)

PARKING

The parking requirement for a project such as this is two (2) spaces per dwelling unit. Each dwelling unit is anticipated to have individual driveways and garages. The parking requirement for the commercial portion of the PUD is unable to be determined at this time based on the unknown nature of the use and size of the commercial space. The commercial PUD section does state that commercial developments shall be planned with common parking areas and common points of ingress/egress. Connectivity between the commercial and residential portions of the development was a topic brought up by the neighboring property owners during the previous PUD review and should be carefully planned. The overall commercial parking requirement, location and connectivity will be reviewed as part of the amendment process at a future time. A thirty-five (35) space parking lot is shown on the plan to serve the clubhouse and tennis facilities.

LAND USE PLAN

The 2009 Monclova Township Contemporary Land Use Plan provides a number of guiding principles for development. The plan encourages all development to be part of a PUD because it offers more flexibility to the developer and greater control over design and quality of life for the township. The plan also stresses the importance of protecting the rural nature of the township by promoting lower density development. Based on the perimeter design, limited access points and unique consolidated opens space, the proposed amendment is consistent with these principles.

In addition, the Monclova Township Zoning Resolution requires that all Planned Unit Developments be platted in accordance with the subdivision rules and regulations. The applicant has elected to have the Zone Change and the Preliminary Drawing be heard separately in an effort to ensure a viable project and to reduce the number of corrections needed on the plat.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of Z17-C352, a Zone Change from *A/R Agricultural/Residential* and *C-2 General Commercial* to *R-B Suburban Residential* and *C-1 PUD Neighborhood Commercial* for the 140.24-Acre property located at 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee Western Road, to the Monclova Township Zoning Commission and Township Trustees, for the following three (3) reasons:

1. The request is compatible with the surrounding residential uses and zoning; and
2. The request is compatible with the density of nearby development in terms of density and the Monclova Township Contemporary Land Use Plan as acreage lots along the perimeter of the PUD work to preserve the rural makeup and nature of the area; and

STAFF RECOMMENDATION (cont'd)

3. The PUD meets or exceeds the requirements of the Monclova Township Zoning Resolution;

Staff further recommends approval subject to the following **sixty-three (63)** conditions:

Lucas County Sanitary Engineer

1. 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.
2. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications.
3. The Lucas County Sanitary Engineer's office shall receive 2 sets of detailed plan and profile utility drawings including title sheets with all necessary signatures prior to construction.
4. The Lucas County Engineer's office will need a copy of the electronic files for as-built purposes.
5. All water and/or sewer main construction shall be inspected by a LCSE representative. LCSE shall be notified 48 hours in advance of construction taking place.
6. This site is subject to Lucas County water supply and sanitary sewer connection charges and shall be paid in full prior to issuance of permits.
7. This site may also need to be reviewed by the local fire department and the City of Toledo – Engineering Service.
8. LCSE will need a copy of the approved OEPA plans when they become available.
9. A preconstruction meeting will need to be scheduled prior to any construction taking place.
10. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners and all water and sewer usage fees along with any area charges, shall be paid in full prior to any construction taking place.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer

11. A traffic impact study shall be prepared for the development. The study should address the need for turn lanes at site access points and the need for improvements at the intersections of Albon Road/Salisbury Road and Albon Road/Maumee-Western Road. If improvements are required, they shall be designed and constructed in accordance with Lucas County and ODOT Standards.
12. Due to traffic generated by this development, widening shall be included as a part of the subdivision improvements on Salisbury Road and Albon Rd. to provide a 24 foot pavement (existing width 21-22 feet) with a 4 foot paved shoulder.
13. Construction within the Maumee-Western Road right of way will require approval and a permit from the Ohio Department of Transportation. The setback on Maumee-Western Rd. should be 150 feet from the centerline of the road per the township zoning resolution. A 75 foot half right of way shall be dedicated along Maumee-Western Rd. per the Major Street and Highway Plan.
14. Access to the proposed C-1 Commercial Lot will not be permitted from Albon Rd. and access shall be from the adjacent street along the northerly property line. Access to Lot 275 and the C-1 Commercial Lot will be subject to ODOT approval.
15. 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.
16. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for all other monuments that are not a part of the construction plans.
17. Footer tile outlets shall be provided to all lots unless basements and crawl spaces are prohibited by a plat recitation.
18. Right-of-way areas along Maumee-Western Road, Albon Road, and Salisbury Road shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
19. Pavement grading on the proposed entrance roads shall direct storm water runoff away from the Albon Road and Salisbury Road pavement.
20. Boulevard sections of roadways shall have minimum boulevard pavement widths of 21 feet (back of curb to back of curb) with a median width of 13 feet (back of curb to back of curb). The transition from the normal 27 foot pavement to the boulevard pavement shall be as approved by the Lucas County Engineer's Office.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

21. Geometric design for the proposed circular intersections and eyebrows with islands are subject to the approval of the Lucas County Engineer's Office.
22. In the event that earth mounds and landscaping are proposed along Maumee-Western Road, Albon Road, or Salisbury Road, the locations for these items shall be outside the right-of-way.
23. Access to lots with frontage on Salisbury Rd and Albon Rd. shall be in accordance with spacing per the Lucas County Access Management Regulations and shown on the plan. Two (2) foot wide anti-vehicular access easements shall be platted to prohibit access for corner lots and for lots with frontage on Salisbury Rd. and Albon Rd. except at the designated locations for access based on the spacing requirements.
24. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of all streets in the subdivision and along the north side of Maumee-Western Rd, the south side of Salisbury Rd, and the west side of Albon Rd. Sidewalks shall be included along all out lots of the PUD and the "Exempted Parcels" shown on the drawing to ensure proper connectivity along each frontage. Although the exempted parcel along Albon Road is not currently owned by the applicant, the applicant is encouraged to work with the property owner to install sidewalks in this area to complete connectivity.
25. Provide a 50 foot half right of way along Albon Road and Salisbury Road. A future roundabout is planned at the intersection of Albon Road and Salisbury Road and additional right of way and setbacks should be provided to accommodate a roundabout design.
26. A two (2) foot wide buffer lot, guardrail barrier and temporary turnaround shall be provided at the end of streets if the subdivision is developed in phases and at the end of stub streets.
27. Utility crossovers on Albon Road shall be installed by boring or jacking and open cutting of the pavement will not be permitted.
28. Existing and proposed storm sewers are not indicated on the plans. All storm sewers and drainage shall be constructed in accordance with Lucas County and ODOT requirements and standards.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

29. The 100 year floodplain for Stone Ditch is not shown on the plan. Development within the Stone Ditch floodplain and floodway shall comply with Lucas County and F.E.M.A. regulations. Minimum first floor elevations shall be at least one foot above the 100 year flood elevation for Stone Ditch. If widening or re-alignment of Stone Ditch is proposed, additional permits may be required from the US Army Corps of Engineers and Ohio EPA.
30. A drainage easement for Stone Ditch shall be platted with a width from top of bank to top of bank plus 20 feet on one side.
31. 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. Allowable drainage outlet flows to Stone Ditch and Keener Ditch shall be determined. Allowable flows will be based on the contributing drainage areas in existing conditions and the design capacity of the ditches.
 - b. The drainage study and design calculations shall address the existing condition and capacity of Stone Ditch and Keener Ditch including the possible need for ditch cleaning or improvements to accommodate drainage from the site.
 - c. The storm water detention areas should be constructed on a separate, non-buildable lots. Plat recitations and deed covenants will be required to address ownership and maintenance of detention areas, and to prohibit filling, alteration and obstruction of the areas.
 - d. The developer shall provide for detention area and Stone Ditch maintenance by the County under the ditch petition procedure. This will include storm sewers into and out of the detention areas for wet ponds.
 - e. Rear yard catch basins, drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
32. The proposed ponds should include safety grading near the top of the pond banks.
33. Provide 25 foot minimum radii at interior intersections and 35 foot minimum uncurbed radii at the intersections with Salisbury Road and Albon Road.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

34. In accordance with the Subdivision Regulations, a stub street shall be provided along the westerly plat line.
35. Street names shall be provided and approved by the Tax Map Department and township fire department.
36. 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, including providing a Table 2 Post Construction BMP for each outlet.
37. 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.
38. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
39. 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.
40. 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.

Monclova Township Zoning Inspector

41. Some roads are unlabeled on the submitted drawing. Road names shall be submitted for approval by Monclova Township Fire.
42. The large lots 275-282 that do not have street access through the interior subdivision roads must follow all access management guidelines and requirements.
43. Per section 11.5 C 2 b. of the Monclova Township Zoning Resolution regarding the portion of the property proposed for C-1 Commercial zoning "A minimum open space distance of 75 feet shall be provided when abutting an "A" or "R" District."
44. Location of any monument signs should be shown.

STAFF RECOMMENDATION (cont'd)

Monclova Township Zoning Inspector (cont'd)

45. Regarding the Clubhouse area location of handicapped parking as well as the dimensions of the deck and clubhouse and tennis court should be shown on the site plan.
46. A landscape plan shall be provided.
47. Information should be provided to indicate that the proposed lots that back up to or are facing Maumee-Western Road conform with the US 20A Maumee-Western Rd. Overlay District in regards to required setbacks.

Monclova Township Fire Rescue

48. Road names are not been depicted on the submitted drawing. Road names to be submitted for approval by Monclova Township Fire.
49. Roads are to be substantially complete or approved temporary access to building construction sites provided prior to combustible materials being brought on site.
50. Permanent or approved temporary street name signage to be installed at each street intersection when construction of new roadways allow passage by vehicles.
51. Water mains are to be completed and usable for firefighting; or an approved alternate water supply provided prior to combustible building materials being brought on site.
52. Drawing shows hydrants in the center of cul-de-sac streets. Developer to work with the fire department on hydrant locations.
53. If the development is to be built in phases, approved turn arounds meeting Lucas County standards shall be installed. These turnarounds shall be approved by the Fire Chief and Road Superintendent of Monclova Twp.
54. Developer to contact the fire department to discuss potential need to access the ponds and provide information on the proposed bridges.
55. Homeowners Association once established and upon any changes, to register its officers contact information with Monclova Township Fire.

Plan Commission

56. The site plan for the commercial use/lot shall be subject to the review and approval of the Planning Commission, Township Zoning Commission and Township Trustees, following the same process as a PUD amendment.
57. The “excluded parcel” west of the Salisbury Road connection, on the north side of the development, will remain zoned A/R Agricultural / Residential and an open space of twenty-five feet (25’) is required to be maintained and landscaped.
58. The southern property line along US 20A is part of a larger PUD and should require a minimum of twenty-five feet (25’) of landscaping along the entire US 20A frontage. Lots 162 – 165 will need to be reconfigured to accommodate this area and additional right-of-way.
59. The applicant shall ensure that a minimum of two (2) parking spaces is provided for each residential unit.
60. A landscape plan and elevations shall be submitted to the Monclova Township Zoning office prior to receiving final approval. Input from adjacent neighbors regarding the final design is encouraged.
61. All Planned Unit Developments shall be platted in accordance with applicable subdivision rules and regulations.
62. Any major changes to the approved PUD plan, as defined in Sec. 10.6 of the Zoning Resolution, will require review again through the Zone Change / PUD process. This would include changes in access.
63. If construction of any phase of the approved Planned Unit Development begins within three (3) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within three (3) years after the approval is granted, the Planned Unit Development shall be void and the land shall revert to the district regulations in which it is located.

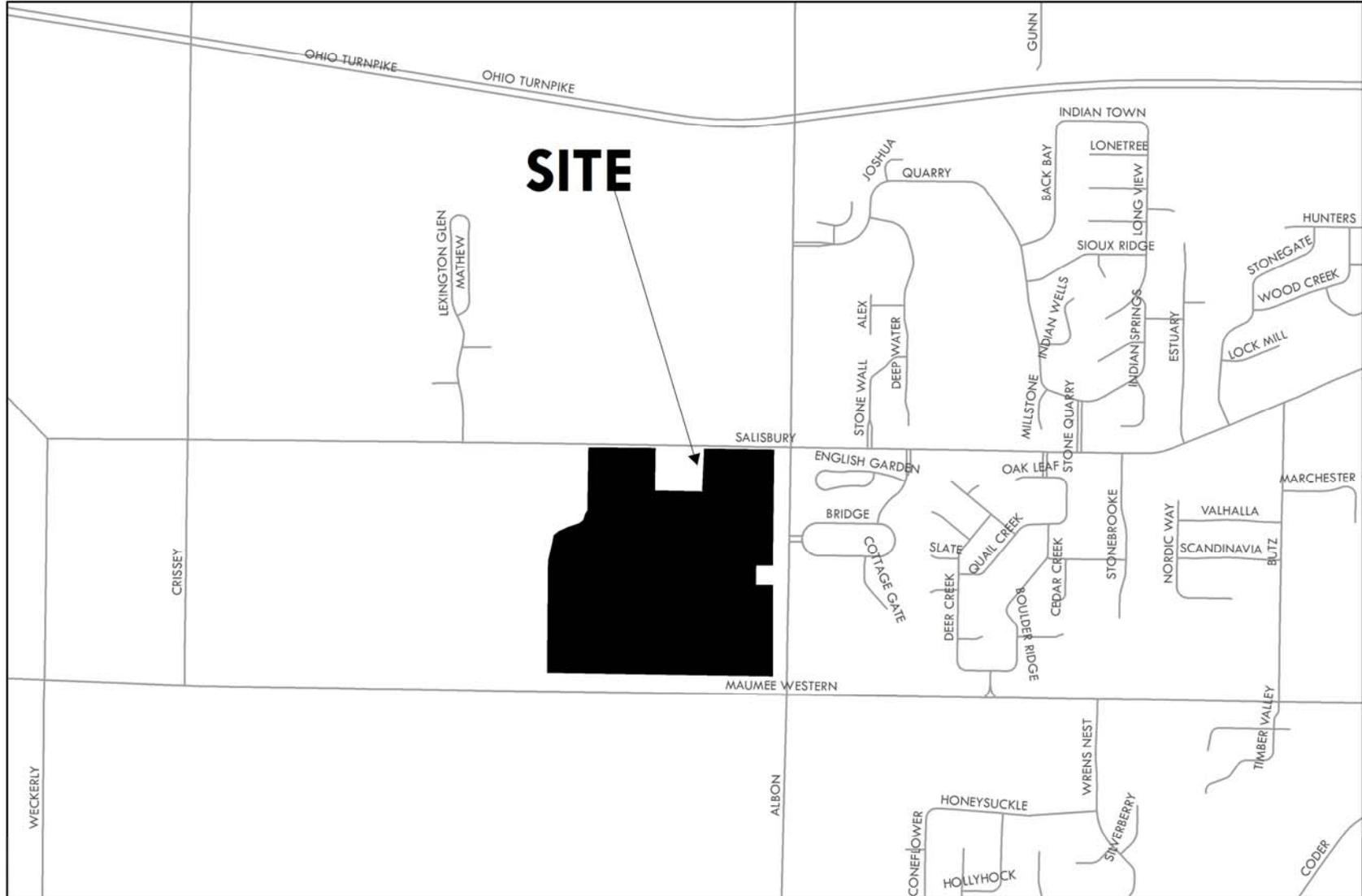
ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C352
DATE: July 27, 2016
TIME: 9:00 a.m.

BH

Three (3) sketches follow

GENERAL LOCATION

Z17-C352
ID 133

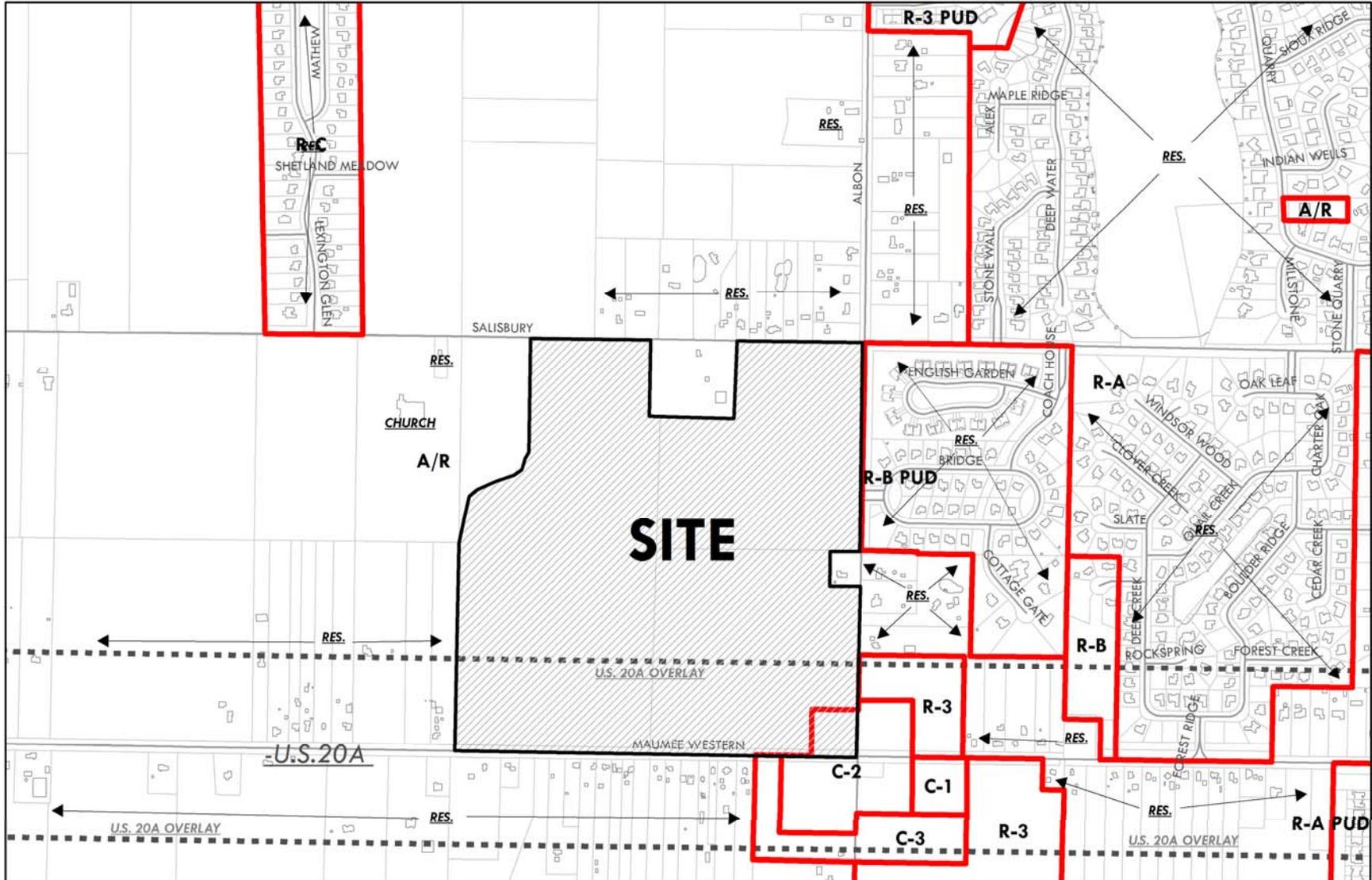


ZONING & LAND USE

Z17-C352
ID 133

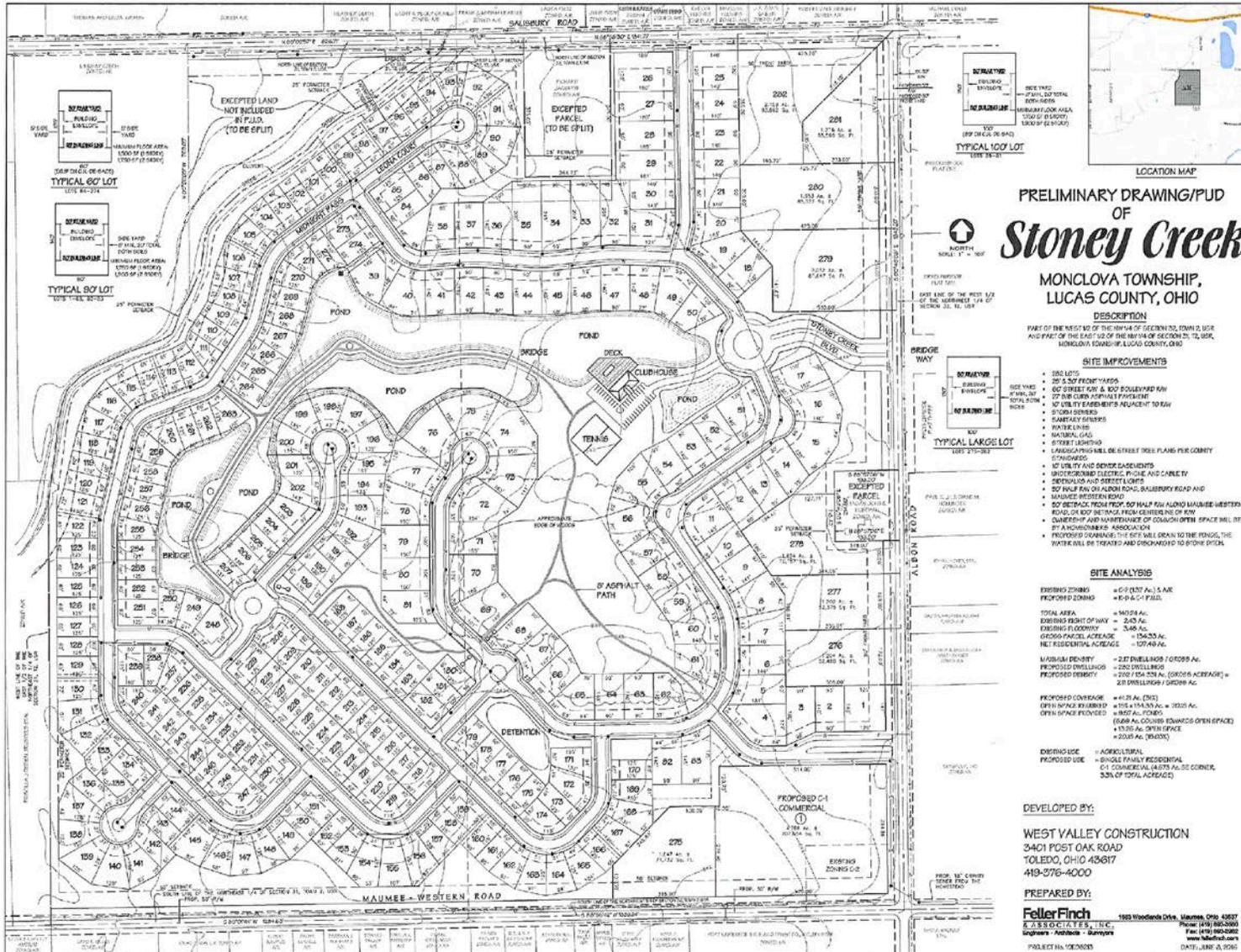


1 - 16



PUD DRAWING

Z17-C352
ID 133



PRELIMINARY DRAWING/PUD
OF
Stoney Creek
MONCLOVA TOWNSHIP,
LUCAS COUNTY, OHIO

DESCRIPTION
PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 10, T20N, R10E,
AND PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 12, T20N,
R10E, MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

- SITE IMPROVEMENTS**
- 200' LOT WIDTH
 - 25' X 50' FRONT YARDS
 - 60' STREET FRONTAGE & 100' BOLLARDING ROW
 - 10' SIDE CURB UTILITY EASEMENTS
 - 10' UTILITY EASEMENTS ADJACENT TO ROW
 - SIDEWALKS
 - SANITARY SEWERS
 - WATER MAIN
 - NATURAL GAS
 - STREET LIGHTING
 - LANDSCAPING SHALL BE STREET SIDE PLANT PER COUNTY STANDARDS
 - UNDERGROUND ELECTRIC, PHONE AND CABLE TV
 - SIDEWALKS AND STREET LIGHTS
 - 50' HALF ROW ON ALGON ROAD, SALISBURY ROAD AND MAUMEE WESTERN ROAD
 - 50' SETBACK FROM PROPOSED 50' HALF ROW ALONG MAUMEE WESTERN ROAD OR 50' SETBACK FROM CENTERLINE OF ROW
 - QUADRESEARCH LAND MANAGEMENT OF COLUMBIAN OPTIC FIBER SHALL BE BY ARCHITECTONIC ASSOCIATION
 - PROPOSED STORMWATER DETENTION SHALL BE 10% OF THE PONDING, THE WATER SHALL BE TREATED AND DISCHARGED TO STONEY CREEK

SITE ANALYSIS

EXISTING ZONING	= C-1 (277 Ac, 1.5 Ac)
PROPOSED ZONING	= R-10 (277 Ac)
TOTAL AREA	= 1402.8 Ac
EXISTING RIGHT OF WAY	= 243 Ac
EXISTING FLOOR AREA	= 348 Ac
GROSS PARCEL ACREAGE	= 104.53 Ac
NET RESIDENTIAL ACREAGE	= 107.49 Ac
MAXIMUM DENSITY	= 277 DWELLING UNITS (107.49 Ac)
PROPOSED DENSITY	= 277 / 104.53 AC (2.65 DENS/AC)
PROPOSED COVERAGE	= 41.51 AC (30%)
OPEN SPACE PROVIDED	= 1087.29 AC (77%)
OPEN SPACE PROVIDED (60' AL. COLUMNS + 20' OPEN SPACE)	= 1335 AC (95%)
OPEN SPACE PROVIDED (15' OPEN SPACE)	= 202.8 AC (14.5%)
EXISTING USE	= AGRICULTURAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL (SFR) WITH 33% OF TOTAL ACREAGE FOR COMMERCIAL USE AT CORNER

DEVELOPED BY:
WEST VALLEY CONSTRUCTION
3401 POST OAK ROAD
TOLEDO, OHIO 43617
419-376-4000

PREPARED BY:
Feller Finch
ENGINEERS & ARCHITECTS, LLC
1823 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 866-0888
Fax: (419) 866-2882
www.fellerfinch.com
PROJECT NO. 1200003
DATE: JUNE 15, 2016

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GENERAL INFORMATION

Subject

- Request - Zone Change from A Agriculture (C-4 Highway Commercial and M-1 Limited Industrial, subject to Site Plan Review) to A Agriculture
- Location - 11250 – 11620 Airport Highway (13 Lots) and 2190 Whitehouse Spencer Road
- Applicant - Swanton Township
13410 Airport Highway
Swanton, OH 43558

Site Description

- Zoning - A Agriculture (C-4 Highway Commercial and M-1 Limited Industrial, subject to Site Plan Review)
- Area - ± 203 Acres
- Frontage - ± 2490 Feet along Airport Highway
- Existing Use - Surface Mine

Area Description

- North - Railroad and Ohio Turnpike / A Agriculture
- South - Toledo Express Airport / A Agriculture
- East - Single Family Residential / A Agriculture
- West - Single Family Residential / A Agriculture

Parcel History

- Z33-C15 - Special Use Permit to enlarge commercial sand pit west of Whitehouse Spencer Road between Airport Highway and the Ohio Turnpike. (PC recommended approval with conditions 2/21/75. Township Trustees approved with conditions 12/12/77).
- Z33-C33A - Separate study initiated from text amendment request, case Z33-C33, to allow for “C-4” Highway Commercial District along the west side of Whitehouse-Spencer Road north of Airport Highway to the Ohio Turnpike. (PC recommended approval

REF: Z33-C144. . . July 27, 2016
7/11/85. Township Trustees approved request on
11/4/85).

GENERAL INFORMATION (cont'd)

- Z33-C71 - Zone change request from A and C-4 to M-2 at 11320 Airport Hwy (rear). (PC recommended approval 5/19/92. Applicant withdrew application at the Township Trustees meeting on 7/27/92).
- Z33-C73 - Zone change request from A and C-4 to M-2 at 11320 Airport Highway (rear). (PC recommended approval subject to platting 10/6/92. Township Trustees approved request subject to platting 1/2/93).
- Z33-C74 - Special Use Permit for Mineral Extraction at 11320 Airport Highway (rear). (PC recommended approval with conditions 11/6/92. Township Trustees approved request with conditions 1/2/93).
- Z33-C129 - Zone change request from "A" Agricultural to "C-4" Highway Commercial and "A" Agricultural to "M-1" Limited Industrial. (PC recommended approval 1/23/08. Township Trustees approved subject to site plan review 5/12/08).
- Z33-C131 - Zone change request from "A" Agricultural to "C-4" Highway Commercial and "A" Agricultural to "M-1" Limited Industrial. (PC recommended approval 4/23/08. Township Trustees approved subject to site plan review 5/12/08).
- Z33-C144 - Zone change request from A Agriculture (C-4 Highway Commercial and M-1 Limited Industrial, subject to Site Plan Review) to A Agriculture. (PC deferred case to the July 27, 2016 hearing).

Applicable Plans and Regulations

Swanton Township Zoning Resolution
Swanton Township Land Use Plan 2008
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the "expansion zone")
Toledo Express Airport Joint Economic Development District Contract

STAFF ANALYSIS

The request is a Zone Change from A Agriculture (C-4 Highway Commercial and M-1 Limited Industrial, subject to Site Plan Review) to A Agriculture for property located at 11250 – 11620 Airport Highway (13 Lots) and 2190 Whitehouse Spencer Road. Surrounding land uses include a Norfolk Southern Railroad and the Ohio Turnpike to the north, single family residences to the east and west and Toledo Express Airport to the south. This case was deferred from the April 27, 2016 Plan Commission hearing.

The majority of this site is a former mineral extraction pit that opened in 1977. Based on the surface mine permit history and reclamation plan for this site, the reclaimed use of this site was intended to be for recreational uses including swimming, fishing, boating, camping and picnicking. However, the renewal permits modified the reclamation plans to more private uses which included reservoirs and even an industrial use with a private lake.

In 2008, Zone Changes Z33-C129 & Z33-131 were approved by the Township Trustees. These zone changes requested the zoning for the property in question be modified to C-4 Highway Commercial within the Airport Highway Overlay and M-1 Limited Industrial for the remainder of the site. Based on the uncertain nature of the proposal at the time, the Swanton Township Trustees imposed conditions on the zone change which required the zoning be “Subject to Site Plan Review”. Staff has no indication that a site plan review was ever submitted and therefore the zoning was never officially changed.

Based on the uncertain nature of this site and in the interest of the public health, safety, morals and general welfare, the Swanton Township Board of Trustees has requested the zoning be reverted back to “A” Agriculture. Prior to the April 27, 2016 Plan Commission hearing, staff learned that this property was located within the Toledo Express Airport Joint Economic Development District (JEDD). This agreement was adopted on December 9th, 2014 via Swanton Township Resolution 158-2014. Not all partners of the JEDD, including the applicant, agree with the Zone Change and feel that the properties are appropriately zoned for commercial and industrial uses (subject to a site plan review) due to its location in proximity to the Airport and the Ohio Turnpike.

The 2008 Swanton Township Land Use Plan recommends Commercial uses for all property within 660 feet from the centerline of Airport Highway and the remaining property located outside of the Airport Highway Overlay is recommended for Industrial uses. Based on the property being located within a JEDD, which is a collaborative contract between municipalities and the zone change conflicting with the 2008 Swanton Township Land Use Plan in terms of land use, staff does not support the proposed Zone Change.

STAFF RECOMMENDATION

The Staff recommends that the Lucas County Planning Commission recommend disapproval of Z33-C144, a Zone Change request from C-4 Highway Commercial and M-1 Limited Industrial to A Agriculture for property located at 11250 – 11620 Airport Highway (13 Lots) and 2190 Whitehouse Spencer Road, to the Swanton Township Zoning Commission and Trustees for the following two (2) reasons:

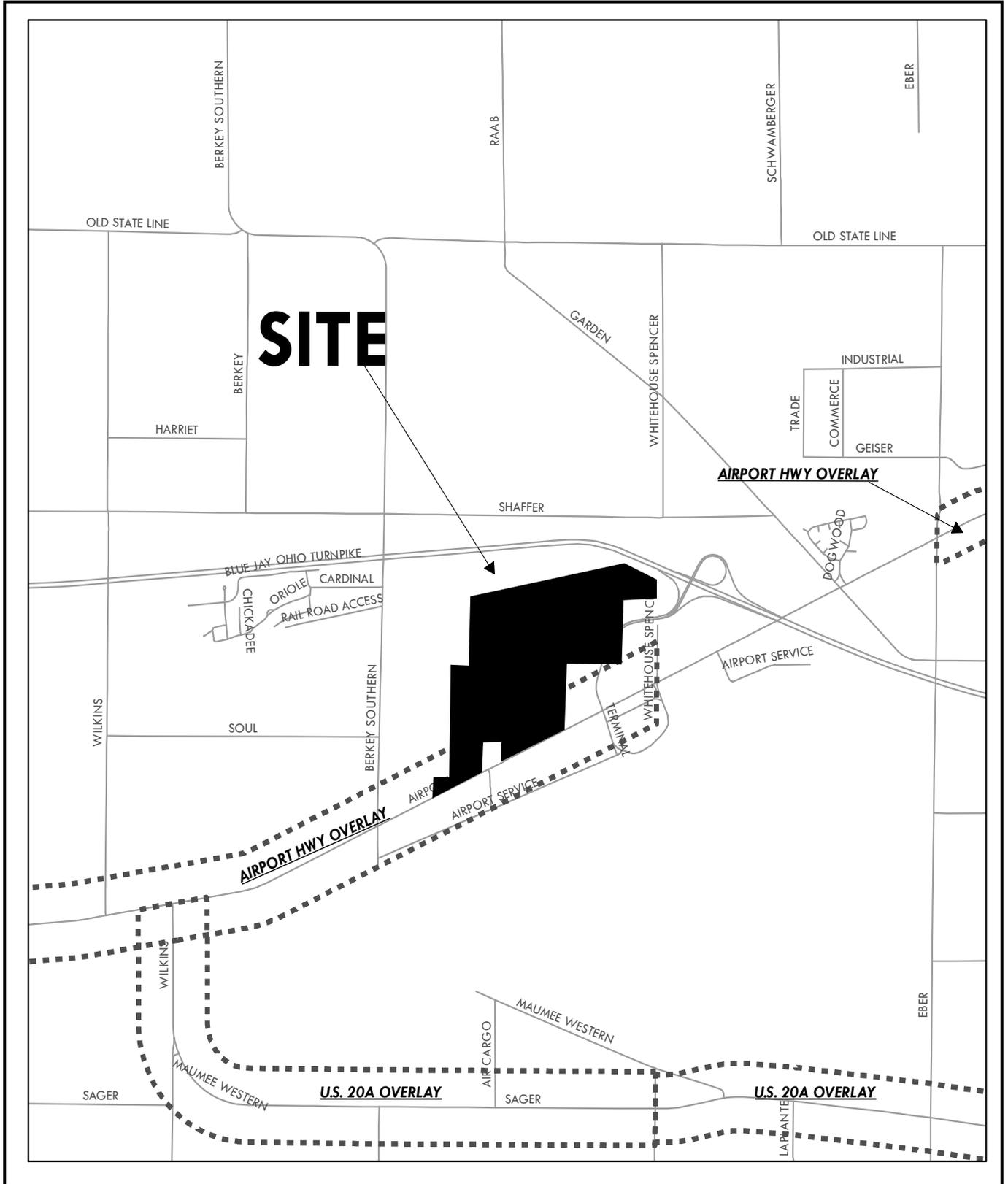
1. The property is located within the Toledo Express Airport Joint Economic Development District (JEDD); and
2. The 2008 Swanton Township Land Use Plan recommends these properties for commercial and industrial uses.

ZONE CHANGE
SWANTON TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z33-C144
DATE: July 27, 2016
TIME: 9:00 a.m.

BH
Two (2) sketches follow

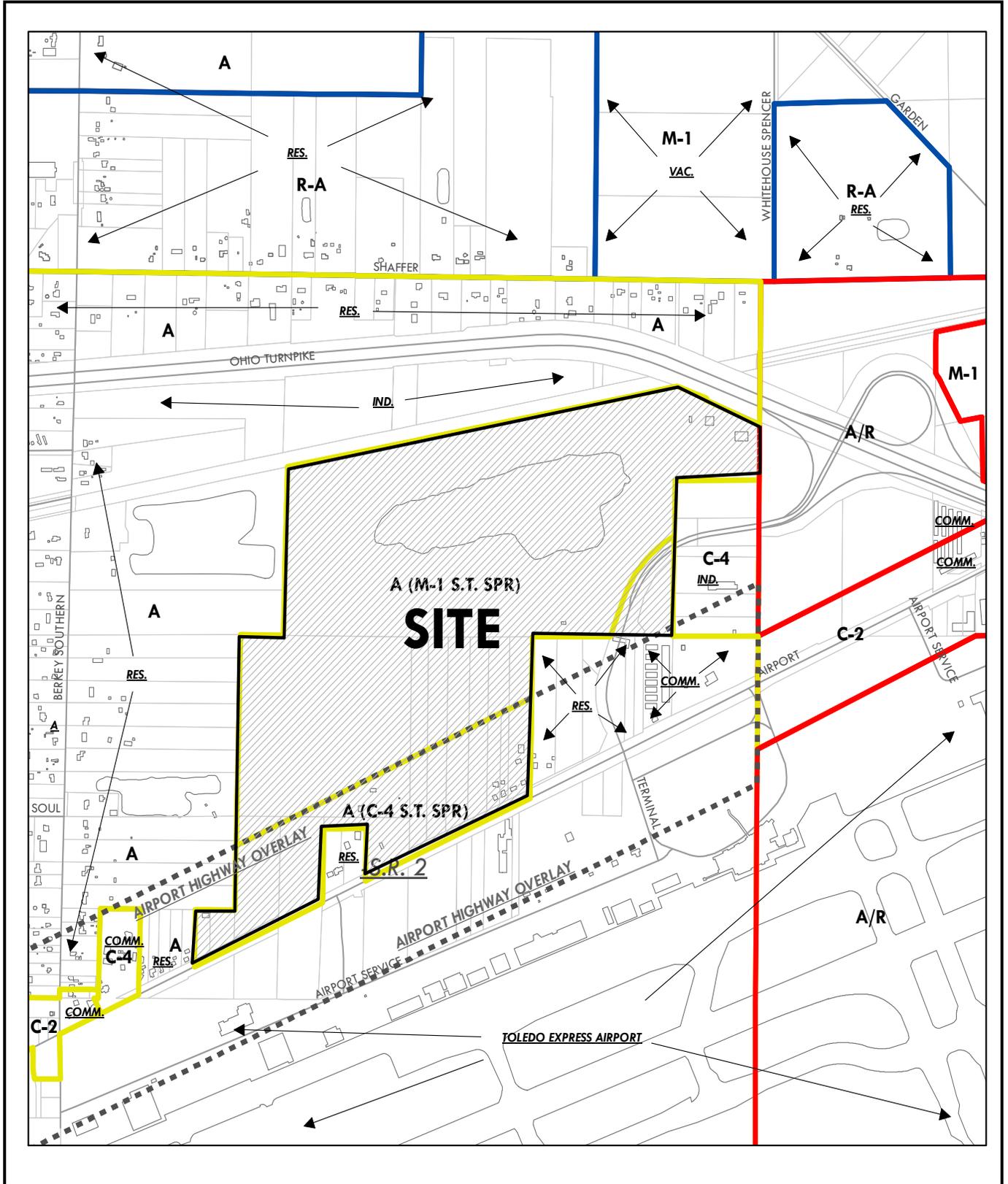
GENERAL LOCATION

Z33-C144
ID 128



ZONING & LAND USE

Z33-C144
ID 128



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

