

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

September 28, 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

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KEN FALLOWS
(Vice Chairman)

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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

September 28, 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-15-16: Final Plat of the Villas at Blystone Valley, located south of Monclova Road, west of Coder Road, Monclova Twp (15 lots) (bh)
- S-17-16: Final Plat of Waterside Sylvania Plat Three, located east of Kilburn Road, between Central Avenue and Sylvania Avenue, Sylvania Township (12 lots)
- S-18-16: Final Plat of Waterside Sylvania Plat Four, located east of Kilburn Road, between Central Avenue and Sylvania Avenue, Sylvania Township (14 lots)

ZONE CHANGE – SPRINGFIELD TOWNSHIP

1. Z19-C641: Zone Change from C-1 and RA-4 to RA-4 at the northwest corner of Dorr Street and King Road (bh)

ZONE CHANGE – SYLVANIA TOWNSHIP

2. Z20-C981: Zone Change from A-4 to R-5 PUD at 3233 and 3331 Percentum Drive (bh)
3. Z20-C982: Zone Change from A-3 to R-5 PUD at 4120 King Road (bh)

4. Z20-C983:

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

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Zone Change from C-1 Neighborhood Commercial to RA-4 Rural Residential
- Location - 0 King Road
- Applicant - Springfield Township
7617 Angola Road
Holland, OH 43528

Site Description

- Zoning - C-1 Neighborhood Commercial
- Area - ± 2.146 Acres
- Frontage - ± 465 Feet along Dorr Street
± 200 Feet along King Road
- Existing Use - Roundabout and Woodlands

Area Description

- North - Undeveloped Land / RA-4 Rural Residential
- South - Single Family Residence & Undeveloped Land / C-1 Neighborhood Commercial & RA-4 Rural Residential
- East - Single Family Residence / RA-4 Rural Residential
- West - Undeveloped Land / RA-4 Rural Residential

Parcel History

- Z19-C521 - C-1 Neighborhood Commercial to RA-4 Rural Residential to R-1 PUD Single Family Residential (Applicant withdrew Request 5/21/04)
- S-17-04 - Preliminary Plat Drawing for The Preserve at Deer Hollow (PC deferred to 1/25/06, Applicant requested Indefinite Deferral 1/5/06)

GENERAL INFORMATION (Cont'd)

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

Springfield Township is requesting a Zone Change from C-1 Neighborhood Commercial to RA-4 Rural Residential for the 2.146 acre property located at 0 King Road. The property is the site of the recently constructed roundabout and realignment of King Road and Dorr Street. The Township is requesting the Zone Change to bring the site into conformance with the Springfield Township Future Land Use Plan and with the zoning that exists to the north, west, east and southeast sides of the property. Adjacent land uses include two (2) single family residences located to the east and southwest of the subject property while the remaining adjacent land uses are undeveloped.

The 2004 Springfield Township Community Master Plan recommends this area for Rural Residential uses. Furthermore, the entire area in question is located in either the floodway or floodplain of “Zink Ditch” that runs through the north portion of the site. Based on the Master Plan recommendation and the floodplain issues that exist in the area, this area would have been challenging to develop commercially. The Master Plan further identified this location as a site that would support the construction of a future roundabout based on the examination of a traffic study that assessed existing conditions including traffic inventory, accident analysis and a signal warrant study of the area. The realignment of King Road and Dorr Street and a roundabout was constructed in this location in 2015.

Based on the property’s location in conjunction to contiguous RA-4 Rural Residential Zoning, the recent construction of a roundabout in this location, the area being located in either the floodway or floodplain of Zink Ditch and the Community Master Plan recommending this area for rural residential uses, staff recommends approval of this Zone Change from C-1 Neighborhood Commercial to RA-4 Rural Residential.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend approval of Z19-C641, a Zone Change from C-1 Neighborhood Commercial to RA-4 Rural Residential for property located at 0 King Road, to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with surrounding residential zoning and uses; and

STAFF RECOMMENDATION (cont'd)

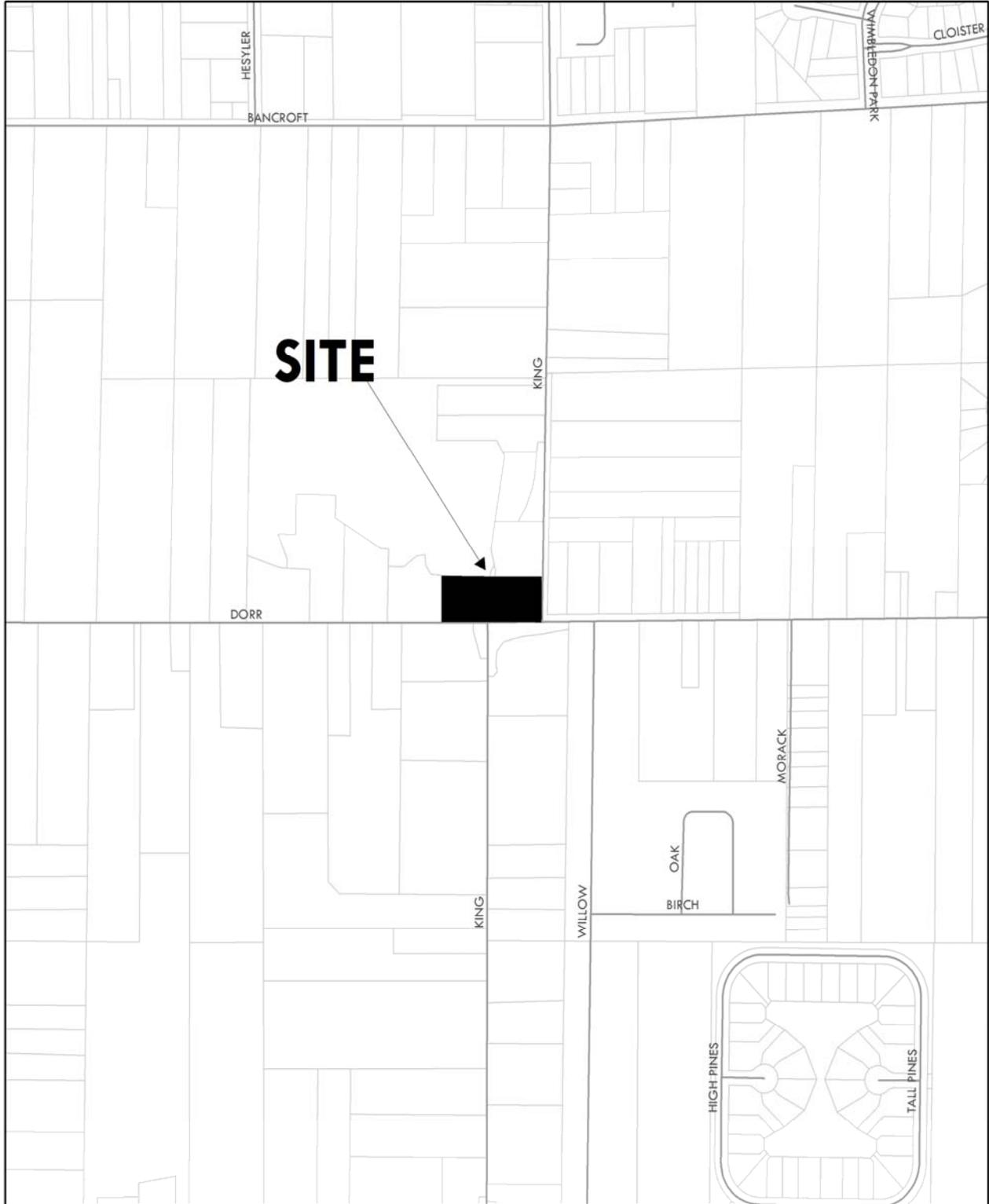
2. The request is consistent with the 2004 Springfield Township Community Master Plan;

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C641
DATE: September 28, 2016
TIME: 9:00 a.m.

BH
Two (2) sketches follow

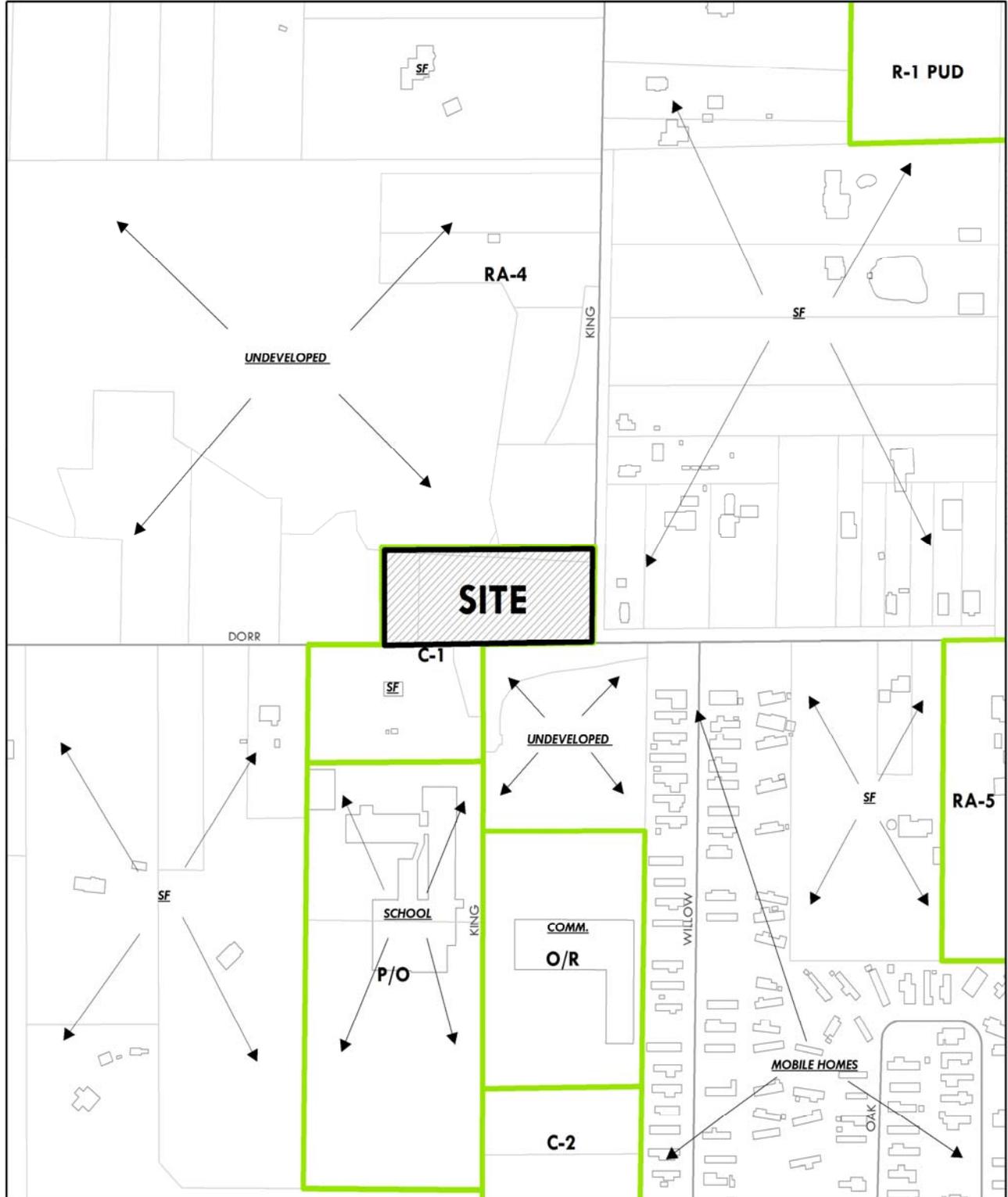
GENERAL LOCATION

Z19-C641
ID 114



ZONING & LAND USE

Z19-C641
ID 114



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GENERAL INFORMATION

Subject

Request	-	Zone Change from A-4 Rural Residential to R-5 Residential PUD
Location	-	3233 & 3331 Percentum Drive
Owner	-	Edward Detzel 3233 Percentum Toledo, OH 43617
Agent	-	Jon Sines FFC Real Estate Development Company 625 Liberty Avenue, Suite 3110 Pittsburg, PA 15222

Site Description

Zoning	-	A-4 Rural Residential
Area	-	± 9.12 Acres
Frontage	-	± 620 Feet along Percentum Drive
Existing Use	-	Single Family Residential

Area Description

North	-	Single Family Residential / A-4 Rural Residential
South	-	Commercial Retail / C-2 General Commercial
East	-	Senior Housing / R-3 Residential & PUD Planned Unit Development
West	-	Commercial Offices / C-1 Neighborhood Commercial & C-2 General Commercial

Parcel History

No parcel history on file.

Applicable Plans and Regulations

Sylvania Township Zoning Resolution
Sylvania Township Land Use Plan 2007
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is a Zone Change from A-4 Rural Residential to R-5 Residential PUD for the 9.12-Acre property located at 3233 & 3331 Percentum Drive. The applicant is proposing to construct a four (4) story, 127 unit senior housing apartment building. Surrounding land uses include single-family residences to the north, a forty-three (43) unit senior townhouse development to the east, commercial retail uses to the south and office uses the west.

PROPOSED LAYOUT

The applicant is proposing to construct a new 127 unit senior housing apartment building on two (2) parcels that is comprised of 9.12 net acres. The development will be designed for seniors 55 years of age and older. The applicant originally submitted two proposals for this site, the first proposal was for 127 units on 6.1 acres with the remaining 3 acres to be reserved for a future commercial development and second for 157 units on the entire 9.12 acres. The applicant worked together with staff to amend the PUD application that eliminated the commercial development on the northern portion of this site and reduced the residential density. This resulted in the applicant submitting a revised site plan that reduced the density, eliminated the commercial portion of the plan and utilized the entire 9.12 acres for a residential PUD.

The site plan depicts access the site via a single driveway connection from Percentum Drive that will circulate around the building on all sides. This will provide access to parking areas including private garages proposed on the rear portion of the site. The parking requirement for a multi dwelling apartment building is two (2) units per dwelling or 254 spaces. The site plan indicates that 169 parking spaces will be provided and an additional 83 spaces are shown as “Deferred”. As a note, 254 total spaces (provided and deferred) shall be provided or shown on a revised site plan. The Sylvania Township Zoning Inspector has indicated that parking shall conform to the “deferred” parking section of the Zoning Resolution that indicates that the additional spaces shall be converted to usable parking spaces at any time the Zoning Manager deems necessary. Based on the target demographic for the PUD and the addition of Section 2908 of the Sylvania Township Zoning Resolution, staff does not object to a reduction in the required parking.

STAFF ANALYSIS (cont'd)

PUD & OPEN SPACE REQUIREMENTS

The PUD offers amenities tailored to seniors such as a walking path, recreational lawn area, picnic areas and gardening beds. In addition, the applicant has incorporated the amenities throughout the conservation area to the north at the request of staff and the Sylvania Township Zoning Manger. The PUD section of the Sylvania 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 1.52 acres or 16.6% will be dedicated to usable, accessible and consolidated common open space. 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 provided plan indicates that twenty-eight percent (28%) of the site shall be covered by buildings, structures, street pavement, driveway, and parking area pavement. Both provisions are compliant with the Sylvania Township Zoning Resolution.

Pursuant to Section 2203(D) - when a residential area of a Planned Unit Development abuts a "C" or and "I" District, a forty foot (40') wide yard area shall be provided for the perimeter parcels. This open space shall be void of buildings, structures, parking areas, or other above-ground improvements that shall be maintained infinitely. Staff found that the applicant is maintaining a forty foot (40') setback along all property lines. This includes the property lines that abut residential zoning. The applicant has indicated that mature trees will be retained along the perimeter of the site, furthering the buffering between uses. In addition, a thirty foot (30') greenbelt with landscaping and mounding is proposed along Percentum Drive.

The maximum dwelling height in an R-5 PUD is sixty feet (60'). Building height is defined as the vertical distance measured from the adjoining curb grade to the highest point of the roof mean height level between eaves and ridge for gable, hip, or gambrel roof. The applicant submitted elevations that identify the building height to be compliant with the maximum height allowed as defined in Section 2202(E) of the zoning resolution.

The Sylvania Township Zoning Manager has indicated that a plat is warranted for this project. If within 5 years of the approval of the Development Plan by the Sylvania Township Board of Trustees, any phase or portion of the Development Plan is recorded as a Final Plat, the PUD and Development Plan shall become vested. Any and all subsequent Final Plats shall be submitted to the Lucas County Planning Commission as they are prepared. Furthermore, in accordance with the Lucas County Subdivision Regulations sidewalks shall be constructed along the Percentum Drive frontage.

STAFF ANALYSIS (cont'd)

DENSITY

In accordance with the Sylvania Township Zoning Resolution, the maximum units permitted under a PUD are calculated by dividing the gross acreage (parcel acreage less public right-of-way) by the minimum lot area per family. Furthermore, the zoning resolution identifies the maximum density of an R-5 PUD as 21.8 units per acre. As a result, the maximum number of units permitted on this parcel under the R-5 PUD zoning is 198 units (9.12 acres x 21.8 units per acre). Although the PUD section of the zoning resolution identifies the maximum units per acre as 21.8 units per acre, the Sylvania Township Land Use Plan states that this site is most appropriate for a density range of 10-15 units per acre. Based on the applicants recent proposal which reduced the density 13.9 units per acre, the number of units is consistent with the 10-15 unit per acre density identified in the Sylvania Township Land Use Plan.

LANDSCAPING

The Sylvania Township Zoning Resolution does not provide landscaping standards for residential developments. However the zoning resolution does indicate that a PUD shall be sensitive to the natural landscape and existing environmental features of Sylvania Township. The applicant submitted a landscape plan for this project. Although a minimum amount of new landscaping is being proposed, the applicant appears to be preserving existing mature vegetation along the northern, southern and western perimeters. Staff recommends that the landscaping improvements be better defined on a revised landscape plan if approved. Furthermore, if existing vegetation is removed from the perimeter of the property an appropriate landscape buffer shall be installed.

The 9.12 acres is comprised of two (2) lots that are currently developed with single family uses. Although the northernmost lot (2.44 acres) is developed with a single family dwelling, the majority of the property contains mature vegetation. The applicant indicates that this entire lot will be dedicated to landscaping and conservation, however, staff and the Sylvania Township Zoning Manager requested that the required amenities such as walking trails, picnic areas and/or gardening beds be installed throughout this area. The applicant submitted a revised plan that provides picnic areas and walking paths in these areas. Furthermore, the applicant is proposing a thirty foot (30') frontage greenbelt landscape buffer along the Percentum Drive frontage.

STAFF ANALYSIS (cont'd)

LAND USE PLAN & NEIGHBORING CHARACTERISTICS

The 2007 Sylvania Township Land Use Plan recommends this area as a Transitional District. The land use plan further identifies the corresponding residential zoning districts of R-3 or R-4, both districts permit medium intensity multi-family use that serve as a transition buffer between commercial and residential uses. The plan further states that two-family and multi-family uses can be constructed at densities that range between 10 and 15 units per acre. Although, the applicant is proposing R-5 PUD zoning, the proposed density is at a range that is most consistent with R-4 Zoning. The PUD will lock the development into the proposed density, layout and use.

A PUD was submitted and reviewed in 1989 for the parcel directly to the south of the subject property. The Plan Commission was presented with a 96 unit R-3 Planned Unit Development (PUD) located on 9.56 acres. The County Plan Commission and the Sylvania Township Zoning Commission (subject to no access onto Percentum Drive) recommended approval of the PUD to the Sylvania Township Trustees. However, the proposal was denied in part due to the density, the characteristics of Percentum Drive at the time and an inadequate amount of acreage (10-acres) required for a PUD at that time. Although, this PUD has a higher density than the 1989 PUD proposal, staff has found that it is consistent with the current land use plan and will serve as an appropriate transition between the existing high intensity commercial uses located to the south and west and the single family uses to the north.

Finally a senior housing development was approved on the property across Percentum Drive from the subject property in 2009. The zoning of this property was rezoned from A-4 to R-3 to permit the construction of townhouse style dwellings. The density was noted to be consistent with Sylvania Township Land Use Plan which also denotes these properties for transitional districts. This senior housing development was approved at 43-units on 4.88 acres or a density of 8.8 units per acres.

Based on the property's location in proximity to other residential and commercial uses, Plan Commission approvals of similar projects in the immediate area and consistency with the Sylvania Township Land Use Plan recommending this property as a Transitional District, staff recommends approval of this Zone Change from A-4 Rural Residential to R-5 Residential PUD.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C981, a Zone Change from A-4 Rural Residential to R-5 Residential PUD for the 9.12-Acre property located at 3233 & 3331 Percentum Drive, to the Sylvania Township Zoning Commission and Township Trustees, for the following three (3) reasons:

1. The request is compatible with the surrounding residential and commercial uses and zoning; and

STAFF RECOMMENDATION (cont'd)

2. The request is compatible with the Sylvania Township Land Use Plan which denotes this property for transitional type uses; and
3. The PUD meets or exceeds the requirements of the Sylvania Township Zoning Resolution;

Staff further recommends approval subject to the following **twenty-two (22)** conditions:

Lucas County Sanitary Engineer

1. Water is available to the site via W-1503-8” on the east side of Percentum Drive.
2. Sanitary sewer service is available to the site via S-843A-8”.
3. A set of these plans may need to be submitted to The City of Toledo-Division of Engineering Services and to the local fire department.
4. LCSE will need 1 copy of the site for review and approval. These plans shall be approved by the Lucas County Sanitary Engineer’s office prior to any construction and shall meet their standards and specifications.
5. This site is subject to Lucas County water supply connection and sanitary sewer collection fees and shall be paid in full prior to issuance of any and all permits.

FEES:

Water Usage: (One-Bedroom) 7 Each	X	250 gpd/bdrm.=	1,750 gpd
(Two-Bedroom)120 Each	X	300 gpd/bdrm.=	<u>36,000 gpd</u>
Total Usage:		=	37,750 gpd
Sanitary Sewer Trunk Fee: 37,750 gpd	X	\$2.50/gpd =	\$94,375.00
Water Trunk Fee: 37,750 gpd	X	\$0.50/gpd =	<u>\$18,875.00</u>
Total Fee Due Lucas County Sanitary Engineer:		=	\$113,250.00
Parcel 78-58167 S-843A Pay-Cash-To-Tap:		=	\$11,165.61
Parcel 78-58141 S-843A Pay-Cash-To-Tap:		=	<u>\$32,101.15</u>
Total Pay-Cash-To-Tap Fees:		=	\$43,266.76

All fees are to be paid prior to approval and issuance of all permits. Each fee (the ones in bold), as shown above, shall be on a separate check payable to “Lucas County Sanitary Engineer”.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer

6. Detailed improvement plans for the development indicating proposed site grading, drainage, paving and utilities shall be submitted to the Lucas County Engineer. The Lucas County Engineer's office will perform a detailed review and provide recommendations upon receipt of these plans.
7. Based on the University of Toledo Wetland Inventory, it appears there is potential for wetlands located on the proposed site. If not already completed, due diligence and an investigation should be performed to determine the existence and/ or extend of any wetlands. If these areas are to be filled or disturbed, the owner shall contact the U.S. Army Corps of Engineers and Ohio E.P.A. to determine if any permits are required from these agencies prior to such activity.
8. 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.
9. In accordance with Lucas County's and Sylvania Township's Storm Water Management Plan and OEPA MS4 permit, a Long Term Maintenance Plan and BMP Maintenance Agreement shall be completed by the owner stating that they will maintain their storm water facilities. The Maintenance Agreement form is available on the County Engineer website at: www.lucascountyoh.gov/engineer.
10. The proposed access to Percentum Drive shall follow the requirements of the Lucas County Access Management Regulations. A trip generation analysis shall be provided to determine if a full Traffic Impact Study will be required. An access permit application shall be submitted to the Lucas County Engineer's Office for review and approval.
11. An additional five (5) foot of right of way shall be dedicated along the west side of Percentum Drive to provide a thirty (30) half right of way.
12. Sidewalks shall be constructed on along the west side of Percentum Drive to connect to the existing sidewalk on the southerly adjacent parcel.
13. 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 the outlet shall be determined. The allowable discharge will be based on contributing drainage areas in existing conditions and the capacity of the outlet.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- b. The proposed detention areas shall have maximum slopes of 3:1 and include access for future maintenance of the water quality devices.

Sylvania Township Zoning Inspector

14. Additionally, Section 2911 of the Sylvania Township Zoning Resolution dictates a minimum of two (2) parking spaces per unit. The site plan indicates 252 parking spaces provided. Zoning staff recommends that the applicant pursue "Deferred Parking" as outlined in Section 2908 of the Zoning Resolution. In which the deferred parking spaces shall be converted into usable parking spaces should the Zoning Manager deem them necessary in the future.

Sylvania Township Fire Rescue

15. I have looked at the revised plans for this proposed PUD. As with the first one, the FD has no objections to this development. We would need an 8" minimum waterline looped around the property, with hydrants on all sides of the building, (on each of the 4 corners at the entrance doors, one in the center on the N and S side and one near the N garages). FDC to be located within 80' of a hydrant.
16. Other items would be checked when they submit plans for a Township Project Plan Review and/or for construction permits. All construction plans would need to be submitted for review to the FD when ready.

Plan Commission

17. The applicant shall maintain a forty foot (40') setback along all property lines with the exception of the front yard which shall maintain a thirty foot (30') greenbelt with landscaping and mounding.
18. The maximum dwelling height in a PUD is sixty feet (60'). The applicant shall submit elevations that clearly identify the building height as defined in the Sylvania Township Zoning Resolution.
19. Staff recommends that landscaping be better defined on a landscape plan. The applicant shall maintain as much of the existing mature vegetation as possible along the perimeter of the property to aid in the buffering of the property. If vegetation is removed from the perimeter of the property an appropriate landscape buffer shall be installed.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

20. In the event the apartments are to be used for a non-senior based demographic in the future, the applicant shall install the “deferred” parking at a ratio of two (2) parking spaces per each dwelling unit.
21. Per Section 518 of the Lucas County Subdivision Regulation, Sidewalks shall be required in all subdivisions and along all public streets including Percentum Drive.
22. The site shall be platted in accordance with Section 2008 of the Sylvania Township Zoning Resolution. If within 5 years of the approval of the Development Plan by the Sylvania Township Board of Trustees, any phase or portion of the Development Plan is recorded as a Final Plat, the PUD and Development Plan shall become vested.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C981
DATE: September 28, 2016
TIME: 9:00 a.m.

BH
Six (6) sketches follow

PUD DRAWING

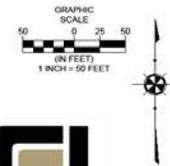
Z20-C981
ID 110



SITE DEVELOPMENT PLAN

HARBOR WOODS LIVING AT SYLVANIA

3233 AND 3331 PERCENTUM DRIVE
SYLVANIA TOWNSHIP - LUCAS COUNTY - OHIO



DEVELOPER INFORMATION

FFC REAL ESTATE DEVELOPMENT COMPANY
825 LIBERTY AVENUE, SUITE 3110
PITTSBURGH, OH 15222
CONTACT: JON SINES
PHONE: 440-338-5267

PROJECT DATA

CURRENT ZONING: A-4 RURAL RESIDENTIAL (9.1 ACRES)
PROPOSED ZONING: R-5 PUD RESIDENTIAL
PROPOSED USE: SENIOR LIVING APARTMENTS
TOTAL PROJECT AREA: 9.12 ACRES (EXCLUSIVE OF R/W)
INCLUDES ADDRESSES: 3233 PERCENTUM ROAD
3331 PERCENTUM ROAD

PROPOSED BUILDING

4 STORY - 127 TOTAL UNITS
40,800 S.F. (163,200± TOTAL)

ALLOWABLE LOT DENSITY: (PER R-5 PUD)

21.8 UNITS PER ACRE (MAX DENSITY)

PROPOSED LOT DENSITY:

13.9 UNITS PER ACRE (127 UNITS/9.12 ACRES)

PROPOSED PARKING

REQUIRED PARKING RATIO: 2 SPACES PER UNIT
PLANNED PARKING RATIO: 2 SPACES PER UNIT

135 PROPOSED SURFACE SPACES
34 ENCLOSED GARAGE SPACES
TOTAL 169 PROPOSED PARKING SPACES

83 DEFERRED PARKING SPACES
TOTAL 252 PLANNED PARKING SPACES

ZONING DATA

CODE	EX. REQUIRED (A-A CURRENT)	PROPOSED REQ. (R-5 PUD RES.)	PROVIDED
MINIMUM LOT WIDTH:	100 FEET	125 FEET	300 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET	60 FEET	54 FEET (4-STORY)
ACCESSORY USE		30 FEET	25 FEET (1-STORY)
BUILDING SETBACKS			
FRONT YARD SETBACK:	35 FEET	30 FEET	75 FEET
REAR YARD SETBACK:	40 FEET	40 FEET	40 FEET (ACC.)
SIDE YARD:	12 FEET	40	120 FEET (MAIN)
		40 FEET	40 FEET (ACC.)
ACCESSORY USE		40 FEET	40 FEET
MAXIMUM LOT COVERAGE		40% (3.65 ACRES)	28% (2.54 ACRES)
MINIMUM OPEN SPACE		15% (1.37 ACRES)	42% (3.87 ACRES)
AREA A (LANDSCAPE/CONSERVATION)			2.35 ACRES
AREA B (PICNIC/RECREATION AREA)			1.52 ACRES
		TOTAL OPEN SPACE	3.87 ACRES

TOPOGRAPHIC AND BOUNDARY INFORMATION
SHOWN PROVIDED BY POLARIS ENGINEERING
AND SURVEYING, INC.

CONTRACT NO.
OH-16-001

MHEET OF
C-2 **C-4**

polaris
POLARIS ENGINEERING & SURVEYING, INC.
34800 CHARON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3732 (FAX)
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ELEVATIONS

Z20-C981
ID 110



5 North Interior Elevation
1/16" = 1'-0"



6 South Interior Elevation
1/16" = 1'-0"



3 North Elevation
1/16" = 1'-0"



4 South Elevation
1/16" = 1'-0"



2 East Elevation
1/16" = 1'-0"



1 West Elevation
1/16" = 1'-0"

COLOR RENDERING

Z20-C981
ID 110



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GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone Change from A-3 Agriculture to R-5 Residential PUD |
| Location | - | 4120 King Road |
| Applicant | - | David Hogan
Clover Construction Management West
348 Harris Hill Road
Williamsville, NY 14221 |
| Engineer | - | George V. Oravec
5333 Secor Road
Toledo, OH 43623 |

Site Description

- | | | |
|--------------|---|----------------------------|
| Zoning | - | A-3 Agriculture |
| Area | - | ± 8.522 Acres |
| Frontage | - | ± 722 Feet along King Road |
| Existing Use | - | Undeveloped |

Area Description

- | | | |
|-------|---|--|
| North | - | Single Family & Duplex Residential / R-2 Residential |
| South | - | Undeveloped / A-3 Agriculture |
| East | - | Single Family Residential / R-1 Residential |
| West | - | Nursing Home and Commercial Uses / City of Sylvania |

Parcel History

No Parcel History on File.

Applicable Plans and Regulations

Sylvania Township Zoning Resolution
Sylvania Township Land Use Plan 2007
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is a Zone Change from A-3 Agriculture to R-5 Residential PUD for the 8.52-Acre property located at 4120 King Road. The applicant is proposing to construct a three (3) story, 122 unit senior housing apartment building. Surrounding land uses include villa style residences to the north, traditional single family residences to the east, vacant commercial land to the south and a commercial use and a nursing home to the west.

PROPOSED LAYOUT

The development will be designed for seniors 55 years of age and older. The applicant originally submitted a proposal for this site of 128 units on 6.0 acres. The applicant worked together with staff to amend the PUD application that added additional acreage. This resulted in the applicant submitting a revised site plan that reduced the residential density from 21.3 to 14.3 units per acre by increasing the overall acreage to 8.522 acres.

The site plan depicts access to the site via two (2) driveway connections from King Road that will circulate around the rear of the building. The parking layout will provide access to both private garages and open parking lots that are situated on the north and east sides of the building. The parking requirement for a multi dwelling apartment building is two (2) units per dwelling or 244 spaces and the applicant indicates that 126 parking spaces will be provided. The Sylvania Township Zoning Inspector has indicated that parking shall conform to the “deferred” parking section of the Zoning Resolution that indicates that the additional spaces at a ratio of two (2) parking spaces per each dwelling unit be accounted for and may be converted to usable parking spaces at any time the Zoning Manager deems necessary. Based on the target demographic for the PUD with the implantation of Section 2908 of the Sylvania Township Zoning Resolution, staff does not object to a reduction in the required parking.

The submitted site plan indicates that the building will be located approximately eighty-two feet (82’) from the centerline of King Road. Pursuant to Section 2222 – *Setbacks on Major Roadways*, no structure shall be permitted closer than 100 feet from the centerline of King Road. The applicant has requested relief from this provision in lieu of shifting the building to the east toward the residential uses. The Sylvania Township Zoning Manager has indicated that the Township Trustees may approve a setback deviation as part of the PUD approval process and has indicated that his office is not in objection to the reduction as proposed. The villa style residences located directly to the north of this site are situated approximately eighty feet (80’) from the centerline of King Road, so the proposed setback is consistent with nearby properties.

STAFF ANALYSIS (cont'd)

PUD & OPEN SPACE REQUIREMENTS

The PUD will offer amenities tailored to seniors such as a walking paths, a recreational lawn area and a gazebo. Staff has requested that the applicant show the proposed amenities on a revised site plan. The PUD section of the Sylvania 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. Although, the current plan offers large consolidated open spaces to the north, south and an interior courtyard area, staff requests that the applicant provide calculations that outline the usable, accessible and consolidated common open space on the site. Furthermore, 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 provided plan indicates that thirty-two percent (32%) of the site shall be covered by buildings, structures, street pavement, driveway, and parking area pavement.

The maximum dwelling height in an R-5 PUD is sixty feet (60'). Building height is defined as the vertical distance measured from the adjoining curb grade to the highest point of the roof mean height level between eaves and ridge for gable, hip, or gambrel roof. The applicant has not submitted elevations that identify the building height. However, the three-story design is not anticipated to exceed sixty feet (60') as defined in Section 2202(E) of the zoning resolution. Staff, requests that the applicant submit detailed elevations that show compliance with this provision.

The Sylvania Township Zoning Manager has determined that a plat is warranted for this project. If within 5 years of the approval of the Development Plan by the Sylvania Township Board of Trustees, any phase or portion of the Development Plan is recorded as a Final Plat, the PUD and Development Plan shall become vested. Any and all subsequent Final Plats shall be submitted to the Lucas County Planning Commission as they are prepared. Furthermore, in accordance with the Lucas County Subdivision Regulations sidewalks shall be constructed along the King Road frontage.

STAFF ANALYSIS (cont'd)

DENSITY

In accordance with the Sylvania Township Zoning Resolution, the maximum units permitted under a PUD are calculated by dividing the gross acreage (parcel acreage less public right-of-way) by the minimum lot area per family. Furthermore, the zoning resolution identifies the maximum density of an R-5 PUD is 21.8 units per acre. As a result, the maximum number of units permitted on this parcel under the R-5 PUD zoning is 185 units (8.522 acres x 21.8 units per acre). Although the PUD section of the zoning resolution identifies the maximum density as 21.8 units per acre, the Sylvania Township Land Use Plan states that this site is most appropriate for a density range of 10-15 units per acre. Based on the applicant's recent proposal which reduced the density to 14.3 units per acre, the number of units is consistent with the 10-15 unit per acre density identified in the Sylvania Township Land Use Plan.

LANDSCAPING

The Sylvania Township Zoning Resolution does not provide landscaping standards for residential developments. However the zoning resolution indicates that PUD's shall be sensitive to the natural landscape and existing environmental features of Sylvania Township. The proposed plan offers a thirty-five foot (35') buffer along the rear of the property where abutting single family uses and large consolidated open spaces are reserved to the north and south sides of the development. The applicant has indicated that mature trees and vegetation will be retained along the entire perimeter of the site to aid in the buffering. In addition, a thirty foot (30') greenbelt with landscaping is proposed along King Road. Furthermore, if existing vegetation is removed from the perimeter of the property an appropriate landscape buffer shall be installed.

LAND USE PLAN & NEIGHBORING CHARACTERISTICS

The 2007 Sylvania Township Land Use Plan recommends this area as a Transitional District. The land use plan further identifies the corresponding residential zoning districts of R-3 or R-4, both districts permit medium intensity multi-family use that offer a transition buffer between commercial and residential uses. The plan further states that two-family and multi-family uses can be constructed at densities that range between 10 and 15 units per acre. Although, the applicant is proposing R-5 PUD Zoning, the proposed density is at a range that is most consistent with R-4 Zoning. The PUD will lock the development into the proposed density, layout and use.

STAFF ANALYSIS (cont'd)

LAND USE PLAN & NEIGHBORING CHARACTERISTICS (cont'd)

A Conditional Use Permit application was submitted and reviewed for the parcel directly to the west of the subject site. In 2000, the Plan Commission was presented with a 204 unit apartment nursing home facility located on 8.8 acres. The County Plan Commission recommended approval of the Conditional Use to the Sylvania Township Board of Zoning Appeals. The area at that time was identified as a redevelopment area that should be developed in a way that would make it compatible with the neighboring uses. Since this time, this area has gone through a major change in terms of land use and development. The northwest corner of King and Sylvania Roads was industrial in nature and the area has since been annexed into the City of Sylvania. The area northwest of King Road and Sylvania Avenue is currently developed with commercial and residential uses.

Based on the property's location in proximity to other residential and commercial uses, Plan Commission approvals of similar projects in the immediate area and consistency with the Sylvania Township Land Use Plan recommending this property as a Transitional District, staff recommends approval of this Zone Change from A-3 Agriculture to R-5 Residential PUD.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C982, a Zone Change from A-3 Agriculture to R-5 Residential PUD for the 8.522-Acre property located at 4120 King Road, to the Sylvania Township Zoning Commission and Township Trustees, for the following three (3) reasons:

1. The request is compatible with the surrounding residential and commercial uses and zoning; and
2. The request is compatible with the Sylvania Township Land Use Plan which denotes this property for transitional type uses; and
3. The PUD meets or exceeds the requirements of the Sylvania Township Zoning Resolution;

Staff further recommends approval subject to the following **twenty-nine (29)** conditions:

Lucas County Sanitary Engineer

1. The facility name, address, and parcel number shall be located at the top of the title sheet.
2. Water service is available to this site via W-1314-8" on King Road. This main shall be shown and labeled as such on the submitted site plans.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

3. 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.
4. All connections, bends, tees, fittings, fire hydrants, etc. shall be labeled and have a station associated with the item.
5. All water and/or sewer main shall be labeled Private and have a length, grade, and material associated with each segment of pipe.
6. This site is within the City of Sylvania sanitary sewer district and shall be submitted for their approval also.
7. LCSE will need 1 copy of the site for review and approval. These plans shall be approved by the Lucas County Sanitary Engineer's office prior to any construction and shall meet their standards and specifications.
8. All water connections into the county water main shall be inspected by a LCSE representative. LCSE shall be notified 48 hours in advance of these connections taking place.
9. This site may also need to be reviewed by the local fire department, the City of Toledo – Engineering Service, the City of Sylvania, and Sylvania Township.
10. This site is subject to Lucas County water supply connection fees and possible pay-cash-to-top fees and all fees shall be paid in full prior to issuance of any and all permits.

Lucas County Engineer

11. Detailed improvement plans for the development indicating proposed site grading, drainage, paving and utilities shall be submitted to the Lucas County Engineer. The Lucas County Engineer's office will perform a detailed review and provide recommendations upon receipt of these plans.
12. Based on the University of Toledo Wetland Inventory, it appears there is potential for wetlands located on the proposed site. If not already completed, due diligence and an investigation should be performed to determine the existence and/ or extend of any wetlands. If these areas are to be filled or disturbed, the owner shall contact the U.S. Army Corps of Engineers and Ohio E.P.A. to determine if any permits are required from these agencies prior to such activity.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

13. 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.
14. In accordance with Lucas County's and Sylvania Township's Storm Water Management Plan and OEPA MS4 permit, a Long Term Maintenance Plan and BMP Maintenance Agreement shall be completed by the owner stating that they will maintain their storm water facilities. The Maintenance Agreement form is available on the County Engineer website at: www.lucascountyoh.gov/engineer.
15. The proposed access to King Road shall follow the requirements of the Lucas County Access Management Regulations. The location of the existing adjacent driveways along the west side of King Rd. shall be located and the required offset spacing per Section 2.3, Table 1 shall be met. A trip generation analysis shall be provided to determine if a full Traffic Impact Study will be required. An access permit application shall be submitted to the Lucas County Engineer's Office for review and approval.
16. 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.
17. Sidewalks shall be constructed on along the east side of King Rd. similar to what was required of the adjacent development across the street on the west side of King Rd.
18. 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 flows to the outlet shall be determined. The allowable discharge will be based on contributing drainage areas in existing conditions and the capacity of the outlet.
 - b. The proposed detention areas shall have maximum slopes of 3:1 and the water quality structure should be located closer to the edge of the pond to provide access for future maintenance of the water quality device.

STAFF RECOMMENDATION (cont'd)

Sylvania Township Zoning Inspector

19. The front of the main building is 82.53' from the centerline of King Road. Section 2222 of the Sylvania Township Zoning Resolution dictates a 100' setback from centerline. As this is a PUD request, the Township Trustees may approve a setback deviation as part of the approval process. Our office supports a reduction of the supplementary King Road setback from centerline.
20. Section 2911 of the Sylvania Township Zoning Resolution dictates a minimum of two (2) parking spaces per unit. The site plan indicates 126 parking spaces provided. Zoning staff recommends that the applicant pursue "Deferred Parking" as outlined in Section 2908 of the Zoning Resolution. In which the deferred parking spaces shall be converted into usable parking spaces should the Zoning Manager deem them necessary in the future.

Sylvania Township Fire Rescue

21. The fire department has no objections to this development. The water line surrounding the building to be 8" minimum. The FDC to be within 80' of a fire hydrant. Fire hydrants to be Lucas County standard type. Another hydrant is needed on the rear drive, near the center line of the building. A looped water line around the building is needed for proper water pressure and flow. FD assumes the height of the building will be at least 3 floors, the FD recommends a standpipe system be installed due to the interior hall lengths and the type of occupancy. A Knox Box is required. A radio coverage survey may be needed for this building to assure proper FD radio coverage inside all areas of the building.

Plan Commission

22. The applicant shall submit a site plan that shows the usable, accessible and consolidated common open space prior to review by the Sylvania Township Zoning Commission.
23. The applicant shall maintain a thirty foot (30') setback along all property lines with the exception of the front yard, which shall maintain a thirty foot (30') greenbelt with landscaping and mounding
24. The applicant shall maintain as much of the existing mature vegetation as possible along the perimeter of the property to aid in the buffering of the property. If vegetation is removed from the perimeter of the property an appropriate landscape buffers shall be installed.
25. The maximum dwelling height in a PUD is sixty feet (60'). The applicant shall submit elevations that clearly identify the building height as defined in the Sylvania Township Zoning Resolution.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. The applicant shall either remove the building from the 100-foot supplementary King Road setback or obtain a deviation from the Sylvania Township Trustees.
27. In the event the apartments are to be used for a non-senior based demographic in the future, the applicant shall install the “deferred” parking at a ratio of two (2) parking spaces per each dwelling unit.
28. Per Section 518 of the Lucas County Subdivision Regulation, Sidewalks shall be required in all subdivisions and along all public streets including King Road.
29. The site shall be platted in accordance with Section 2008 of the Sylvania Township Zoning Resolution. If within 5 years of the approval of the Development Plan by the Sylvania Township Board of Trustees, any phase or portion of the Development Plan is recorded as a Final Plat, the PUD and Development Plan shall become vested.

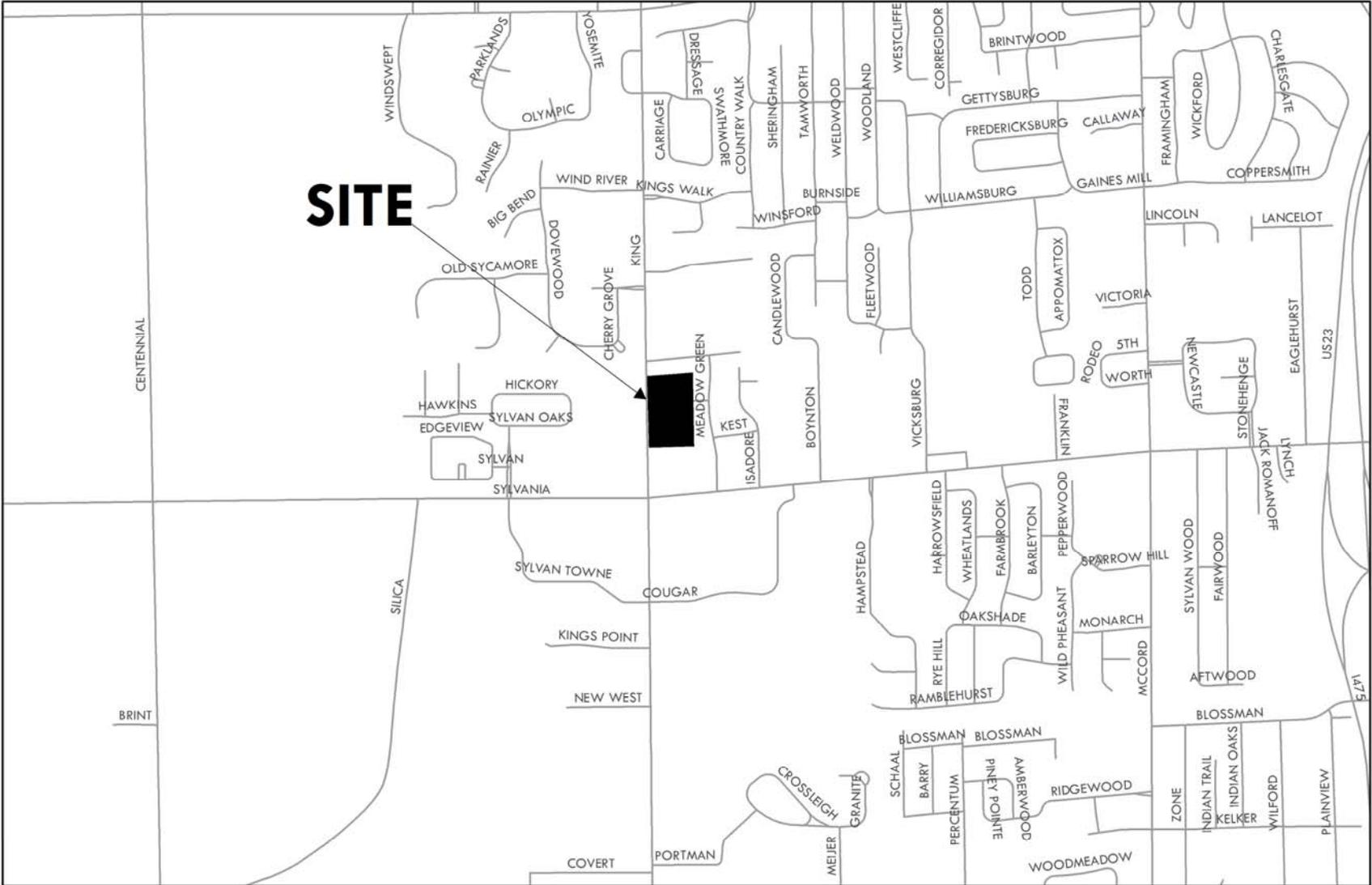
ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C982
DATE: September 28, 2016
TIME: 9:00 a.m.

BH

Three (3) sketches follow

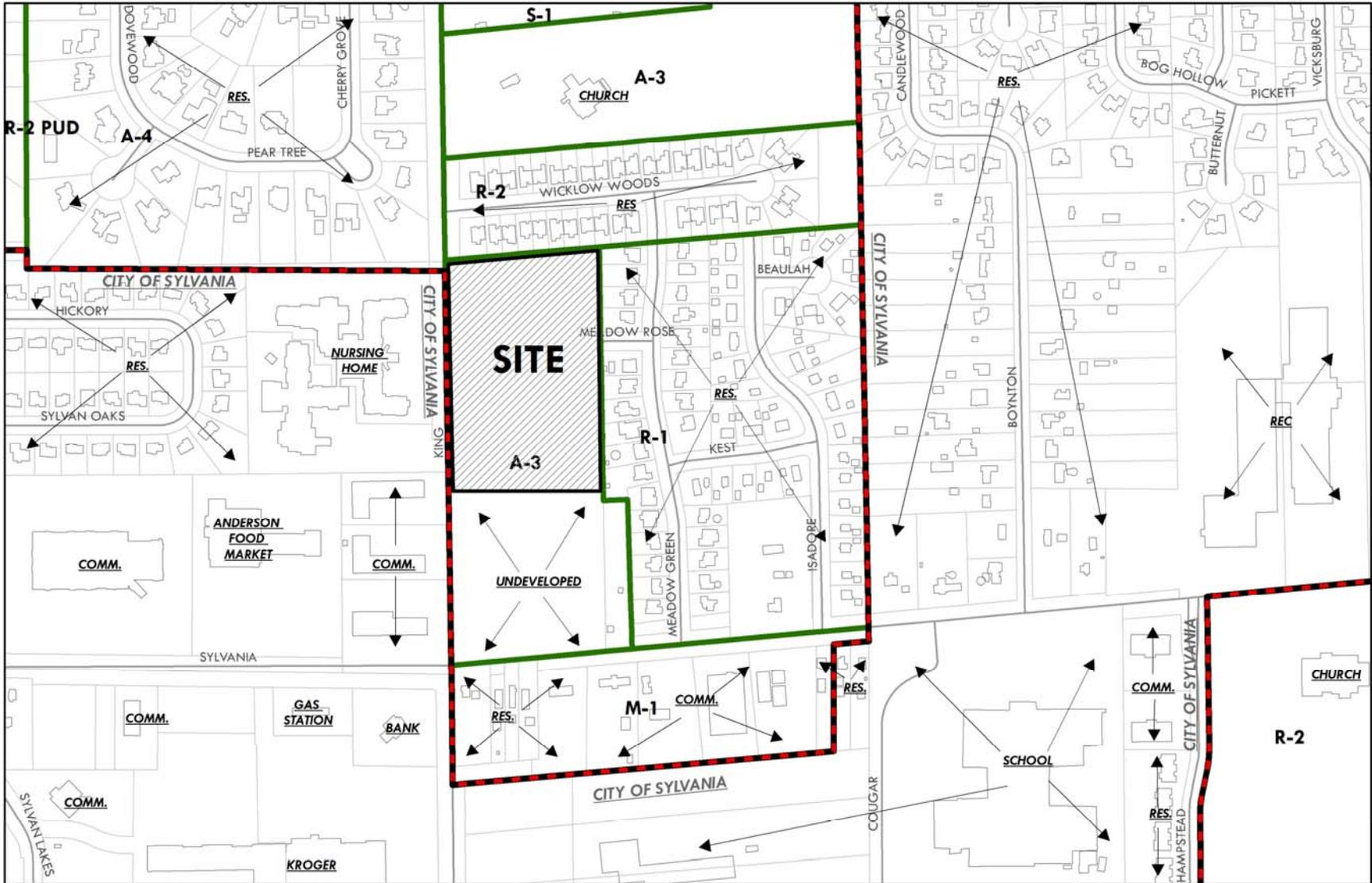
GENERAL LOCATION

Z20-C982
ID 110



ZONING & LAND USE

Z20-C982
ID 110



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

- | | | |
|----------|---|--|
| Z20-C983 | - | Conditional Use Permit for a Semi Public Use in A-4 District (PC Deferred Case on 8/24/16) |
|----------|---|--|

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 facility and replace it with a larger 9,758 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. This case was deferred from the August 24th Plan Commission hearing to provide additional time for the applicant to address surrounding property owners concerns. Changes to the site plan reviewed at the August 24th Plan Commission hearing include moving the building an additional eleven feet (11') from the northern property line, the installation of an eight foot (8') high privacy fence along the northern property line and the relocation of the dumpster.

ACCESS & PARKING

The proposal includes 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 275 people. This includes the sanctuary, offices and all common areas of the building. The applicant has indicated that the number of sanctuary seats will not exceed 186, therefore making for a parking requirement of thirty-eight (38) spaces. The applicant is providing fifty-six (56) 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 another 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 revised 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 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 275 people based on the Ohio Fire Code.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C983 a Conditional Use Permit for a Semi Public Use in A-4 District located at 2728 King Road to the Sylvania Township Board of Zoning Appeals, 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 recommend approval of Z20-C983 a Conditional Use Permit for a Semi Public Use in A-4 District located at 2728 King Road to the Sylvania Township Board of Zoning Appeals, 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 buffers shall be installed.

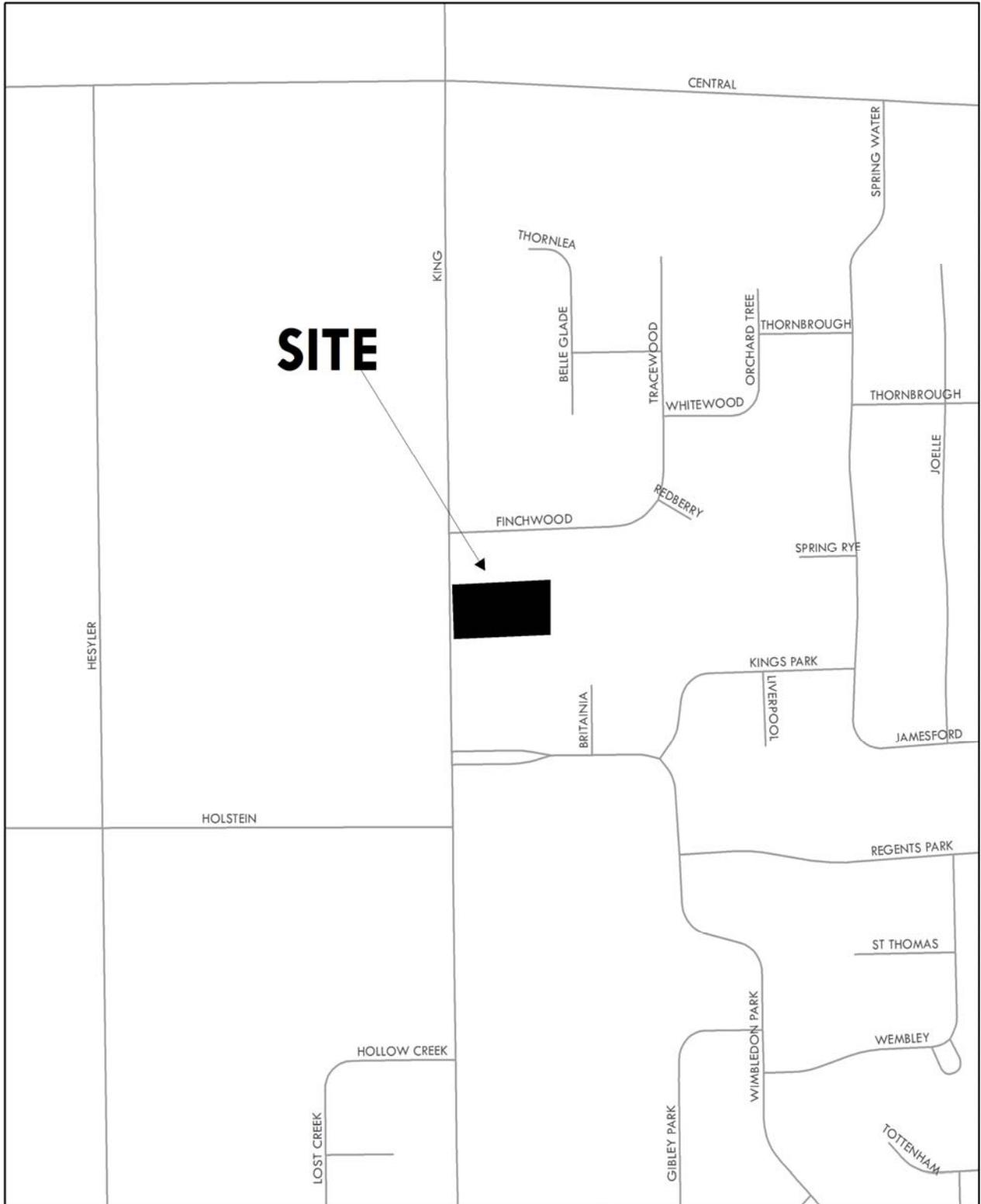
CONDITIONAL USE PERMIT
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C983
DATE: September 28, 2016
TIME: 9:00 a.m.

BH

Three (3) sketches follow

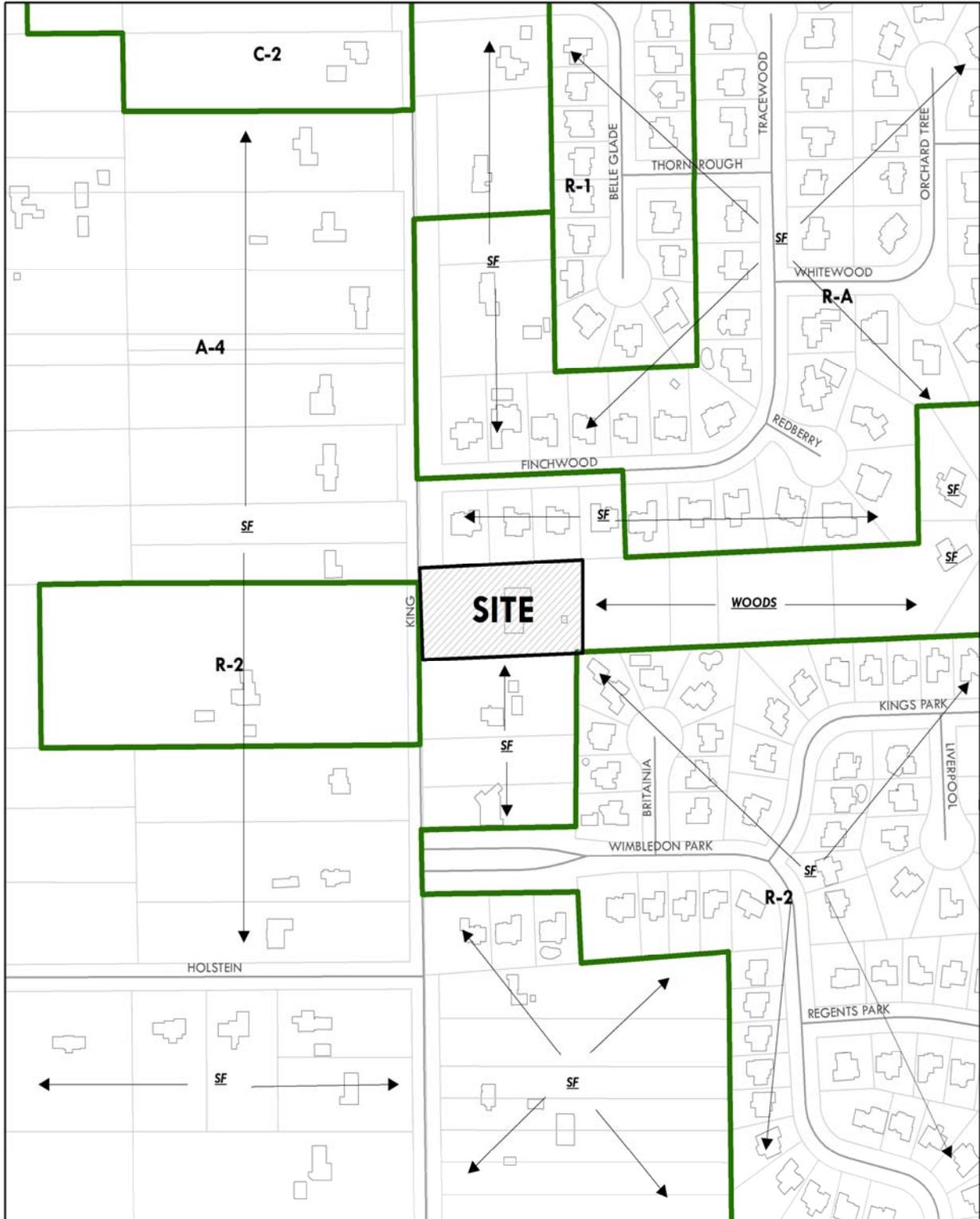
GENERAL LOCATION

Z20-C983
ID 113



ZONING AND LAND USE

Z20-C983
ID 113



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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Toledo - Lucas County General Street Map

