

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

June 25, 2014

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 - 2014**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 25	December 23	December 27	January 9
December 30	January 27	January 31	February 13
January 28	February 24	February 28	March 13
February 25	March 24	March 28	April 10
March 25	April 21	April 25	May 8
April 29	May 26	May 30	June 12
May 27	June 23	June 27	July 10
July 1	July 28	August 1	August 14
July 29	August 25	August 29	September 11
August 26	September 22	September 26	October 9
September 23	October 20	October 24	November 6*
October 21	November 17	November 21	December 4*
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 9	January 6	January 10	January 22
January 13	February 10	February 14	February 26
February 10	March 10	March 14	March 26
March 10	April 7	April 11	April 23
April 14	May 12	May 16	May 28
May 12	June 9	June 13	June 25
June 9	July 7	July 11	July 23
July 14	August 11	August 15	August 27
August 11	September 8	September 12	September 24
September 8	October 6	October 10	October 22
October 6	November 3	November 7	November 19*
November 3	December 1	December 5	December 17*

* County deadlines are for Preliminary Drawings

**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

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REF: Z19-C624
DATE: June 25, 2014

GENERAL INFORMATION

Subject

- Request - Text Amendment regarding modifications to Section 1901 – Accessory Buildings
- Location - Springfield Township
- Applicant - Springfield Township Zoning Commission

STAFF ANALYSIS

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning Resolution regarding modifications for accessory buildings in residential districts. The changes affect building height for accessory structures and the number and size of structures allowed per residential zoning category. Exhibit “A” reflects the township proposal with staff changes.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of the proposed amendment, as shown in EXHIBIT “A”, to the Springfield Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C624
DATE: June 25, 2014
TIME: 9:00 A.M.

JL/bp
Exhibit “A” follows

Exhibit "A"
Township Proposal
(Deletions in strikeout, additions in bold italics.)

1901 ACCESSORY BUILDING OR STRUCTURE

An accessory building or structure shall be subject to the following requirements:

- A. It shall be located behind or adjacent to the principle building, but may not project in front of the principle building.
- B. The minimum distance of the accessory building or structure from the principal building shall be fifteen (15') feet in all residential, commercial, and industrial districts.
- C. The minimum distance of the accessory building or structure in a residential district from any lot line shall be five (5') feet and shall not be located within any required planting strip pursuant to Section 2302 C. Where the accessory building is located on a corner lot, the rear of which abuts upon the side lot line of another lot, the accessory building shall not project within the front yard line required on the lot in the rear of such corner lot.
- D. The minimum distance of the accessory building or structure in a non-residential district from any lot line shall be ten (10') feet and the accessory building or structure shall not be located within any required planting strip pursuant to Section 2302 C. Where the accessory building is located on a corner lot, the rear of which abuts upon the side lot line of another lot, the accessory building shall not project within the front yard line required on the lot in the rear of such corner lot.
- ~~E.~~ In any Residential District, accessory building(s) shall ***not be more than one story, shall*** not exceed ~~twenty-five (25')~~ ***twenty (20')*** feet in height ***to the peak of the roof or the height of the primary dwelling (whichever is less)***, ~~and may not occupy greater than 30% of the required rear yard.~~
- F. In any non-residential district, accessory buildings shall not exceed the maximum allowable height of the district.
- G. No accessory building or structure shall be constructed, reconstructed, or structurally altered nearer to the centerline of the road as regulated in Section 1914 D.
- H. A canopy is an accessory structure and shall be permitted in a General Commercial (C-2) District on a lot used for gasoline sales or in a Neighborhood Commercial (C-1) District on a lot with an approved Conditional Use Permit for gasoline sales; to which:

Exhibit "A" (cont'd)

1901 ACCESSORY BUILDING OR STRUCTURE (cont'd)

1. The requirements of Section 1901(A) are not applicable to such canopy.
 2. The canopy shall be subject to all applicable coverage and setback requirements of the district for which it is approved.
- I.** A trash receptacle container (dumpster) is an accessory structure that shall conform to the provisions of this section and shall be screened on all sides with a solid material.
- J.** On through lots, accessory buildings are subject to front yard and other applicable setbacks, however the accessory building may be located between the principle building and the lesser traveled road. This does not apply to containers used to collect recyclable materials for a public service.
- K.** *There shall be a maximum of two (2) accessory buildings in any R-1, R-A, or RA-5 zoning district. The total square footage for all accessory buildings cannot exceed one thousand (1,000) square feet.*
- L.** *There shall be a maximum of three (3) accessory buildings in any RA-4 or RA-3 zoning district. The total square footage for all accessory buildings cannot exceed two thousand five hundred (2,500) square feet.*

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GENERAL INFORMATION

Subject

- Request - Special Use Permit amendment for a retirement center, chapel, and fellowship space
- Location - 5900 Davis Road
- Applicant - Sisters of Notre Dame
3837 Secor Road
Toledo, OH 43623
- Architect - Technicon Design Group
1800 N. Perry Street, Ste. 102
Ottawa, OH 45875
- Engineer - Lewandowski Engineers
234 N. Erie Street
Toledo, OH 43604

Site Description

- Zoning - *A Agricultural*
- Area - ± 85 Acres
- Frontage - ± 1,323 Feet along Obee Road
± 2,653 Feet along Davis
- Existing Use - Lial Renewal Center, Lial Montessori School
- Proposed Use - Lial Renewal Center, Lial Montessori School, 40 Retirement Center, Chapel, and Fellowship Space

Area Description

- North - Single Family Residential / A
- South - Agricultural / A
- East - Single Family Residential / A
- West - Single Family Residential / A

Parcel History

- Z22-C16 - Special Use for Planned Unit Development. Plan Commission recommended approval with conditions 10/7/71. Trustees approved with conditions 12/6/71.

GENERAL INFORMATION (cont'd)

- Z22-C60 - Amendment to Special Use Permit for Private School. Plan Commission recommended approval with conditions 8/24/95. Trustees approved with conditions 9/27/95.

- Z22-C60 - Amendment to Special Use Permit for an addition to Lial Renewal Center. Plan Commission recommended approval with conditions 5/25/08. Trustees approved with conditions 6/28/08.

Applicable Plans and Regulations

- Waterville Township Zoning Resolution
- Waterville Township Land Use Plan
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan

STAFF ANALYSIS

The request is a Special Use Permit amendment for a 46,385 sq. ft. multi-purpose building and 61 space parking lot located on the 85-acre campus belonging to the Sisters of Notre Dame. The building will be centrally located on the property between the Lial Renewal Center to the south and the Lial Montessori School to the north. Adjacent land uses include single family residential to the north, west, and east and agriculture to the south.

USE

The multi-purpose building will include a retirement center, chapel, and fellowship space. The retirement center will have the capacity to house 40 retired sisters and 2 guests, the chapel will be used daily by the sisters for mass and weekly by Lial Montessori School, and the fellowship space will host meetings and social events by the sisters. The building will not be open to the public, except for special events. The site also includes an area for geothermal energy on the property for use in the new building. Equipment for this field will be located underground.

LAYOUT

The plan shows that the multi-purpose building will be located near the lake on the property. It will be accessed via an existing 18' driveway along Davis Road. The driveway will be expanded to 25' to accommodate two-way traffic onto the site, but will be reduced to a one-way traffic pattern closer to the building and parking area. The one way parking area was chosen to preserve as much natural space on the property as possible.

STAFF ANALYSIS (cont'd)

PARKING

The building will contain 32,307 s.f. of space for the retirement center and 14,078 s.f. for the chapel and fellowship space. The plan provides 61 parking spaces. The housing will be separated into four separate units. Every sister will have a separate bedroom and bathroom, but share common cooking and living space. A statement submitted by the applicant indicates that the sisters will use only 10 vehicles. Based on the residential layout, parking for 4 multi-family residential units is appropriate, or 8 spaces. Two (2) additional spaces are provided via attached garages on the western side of the building.

The chapel will provide room for 200 seats. At 1 space per 5 seats, this will require 40 spaces. The meeting space requires parking for 10 vehicles or 1 per 300 s.f. of space, whichever is greater. At 2,031 sq. ft. the minimum of 10 spaces are provided. The total number of spaces required is 58. Sixty-one (61) spaces are provided, with 51 in the parking lot and 8 parallel spaces along the one-way drive, and 2 spaces via attached garages accessed from the western side of the building. Staff has no objections to the parking lot, but would encourage the applicant to reconsider parallel spaces in front of the main entrance.

LANDSCAPING

The landscape plan provides foundation plantings and trees around the perimeter of the building and a portion of the proposed parking lot. These plantings are not required by the zoning resolution, but will enhance the natural feel desired by the Sisters.

Landscaping is required along the perimeter of the property, along any public right-of-way, the perimeter of a parking lot, and in the interior of the parking lot when the parking area contains more than 20 spaces. Given the unique, heavily-wooded perimeter and campus feel of the site not all of these requirements may be warranted. Section 10.4.8 of the zoning resolution allows the township to modify landscaping requirements when warranted.

Staff is supportive of relief from landscaping requirements along the perimeter of the property and right-of-way due to the heavily-wooded nature of the property. Staff encourages that perimeter and interior parking landscape requirements be maintained. In addition, any plantings near the entrance that might be damaged or removed by the increase in driveway width should be replaced.

ELEVATIONS

The elevations and site plan submitted indicate that all building facades will incorporate projections or recesses. The zoning resolution requires that all sides that abut or face a right of way shall incorporate an architectural treatment or design feature. The distinct primary entryway, variations in the building plane, variations in the roof plan, and variation in materials address this requirement.

STAFF ANALYSIS (cont'd)

ELEVATIONS (cont'd)

The exterior facades will consist of different types of cement board and split faced concrete block. An adhered cultured stone veneer will be included as an accent primarily along portions of the north elevation and the chapel on the south. With the exception of the main entrance, the concrete block is utilized primarily in the recessed exterior elevations. The resolution discourages the use of concrete block. However most of the locations concrete block is used are not visible from the public view. Staff would encourage the cement board and culture stone veneer be extended along the north main entrance and portions of the east elevations, the two sides with the most visibility.

NOTES

The retirement center, chapel, and fellowship space will operate in a manner comparable to the Lial Montessori School and Lial Renewal Center. The private nature of the building, including the chapel and fellowship space will result in a minimal impact on surrounding property owners.

Agency comments were not received at the time of printing. A revised staff report with agency comments will be submitted prior to the hearing.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z22-C127, a Special Use Permit for reception facility, to the Waterville Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is comparable to the Lial Montessori School and Lial Renewal Center currently operating on the site; and
2. Services and events will be limited to the Sisters of Notre Dame resulting in minimal impact on surrounding property owners.

The staff further recommends that the Lucas County Planning Commission recommend approval to the Waterville Township Zoning Commission and Trustees, subject to the following **two (2)** 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

Comments not received at the time of printing.

STAFF RECOMMENDATION (cont'd)

Whitehouse Fire Department

Comments not received at the time of printing.

Lucas County Engineer

Comments not received at the time of printing.

Lucas County Health Department

Comments not received at the time of printing.

Lucas County Building Regulations

Comments not received at the time of printing.

Plan Commission

1. A revised landscape plan shall be submitted to Waterville Township indicating compliance with perimeter and interior parking requirements.
2. The use of cement board and the adhered stone veneer accent are encouraged along the entire northern and western building facades.

SPECIAL USE PERMIT
 WATERVILLE TOWNSHIP
 LUCAS COUNTY PLANNING COMMISSION
 REF: Z22-C127
 DATE: June 25, 2014
 TIME: 9:00 a.m.

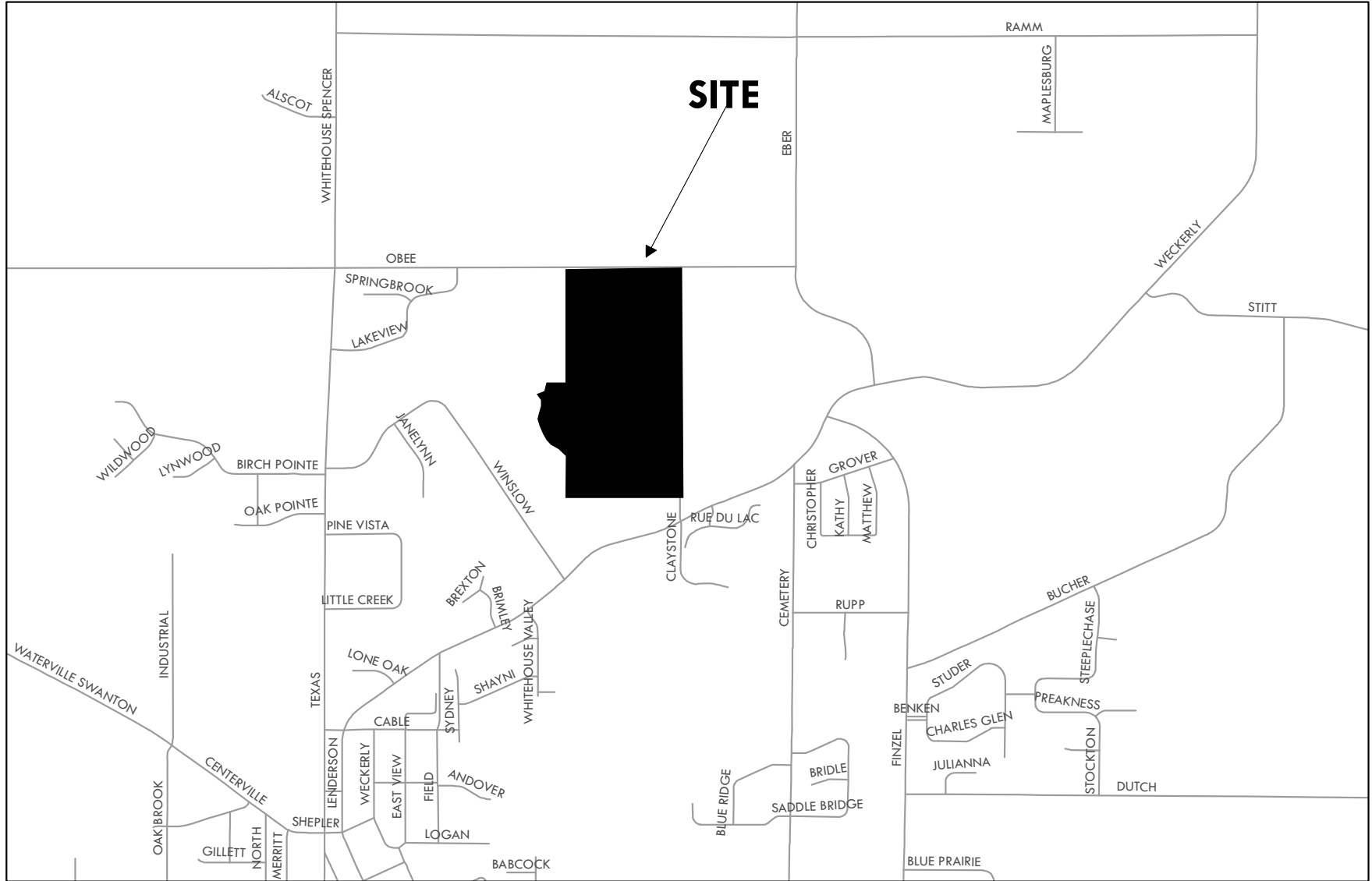
JL/bp
 Five (5) sketches follow

GENERAL LOCATION

Z22-C127
ID 141

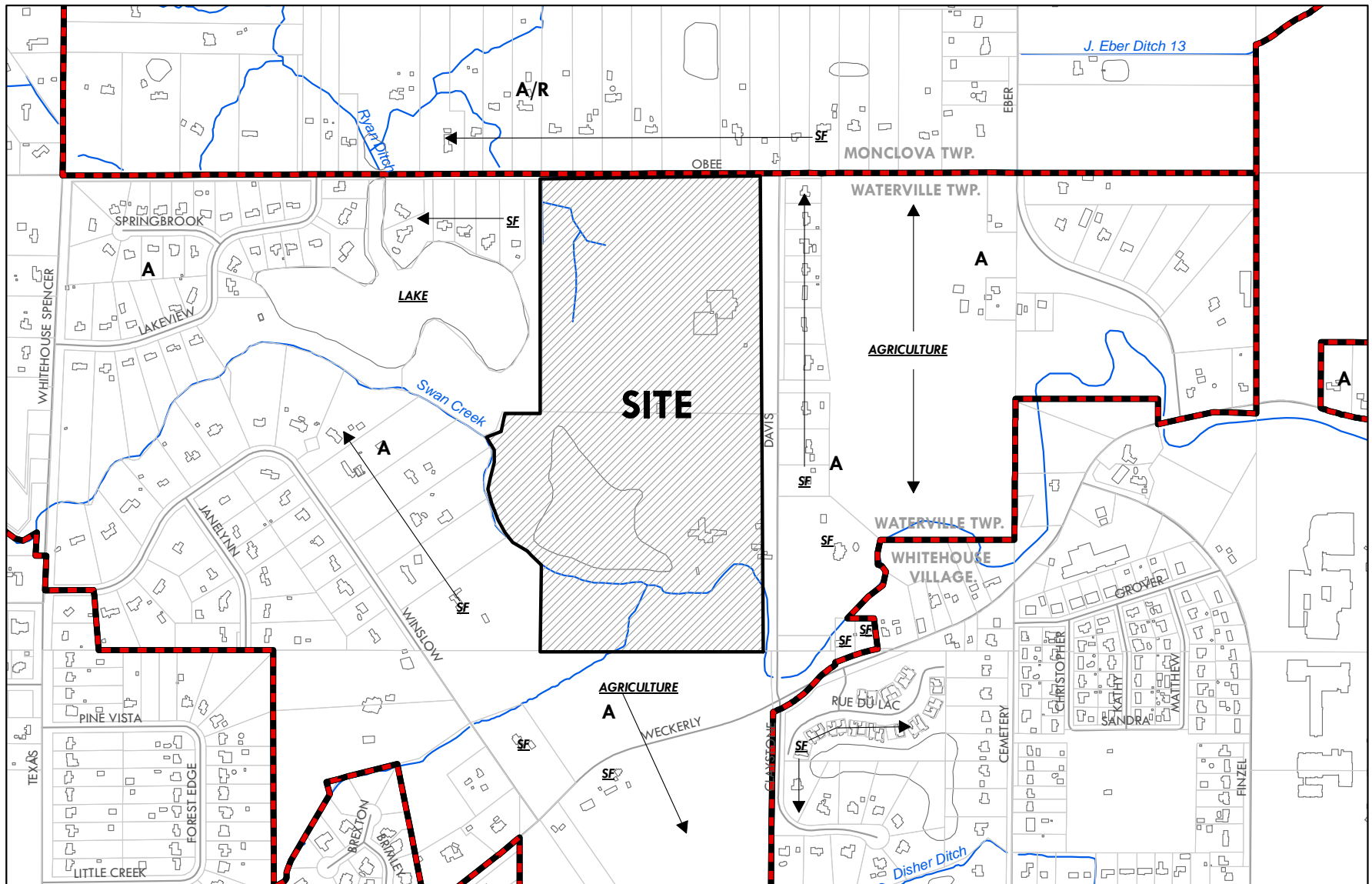


SITE



ZONING & LAND USE

Z22-C127
ID 145,150



ELEVATION

Z22-C127
ID 145, 150



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**SISTERS OF NOTRE DAME - TOLEDO PROVINCE
RETIREMENT CENTER & CHAPEL**
5700 DAVIS ROAD
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BUILDING ELEVATIONS

ISSUED DATE
05-09-14 ZONING APP.

DRAWN BY: KAN
CHECKED BY: JMH
DATE: 05-09
SCALE: 1/11
JOB NO.: 03-2050-14
SHEET: A201
OF: 2 SHEETS

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