

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

November 18, 2015

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

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

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

CATHERINE G. HOOLAHAN
(Chairman)

KEN FALLOWS
(Vice Chairman)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

MARTIN JARRET

LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT
(Chairman)

KEVIN X. SMITH
(Vice Chairman)

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK
(County Commissioner)

PETER GERKEN
(County Commissioner)

CAROL CONTRADA
(County Commissioner)

KEITH G. EARLEY

RICHARD G. MOSES

KEN FALLOWS

MEGAN MALCZEWSKI

THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2015**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 24	December 22	December 26	January 8
December 30	January 26	January 30	February 12
January 27	February 23	February 27	March 12
February 24	March 23	March 27	April 9
March 31	April 27	May 1	May 14
April 28	May 25	May 29	June 11
May 26	June 22	June 26	July 9
June 30	July 27	July 31	August 13
July 28	August 24	August 28	September 10
August 25	September 21	September 25	October 8
September 22	October 19	October 23	November 5**
October 20	November 16	November 20	December 3**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 15	January 12	January 16	January 28
January 12	February 9	February 13	February 25
February 9	March 9	March 13	March 25
March 9	April 6	April 10	April 22
April 13	May 11	May 15	May 27
May 11	June 8	June 12	June 24
June 8	July 6	July 10	July 22
July 13	August 10	August 14	August 26
August 10	September 7	September 11	September 23
September 14	October 12	October 12	October 28
October 5	November 2	November 6	November 18**
November 2	November 30	December 4	December 16**

* 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

November 18, 2015

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-23-15: Final plat of BROOKSIDE PLAT 6, located west of Mitchaw Road, south of Brint Road, Sylvania Township (11 lots) (bh)

S-24-15: Final plat of BEATARMY, a replat of lots 2 and 45 in the VILLAS AT THE QUARRY PLAT 3, located at Quarry Road and Joshua Lane, Springfield Township (4 lots) (bh)

S-25-15: Final plat of GOARMY subdivision, located at Deepwater Lane and Quarry Road (2 lots) (bh)

ZONING – HARDING TOWNSHIP

1. Z37-C33: Zone Change from A to C at 11750 Old State Line Road (bh)

ZONING – WATERVILLE TOWNSHIP

2. Z22-C129: Amendment to Waterville Township zoning resolution regarding oil and gas pipeline compressor stations (bh)

ZONING – SPRINGFIELD TOWNSHIP

3. Z19-C635: Zone Change from C-2 to M-1 at 8941 Old Airport Highway (bh)

4. Z19-C636: Zone Change from RA-4 to R-3 PUD at 6957 W. Bancroft Street (bh)
5. Z19-C637: Amendment to Springfield Township zoning resolution regarding yard regulations and setbacks (bh)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- Request - Zone Change from A Agriculture to C Commercial District
- Location - 11800 Old State Line Road
- Applicant - Greg LaPoint
11750 Old State Line Road
Swanton, OH 43558

Site Description

- Zoning - A Agriculture
- Area - ± 24.244 Acres
- Frontage - ± 140 Feet along Old State Line Road
- Existing Use - Used Auto Parts

Area Description

- North - Agriculture / A Agriculture
- South - Residential / A Agriculture
- East - Residential and Green House/ A Agriculture
- West - Residential / A Agriculture

Parcel History

- Z37-C2 - Zone Change from A Agriculture to M-2 Heavy Industrial (Planning Commission recommended Disapproval on June 14, 1973)
- Z37-C4 - Request for a Special Use Permit for an Auto Reclamation Warehouse (Harding Township Trustees approved on February 12, 1974)
- Z37-C11 - Request for an amendment to a Special Use Permit for an Auto Reclamation Warehouse (Planning Commission recommended approval on April 9, 1987)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z37-C23 - Zone Change from A Agriculture to M-2 Heavy Industrial (Applicant withdrew the request)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is for a Zone Change from A Agriculture to C Commercial District at 11800 Old State Line Road. The parcel is 24.244 acres and is currently occupied by a commercial used auto parts business located in the pole barn at the front of the property. The applicant is requesting the Zone Change in order to market the property for sale. He has indicated that a construction company has expressed interest in obtaining the property. Adjacent land uses include single family residential uses on all sides; a green house to the east of the site; and a commercial auto salvage lot is located to the south.

Staff has concerns with the Zone Change application for a number of reasons. First, the 2004 Harding Township Future Land Use Plan recommends this area for low density residential uses. The intent of the low density residential district is to accommodate single family residences on large lots. The future land use plan does propose commercial for the parcels fronting onto Old State Line Road, west of the site.

Second, the C Commercial Zoning District allows for a wide range of uses that are not compatible with surrounding uses in the area. The uses allowed in the C Commercial district are typically located along major roadways and may serve a broad market area.

Finally, the C Commercial Zoning District does not allow for a construction company use and therefore will not accommodate the applicant’s stated proposed use. A construction company with the storage of heavy equipment onsite would require M Industrial zoning.

Based on the future land use designation; the wide range of incompatible uses that would be permitted; and the request for a zoning category that will not serve the proposed use, staff does not support the rezoning from A Agriculture to C Commercial for the property located at 11800 Old State Line Road.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend disapproval of Z37-C33, a Zone Change request from A Agriculture to C Commercial District for property located at 11800 Old State Line Road, to the Harding Township Zoning Commission and Trustees for the following three (3) reasons:

1. The proposed Zone Change does not conform to the 2004 Harding Township Future Land Use Plan, which targets the site for low density residential uses,
2. The proposed C Commercial zone change request allows for a wider range of uses that is not compatible with surrounding uses in the area; and
3. The proposed C Commercial Zoning District does not accommodate the proposed use.

ZONE CHANGE
HARDING TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z37-C33
DATE: November 18, 2015
TIME: 9:00 a.m.

BH
Two (2) sketches follow

GENERAL LOCATION

Z37-C33
ID 119



SITE



BERKEY SOUTHERN

RAAB

OLD STATE LINE

OLD STATE LINE

WILKINS

WHITEHOUSE SPENCER

GARDEN

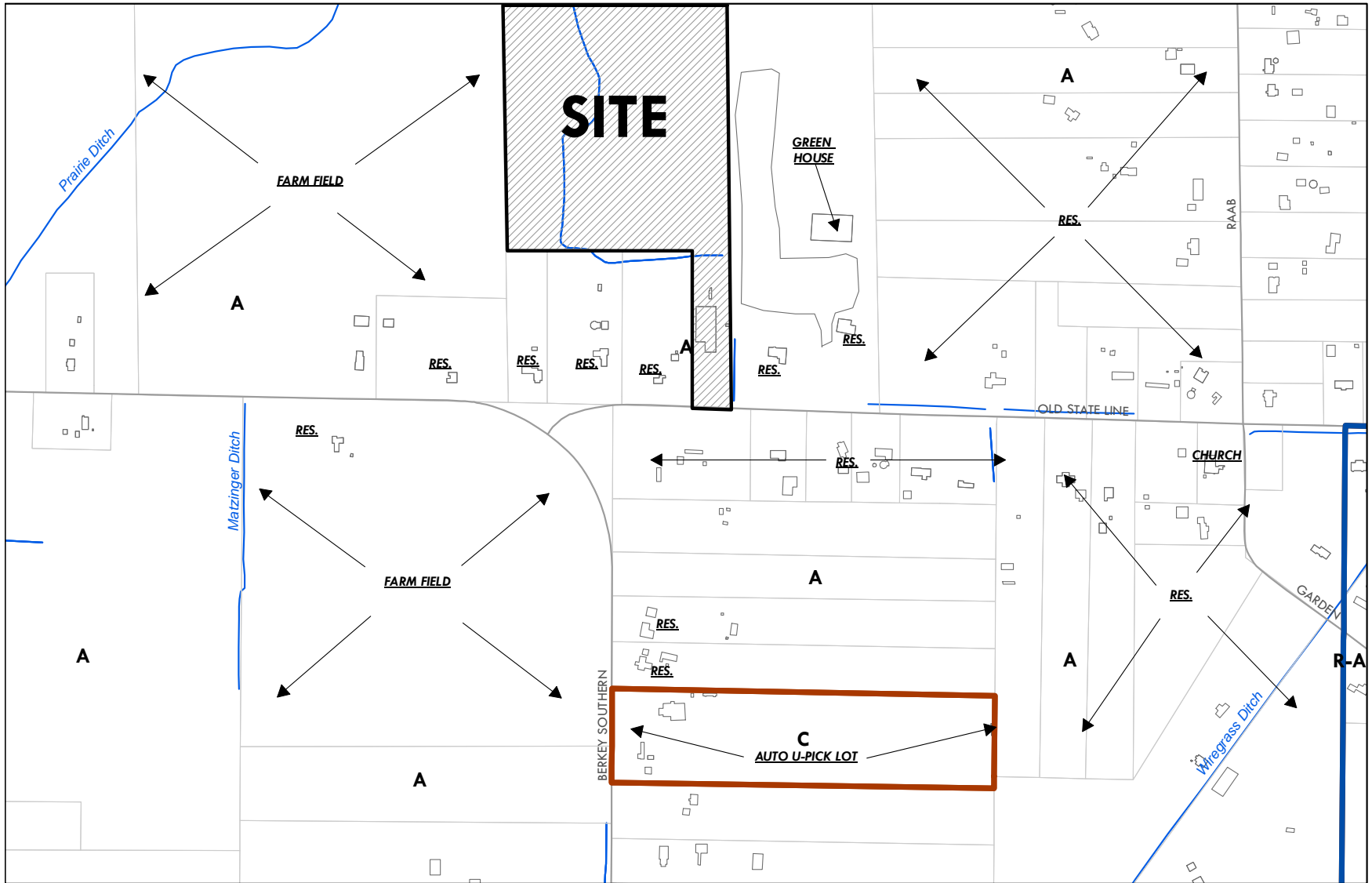
BERKEY SOUTHERN

BERKEY

HARRIET

ZONING & LAND USE

Z37-C33
ID 119



BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Amendment to the Waterville Township Zoning Resolution to Provide Design Guidelines for Oil and Gas Pipeline Compressor Stations
- Location - Waterville Township
- Applicant - Waterville Township Zoning Commission

STAFF ANALYSIS

The Waterville Township Zoning Commission has requested an amendment to the Waterville Township Zoning Resolution that will provide design guidelines for oil and gas pipeline compressor stations in the Township. The amendment will address compressor station setbacks, landscaping, building design, outdoor lighting, noise and ground-borne vibrations.

Waterville Township has been identified as one of four locations for a compressor station for the Nexus gas pipeline. The NEXUS and Texas Eastern corporations plan to construct and operate 256 miles of natural gas transmission pipeline in Ohio and Michigan. The targeted completion date for the pipeline is 2017 and the Waterville Township Trustees have requested this amendment to mitigate the impact of the compressor station in the township.

A “Notice of Intent” report prepared by the Federal Energy Regulatory Commission indicated that the proposed Waterville Township compressor station will consist of an approximate 130,000 horsepower compression gas turbine. The majority of compressor station equipment, including the engine or turbines can be typically be enclosed by a structure. These structures can be designed to mitigate visual and noise impacts that may be placed on neighboring properties. An example of an enclosed compressor station in Michigan was considered as part of this review. The compressor station located in Highland Township is a good example of how an enclosure can be made to mitigate surrounding impacts. Highland Township requested the enclosure to mimic the appearance of a rural barn to blend with the rural look of the Township. The Waterville Township text amendment has detailed language for compressor stations to require the design to be compatible with the visual context of the surrounding rural look and feel of the township.

In addition to the visual factors, a compressor station enclosure can be designed to diminish the noise that the compressors and pump produce. Sound absorbing rooms and/or walls can be installed that will dissipate the noise and vibration produced by the equipment. The text amendment provides language for acceptable daytime and nighttime noise and ground-borne vibration levels.

STAFF ANALYSIS (cont'd)

Finally, studies have shown that compressor stations are also known for producing airborne waste and round-the-clock noise and vibration. As a result, communities around the country have implemented setback requirements and noise pollution standards. The regulations proposed by Waterville Township would require additional setbacks based on adjacent zoning and noise standards based on time of day and frequency. These standards are consistent with other local government regulations throughout the country to ensure public health safety and welfare in addition to aiding with noise and vibration.

There are questions regarding whether or not townships may regulate structures related to gas pipelines, ORC 519.21.C does provide some basis for structures. However, due to a lack of clarity in the ORC, Staff recommends change the requested language (Shall) to revised language (should) in order to better stand up to any potential legal challenge.

Based on the uncertain location of the proposed compressor station, potential for adverse visual and noise impacts and the overall risk to the public health, safety and welfare of the residences of Waterville Township, Staff is supportive of the amendment to the Waterville Township Zoning Resolution as proposed.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of the proposed amendment, as shown in Exhibit "A", to the Waterville Township Zoning Commission and Township Trustees.

TEXT AMENDEMENT
WATERVILLE TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z22-C129
DATE: November 18, 2015
TIME: 9:00 a.m.

BH
Exhibit "A" follows

Exhibit "A"

**Review Draft for Compressor Station Text Amendment
Waterville Twp. Zoning Resolution
September 15, 2015**

Crossed-out text is proposed deletions, underlined text proposed additions and highlights are proposed recommendations.

- (page 1-3) **Section 1.5 Uses Exempted from Provisions of Resolution**
 Subsection 1.5.2
 The location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any building or structures of any public utility or railroad, whether publicly or privately owned, or the use of land by any public utility or railroad for the operation of its business or the use of land for essential services as herein defined **should** be permitted in all districts established by this Resolution. ~~and no zoning certificate shall be required for any building or structure or for the use of any land essential to the operations of a public utility or railroad.~~ All Structures, however, **should** conform to yard, height, and setback requirements of this Resolution and other applicable laws and regulations. Telecommunications towers **should** be regulated pursuant to the provisions of Section 9.24 of this Resolution. Oil and natural gas pipeline compressor stations **should** be regulated pursuant to the provisions of Section 9.29 of this Resolution.

- (page 2-1) **Section 2 Definitions** (*Add definitions as necessary*)

Compressor and pump stations: A facility that serves to move oil, petroleum products, and natural gas through pipelines. Compressor stations pressurize natural gas so it can be transported through pipelines. Pump stations facilitate the transportation of oil through pipelines by keeping the oil in motion using pumps.

- (page 4-2) **Section 4.1 Permitted Uses**
 Add in all zoning districts "Compressor and Pump Stations (See 9.29)" as a permitted use.

- (page 9-26) Add new Section 9.29 **Compressor and Pump Stations**

9.29.1 **General Requirements**
Natural Gas Compressor Stations and Oil Pump Stations **should** require a Zoning Certificate to the extent allowed in ORC Section 519.211 in those districts depicted in the Permitted Uses Section 4.1 of this Resolution.

Exhibit “A” (cont’d)

9.29.2 Setbacks

a. For the purpose of maintaining a visual buffer zone adjacent to dissimilar land uses, a minimum building setback for all station buildings and equipment **should** be established and maintained for all yards (front, side and rear) at the distances specified for the zoning district adjoining the station as shown in Section 9.29.2b below.

b. Building set backs for station buildings and equipment

Adjoining Zoning District	Required Building Setback (in feet applied to front, side and rear yards)
"A" Agricultural	300
All "R" Res. & PUDs	300
All "C" Commercial	200
All "M" Industrial	100

9.29.3 Landscaping

The station site **should** be landscaped in a manner that is compatible with the environment and existing surrounding area. Compressor and Pump Stations **should** be considered an industrial use for the purposes of landscaping and landscaping **should** be provided as required in Section 10.4 "Landscape Standards."

9.29.4 Building Design

The architectural design of compressor and pump station buildings **should** be compatible with the visual context of the surrounding rural look and feel of the township. Such building **should** be designed with the following elements:

a. The roof **should** be sloped with a pitch of no less than 5:12 and **should** contain at least one raised structure in the form a cupola, steeple tower, clearstory element or similar structures. No flat roofs **should** be permitted.

b. The architectural design of the building **should** be compatible with the visual context of the surrounding development. Such buildings may be designed as a representation of, but not be limited to, the following building types:

1. Barn structure or equestrian facility
2. Estate residence
3. School facility or similar institutional use
4. Gazebo or picnic area enclosures
5. Club house or recreational facility
6. Any combination of the above.

Exhibit "A" (cont'd)

9.29.5 **Outdoor Lighting**

a. Intent

The intent of this section is to regulate the placement, orientation, distribution patterns, and fixture types of outdoor lighting to preserve, protect and enhance the rural look and feel of development in the township. This section supplements Section 10.1.1b, Glare and Light.

b. Prohibited Sources

The following light fixtures and sources **should** not be used where the source of the direct light emitted is visible from adjacent properties:

1. Low-pressure sodium and mercury vapor light sources;
2. Cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources

c. Design Requirements

1. Fixture (Luminaire)

The light source **should** be concealed and **should** not be visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill onto adjacent properties, all lighting fixtures **should** be cutoff fixtures.

2. Fixture Height

Lighting fixtures **should** be a maximum of 24 feet in height. Light fixtures located within 50 feet of the property line of any A, R or PUD district may not exceed 15 feet in height.

3. Light Source (Lamp)

Only incandescent, fluorescent, light-emitting diode (LED), metal halide, or color-corrected high-pressure sodium may be used. The same light source type **should** be used for the same or similar types of lighting throughout the development.

4. Mounting

Fixtures **should** be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

d. Security Lighting

Building-mounted security light fixtures such as wall packs **should** not project above the fascia or roof line of the building and **should** be shielded (cutoff) so the light source (lamp) is not visible from offsite

e. Illumination Levels

1. Lighting **should** not exceed an average of 5 foot-candles in any nonresidential district. The maximum foot-candle level **should** be 10.

2. Light originating on a site **should** not trespass beyond the site property line to exceed 0.3 foot-candles when next to a residential district or use and 2 foot-candles when next to a non-residential district.

Exhibit “A” (cont’d)

- 3. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property should be prohibited. See Section 10.1.1.b.1, Glare and Light, for standards.
- 4. Lighting should not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of either drivers or pedestrians.

9.29.6 Noise

- a. The operation of station equipment should not create any noise that causes the exterior noise level to exceed the following standards.
- b. Between the hours of 7 a.m. and 10 p.m., the maximum allowable noise at the station property line should be the lesser of 50 dBA or the Ambient Noise Level, as submitted in Section 9.29.6d.
- c. Between the hours of 10 p.m. and 7 a.m., the maximum allowable noise at the station property line should be the lesser of 45 dBA or the Ambient Noise Level, as submitted in Section 9.29.6d.
- d. The operator should be responsible for establishing and reporting to the Township the pre-development ambient noise level at the station property line prior to the issuance of the zoning certificate for the station complex.

9.29.7 Ground-Borne Vibration

- a. Station equipment should not produce ground-borne vibration levels that exceed the levels in Section 9.29.7b, measured at the station property line or at a nearby noise-sensitive area (such as schools, hospitals, or residences).
- b. Vibration levels for human annoyance

Vibration Event Frequency	Impact Level (VdB relative to 1 micro-inch/second)
Frequent (continuous to 70 events per day)	72 VdB
Occasional (between 30 and 70 events per day)	75 VdB
Infrequent (fewer than 30 events per day)	80 Vdb

9.29.8 Roads

Access roads should be paved with suitable road materials to prevent mud deposits on public roads and to provide emergency vehicular access during inclement weather.

Exhibit "A" (cont'd)

9.29.9 **Outdoor Storage**

No outside storage of equipment or surplus materials should be stored on the facility.

BLANK PAGE

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone Change from C-2 General Commercial to M-1 Limited Industrial |
| Location | - | 8941 Old Airport Highway |
| Applicant | - | Marc Monnette
3249 Deepwater Lane
Maumee, OH 43537 |
| Agent | - | Lance Fuller
9535 Old State Line Road
Holland, OH 43528 |

Site Description

- | | | |
|--------------|---|--------------------------------------|
| Zoning | - | C-2 General Commercial |
| Area | - | ± 1.163 Acres |
| Frontage | - | ± 235 Feet along Old Airport Highway |
| Existing Use | - | Storage |

Area Description

- | | | |
|-------|---|---|
| North | - | Railroad / RA-4 Rural Residential & M-1 Limited Industrial |
| South | - | Commercial / C-2 General Commercial |
| East | - | Residential and Auto Body Repair / C-2 General Commercial |
| West | - | Residential and Landscape Contractor / C-2 General Commercial |

Parcel History

- | | | |
|---------|---|---|
| Z19-C67 | - | Zone Change from A-4 Rural Residential to C-2 General Commercial (Planning Commission recommended Disapproval on January 9, 1964) |
| T-34-93 | - | Lot split to creating parcel of the southern portion of the property (Administratively approved 4/13/93) |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

SPR19-5-01 - Site Plan Review for a pole barn (Administratively approved 5/1/01)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is for a Zone Change at 8941 Old Airport Highway from C-2 General Commercial to M-1 Limited Industrial. The parcel is 1.163 acres and currently used for storage. The applicant is requesting the Zone Change to use the property for a construction company. Adjacent land uses include an automotive body shop with a single family residence to the east, commercial to the south, residential and a commercial landscape business to the west and the railroad to the north.

The 2004 Springfield Township Community Master Plan recommends this area for industrial uses. This area is identified as a transition zone which is more conducive to business parks, light industrial, warehouse and distribution centers. Furthermore, due to its proximity to the Ohio Turnpike and Toledo Express Airport, the plan indicates that this area is more appropriately suited for light industrial uses rather than residential uses.

Based on the property’s location along Airport Highway and proximity to Toledo Express Airport, the existence of compatible uses in the area and the Community Master Plan recommending industrial zoning for this area, staff recommends approval of this Zone Change from C-2 General Commercial to M-1 Limited Industrial.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend approval of Z19-C635, a Zone Change request from C-2 General Commercial to M-1 Limited Industrial for property located at 8941 Old Airport Highway, to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with the surrounding commercial and industrial uses and zoning; 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-C635
DATE: November 18, 2015
TIME: 9:00 a.m.

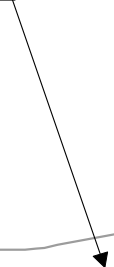
BH
Two (2) sketches follow

GENERAL LOCATION

Z19-C635
ID 126



SITE



KIESWETTER

GEISER

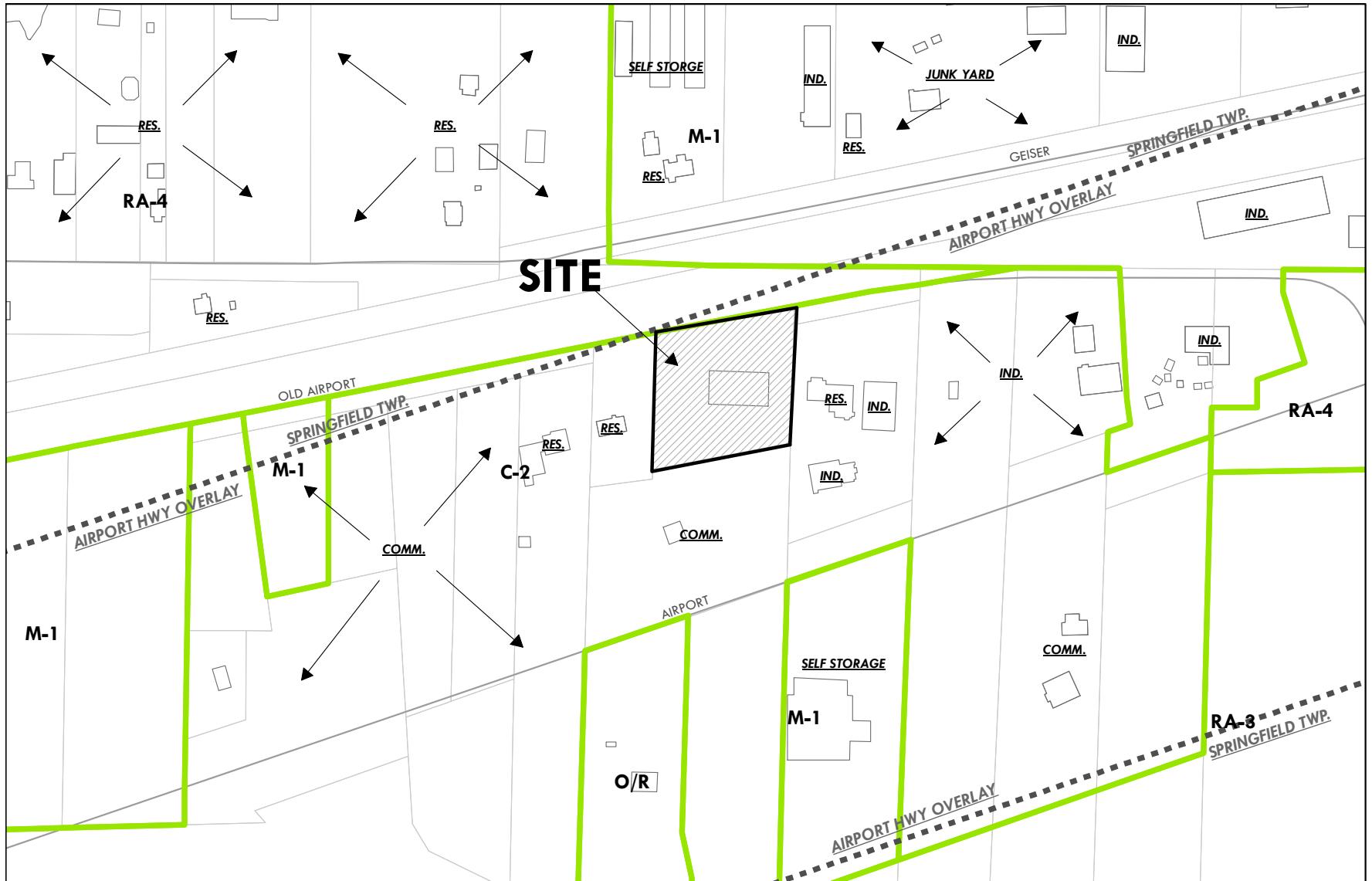
OLD AIRPORT

AIRPORT

CRISSEY

ZONING & LAND USE

Z19-C635
ID 126



BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Zone Change request from RA-4 *Rural Residential* to R-3 PUD *Multiple Family Residential Planned Unit Development*
- Location - 6957 W. Bancroft Street, Springfield Township
- Owner - St. James Estates Ltd
6951 W Bancroft Street
Toledo, OH 43615
- Engineer - George Oravec, P.E., P.S.
Oravec & Associates
5333 Secor Road
Toledo, OH 43623

Site Description

- Zoning - RA-4 *Rural Residential*
- Area - ± 8.83 Acres
- Frontage - ± 349 Feet along Bancroft Street
- Existing Use - Mobile Home Park

Area Description

- North - Single Family Residential / R-2 *Residential* (Sylvania Township)
- South - Single Family Residential / RA-4 *Rural Residential*
- East - Attached & Single Family Residential / R-A PUD *Suburban Residential*
- West - West Side Montessori School / P/O *Public/Open Space*

Parcel History

No Parcel History on File.

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from RA-4 to R-3 PUD for property located at 6957 W. Bancroft Street. The site is currently being used as a mobile home park. Adjacent land uses include single-family residential to the north and south, attached and single family uses to the east and West Side Montessori School to the west. The developer is requesting R-3 zoning because R-3 is the only residential district where multiple units are allowed on one parcel. The PUD was added to allow for greater design flexibility.

DENSITY

The project proposes a total of 58 attached residential, row style apartments on one parcel. The overall density for the project is 6.6 units per acre. The 2004 Springfield Township Community Master Plan recommends the site for Single Family Residential uses. This category recommends 3 to 5 dwelling units per acre. At 6.6 units per acre, the project is over the density outlined in the Master Plan. Staff requested that the applicant reduce the number of units to a level that is consistent with the Master Plan. Furthermore, developments to the west and north are consistent with the 2004 Master Plan density, while the developments to the east of this site were constructed prior to the adoption of the Master Plan.

LAYOUT

The units will access Bancroft Street using an internal driveway that T's at the back of the property. The Zoning Resolution requires one and a half parking spaces per unit. These spaces will be provided through individual driveways and garages. Because there is one parcel, a subdivision with a dedicated roadway is not required. All private driveways are subject to access management with Lucas County Engineer's Office. In order to provide improved traffic operations and access management only one access point onto Bancroft Street will be permitted.

Secondary connections to existing subdivisions and stub streets to future developments are required per the Springfield Township Zoning Resolution. However the sites to the east, west and south are already developed and are not conducive to future redevelopment or additional connectivity. Therefore no additional connectivity would be required as part of this application.

STAFF ANALYSIS (cont'd)

OPEN SPACE & COVERAGE

The coverage of buildings, pavement, and other impervious surfaces shall not exceed 40% of the gross site acreage. The coverage for the project is currently 36%, which meets zoning requirements. A breakdown of elements included in the coverage calculation shall be included on a revised plan to verify compliance. Springfield Township also requires at least 15% of total gross acreage be set aside for consolidated common open space. The intent is that meaningful, functional areas are created for residents and the community. The plan indicates that consolidated open space is 16% of the total project, but does not specify the area that is used for calculations. This area shall be delineated on the plan and a breakdown calculation of pond area and useable space shall be provided. Additionally, the Springfield Township Zoning Resolution encourages the utilization of bike and pedestrian pathways, possibly along the pond.

LANDSCAPING

The Springfield Township Zoning Resolution requires that a landscape plan be provided for all PUDs. A landscape plan was not submitted and is included as a condition of approval. The eastern property currently has a wood fence that extends the length of the property line; however, this fence appears to terminate at the existing wood line. Staff is requesting that the wooden fence be extended along the remaining eastern property line and along the southern property line to help buffer the development from the single family uses to the east and south. In addition, a frontage greenbelt is recommended along the Bancroft Street frontage.

LAND USE PLAN

The 2004 Springfield Township Community Master Plan recommends the site for Single Family Residential uses. The Single Family Residential category recommends 3 to 5 dwelling units per acre and the proposed 6.6 units per acre is not consistent with the Master Plan. Furthermore, precedent exists in the area that supports the 2004 Master Plan density to the north and west. Therefore, staff does not support the Planned Unit Development as proposed.

Although staff is recommending disapproval, conditions are provided for information purposes in Exhibit "A".

STAFF RECOMMENDATION

The Lucas County Planning Commission recommends disapproval of Z19-C636, a Zone Change from RA-4 to R-3 PUD located at 6957 W. Bancroft Street, to the Springfield Township Zoning Commission and Township Trustees, for the following three (3) reasons:

STAFF RECOMMENDATION (cont'd)

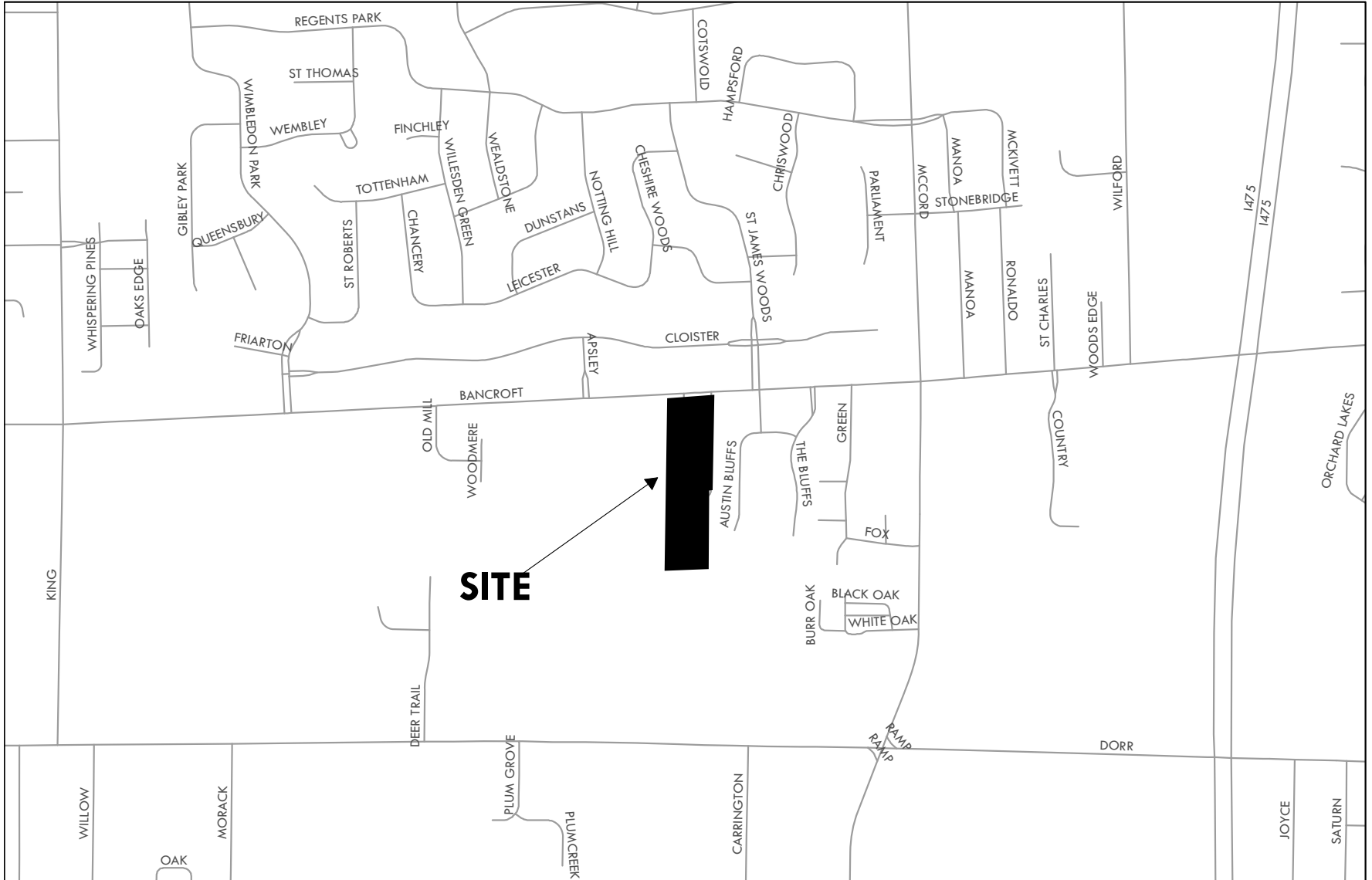
1. The request is not consistent with the 2004 Springfield Township Master Plan which recommends the site for residential development at a density of 3-5 units per acre;
2. The request is not consistent with sites to the north and west that were approved with densities in the 3-5 units per acre range; and
3. Sites east of this development were constructed with higher densities prior to the adoption of the 2004 Springfield Township Master Plan.

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C636
DATE: November 18, 2015
TIME: 9:00 A.M.

BH
Three (3) sketches follow
Exhibit "A" follow

GENERAL LOCATION

Z19-C636
ID 126

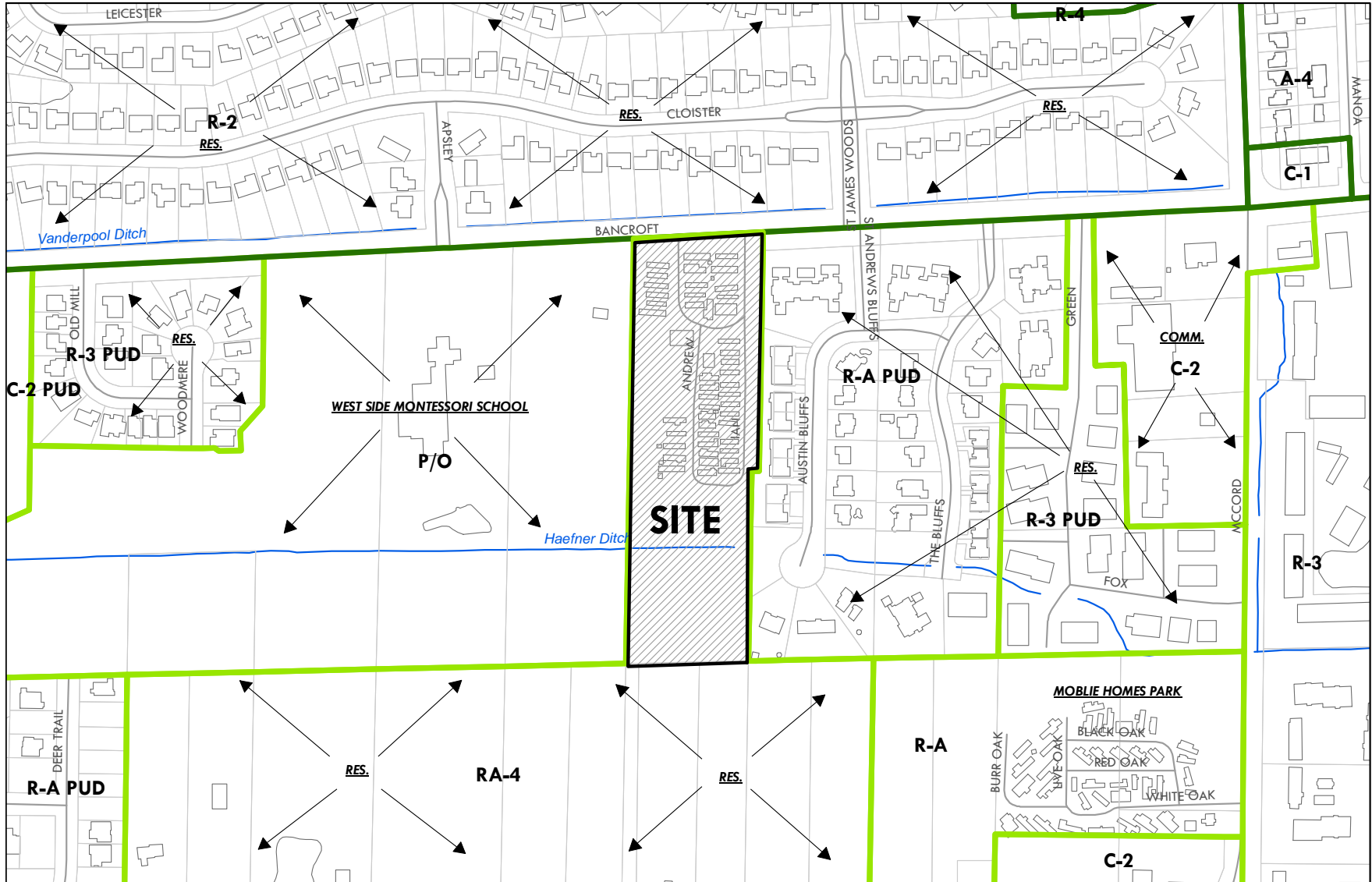


ZONING & LAND USE

Z19-C636
ID 126



4 - 6



SITE PLAN

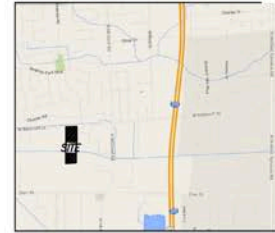
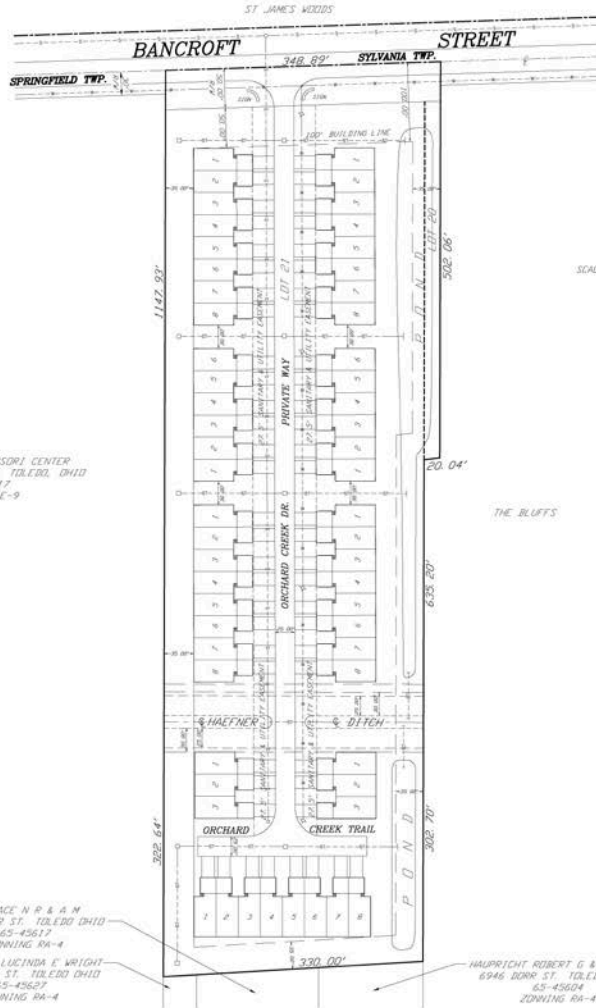
Z19-C636
ID 126



PLANNED UNIT DEVELOPMENT PLAN

ORCHARD CREEK DEVELOPMENT

SPRINGFIELD TWP. LUCAS COUNTY OHIO
PART OF LOT 20 AND ALL OF LOT 21
IN GARDEN LAND ADDITION
6957 BANCROFT ST., TOLEDO, OHIO 43615



LOCATION MAP

SCALE: 1" = 60'

LEGEND

GROSS AREA = 8.83+ ACRES
NUMBER OF UNITS = 58
PROPOSED DENSITY = 6.6 UNITS PER ACRE
PERMITTED DENSITY = 11.2 UNITS PER ACRE (98 UNITS)
EXISTING ZONING = RA-4 & R-1
PROPOSED ZONING = R-3 PUB
SITE COVERAGE = 3.184 ACRES (36.02%)
CONSOLIDATED OPEN SPACE = 1.424 ACRES (16.02%)

LEGAL DESCRIPTION

PART OF LOT 20 AND ALL OF LOT 21
IN GARDEN LAND ADDITION IN
SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO



TYPICAL UNIT

DEVELOPER

M. S. BUILDERS LLC
3618 KING ROAD
TOLEDO OHIO
43617
419-476-1474

George J. Oravec
George J. Oravec Registered Surveyor No. 5439



ORAVECZ & ASSOCIATES, LLC

5312 DEER ROAD, SUITE 21, TOLEDO, OHIO 43608
PHONE: 419-468-0744 FAX: 419-468-0559
WWW.ORAVECZANDASSOCIATES.COM

ENGINEERS & SURVEYORS

SCALE: DATE: 01/20/2023
1" = 60' (24/20/2023) 01/20/23 M.E.M. 23091

Exhibit "A"

The following **thirty-one (31)** conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Sanitary Engineer

1. Water is currently not available to this site. The water shall be extended along Bancroft Street from the existing water main W-1499-10" on the east of the development and tie into the water main W-1248G-10" on the west side of the development.
2. 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.
3. Sanitary sewer is currently available to this site via S-642-18" on the north side of Bancroft Street.
4. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications. This shall be stated on the plans.
5. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
6. LCSE shall also receive the CAD files prior to completion of construction in order to complete the required as-builts.
7. This site is subject to Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
8. The Lucas County Sanitary Engineer's office shall receive 2 sets of approved plans including title sheets with all necessary signatures.
9. LCSE surveyor will lay out the water main and sewer line and all appurtenances prior to any and all construction taking place. LCSE shall be notified 48 hours in advance of staking needed.
10. All water and/or sewer main construction shall be inspected by a LCSE representative and all expenses shall be the responsibility of the contractor. LCSE shall be notified 48 hours in advance of construction taking place.
11. This site is also subject to the review of the local fire department, Sylvania Township, and the City of Toledo – Engineering Services.

Exhibit "A"

Lucas County Sanitary Engineer (Cont'd)

12. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners and all water and sewer usage fees shall be paid in full prior to any construction taking place. These fees will be determined when the construction plans are submitted for review.

Springfield Township Zoning Inspector

13. Private Street shall be built to public specifications.
14. Entire perimeter shall be buffered with Landscaping.

Lucas County Engineer

15. Detailed Site Grading, Paving, and Storm Drainage construction plans for the project should be submitted to the Lucas County Engineer's Office for review and approval.
16. Right-of-way areas along Bancroft Street shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
17. 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.
18. In accordance with Lucas County's and Springfield 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.
19. The proposed access to Bancroft Street shall follow the requirements of the Lucas County Access Management Regulations. An access permit application shall be submitted to the Lucas County Engineer's Office for review and approval.
 - a. Provide a traffic study to determine if turn lanes are required at the proposed development entrance. If improvements are required, they shall be designed and constructed in accordance with Lucas County and ODOT Standards.

Exhibit "A"

Lucas County Engineer (cont'd)

20. Provide 35 foot minimum uncurbed radii at the intersection of Bancroft Street and the development entrance. Pavement grading on the development entrance must direct storm runoff away from Bancroft Street.
21. As shown on the plan, a fifty (50) foot half right of way shall be dedicated along the south side of Bancroft Street in accordance with the Lucas County Major Street and Highway Plan.
22. Sidewalks shall be constructed on along the south side of Bancroft Street to connect to the existing sidewalks on both adjacent parcels. Internal sidewalks or a pedestrian path should be considered for the development in accordance with the PUD section of the township zoning resolution.
23. The two proposed signs shown at the site entrance shall be located outside of the proposed right of way in accordance with the township zoning resolution section 2102 (C).
24. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The allowable drainage outlet flows to Haefner Ditch shall be determined. The allowable discharge will be based on contributing drainage areas in existing conditions and the capacity of the outlet ditch.
 - b. Haefner Ditch shall be cleaned and the banks stabilized through the site. The developer shall provide for maintenance of Haefner Ditch by the County under the ditch petition procedure. A ditch easement for future maintenance shall be provided for Haefner Ditch from the top of bank to top of bank plus 25 feet on one side.
 - c. The proposed roadway culvert required to cross Haefner Ditch shall be sized in accordance with the requirements of the County Engineer's Office. All work within Haefner Ditch shall be done in accordance with federal and state regulations and permitting requirements through the Army Corps of Engineers and the Ohio EPA.
 - d. The proposed detention areas shall have maximum slopes of 3:1 and include access for future maintenance of the water quality devices.

Exhibit "A"

Lucas County Engineer (cont'd)

25. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

Plan Commission

26. A detailed landscaping plan showing the location of trees and plant materials to be preserved and trees and plant materials to be installed shall be submitted to the Springfield Township Zoning Department for review and approval.
27. The existing wooden fence shall be extended along the remaining eastern property line and along the southern property line.
28. The applicant shall install a frontage greenbelt along the Bancroft Street frontage.
29. Per the Springfield Township Zoning Resolution, a pedestrian / bike path is strongly encouraged.
30. A revised Planned Unit Development drawing shall be submitted to the Springfield Township Zoning Department. The revised plan shall include:
 - a. A breakdown showing all elements (buildings, internal drive, driveways, paved patios, sidewalks) included in the coverage calculation.
 - b. A delineation on the plans showing the area used for consolidated open space.
 - c. A breakdown showing all elements (ponds, useable open space) included in the consolidated open space calculation.
 - d. A note indicating that the internal drive and all proposed connections are available for public use. There shall be no restrictions on access.
31. Approval of the PUD is valid for two (2) years. If construction has not begun the PUD shall be null and void and the land shall revert to the original zoning classification prior to the PUD application. An extension may be approved by the Board of Township Trustees.

BLANK PAGE

GENERAL INFORMATION

Subject

Request	-	Amendment to the Springfield Township Zoning Resolution regarding yard regulations and setbacks.
Location	-	Springfield Township
Applicant	-	Springfield Township Zoning Commission

STAFF ANALYSIS

The Springfield Township Zoning Commission has requested to amend sections 19 and 24 of the Springfield Township Zoning Resolution to allow for commercial, industrial or office and research zoned land, within 450 feet of Airport Highway, to be excluded from the additional yard requirements for buffering and additional parking lot setbacks when abutting a residentially zoned property.

The Springfield Township Zoning Resolution identifies Airport Highway as a high traffic volume, regionally significant roadway, which serves as the gateway to Springfield Township and Northwest Ohio. Based on the non-residential nature of Airport Highway and reoccurring need for a Board of Zoning Appeals Variance, a need to exclude commercial, industrial or office and research zoned land from the additional yard requirements for buffering and additional parking lot setbacks was identified.

Non-residential lots along Airport Highway are typically smaller in size and/or width and require the parking to be located on the sides and in the rear of the parcel. With the addition of required landscaping along the sides and rear, a typical non-residential parcel abutting a residentially zoned district would be deemed unbuildable without the granting of a board of zoning appeals variance. Granting this text amendment would alleviate the reoccurring need for variance approval.

Staff has requested a few changes to the proposed text amendment. First, staff requests that the "Parcel" be changed to "Land", this will further clarify that the intent is to exclude the land only within 450 of the centerline of Airport Highway and not any entire parcel within 450 of the centerline of Airport Highway. Finally for clarification purposes, staff is requesting that "of the centerline" be incorporated into the text amendment to ensure that consistent standards are enforced into the future.

Based on the need for reoccurring Board of Zoning Appeals variance approvals and the typically size and/or widths of parcels within 450 of the centerline of Airport Highway, staff is supportive of the amendment to the Springfield Township Zoning Resolution with amendments.

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 Trustees.

TEXT AMENDEMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C637
DATE: November 18, 2015
TIME: 9:00 a.m.

BH
Exhibit “A” follows

Exhibit "A"

Underlined and Bold texts are proposed additions by the township. Highlights are proposed recommendations by Plan Commission Staff.

1914 C. **Additional Yard Requirements for Buffering Purposes**

To secure a desirable transition between land zoned for residential purposes and other zoning districts (C-1, C-2, O/R, M-1, and M-3), larger yard setbacks shall be provided on the lot that is not zoned for residential purposes. The additional setback shall be along the lot line(s) that abut land zoned for residential purposes. When property that is zoned C-1, C-2, O/R, M-1, or M-3 abuts residentially zoned property, the yard requirements for that yard adjacent to the residentially zoned property for the main building, parking areas, and any/all accessory structures shall be increased two times the usual setback, up to a maximum setback of seventy-five (75') feet **(except for all land located within 450 feet of the Centerline of Airport Highway.)**

2401C. **Setbacks**

1. No parking shall be permitted within the front yard of any residential property except on an asphalt, concrete or masonry-type material driveway. Stone or gravel is not considered a masonry-type material.
2. Off-street parking areas shall not be located in any required landscape strip, or closer than five (5') feet from any side or rear property line. No part of any loading space shall be permitted closer than fifty (50') feet to any residential district or closer than five (5') feet to any right-of-way.
3. Whenever any commercial, industrial, office-research or public use district adjoins a residential district **(except for all land located within 450 feet of the Centerline of Airport Highway)**, the off-street parking and drive isles for the nonresidential use shall not be located within twenty (20') feet from the residential district boundary, and shall not be located within ten (10') feet of any right-of-way.

BLANK PAGE

STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Toledo - Lucas County General Street Map

