

GENERAL INFORMATION

Subject

- | | | |
|----------|---|---|
| Request | - | Zone Change from A/R Agricultural/Residential to R-1 PUD Single Family Residential |
| Location | - | 3800 Strayer Road |
| Owner | - | McCarthy Builders, Inc
3618 King Road
Toledo, OH 43617 |
| Engineer | - | Don Feller
Feller, Finch & Associates, Inc.
1683 Woodland Drive
Maumee, OH 43537 |

Site Description

- | | | |
|--------------|---|-------------------------------|
| Zoning | - | A/R Agricultural/Residential |
| Area | - | ± 8.48 Acres |
| Frontage | - | ± 320 Feet along Strayer Road |
| Existing Use | - | Agricultural |

Area Description

- | | | |
|-------|---|--|
| North | - | Apartment Complex & Undeveloped Agricultural / A/R Agricultural/Residential & R-A Suburban Residential |
| South | - | Single Family Residential / R-1 PUD Single Family Residential & R-3 PUD Multi Family Residential |
| East | - | Partially Developed Industrial Park / M-1 Industrial/Office Research |
| West | - | Single Family Residential / R-A & R-A PUD Suburban Residential |

Parcel History

- | | | |
|----------|---|---|
| Z17-C226 | - | Zone Change from A-3 to C-3 (Planning Commission recommended approval on July 26, 2000. Trustees approved C-3 zoning subject to commercial plat on September 18, 2000.) |
|----------|---|---|

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

S-20-15 - Preliminary Drawing for Crystal Ridge Plat 6
(Companion Case)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Zone Change from *A/R Agricultural/Residential* to *R-1 PUD Single Family Residential* for the 8.48-Acre property located at 3800 Strayer Road. The property is located west of the undeveloped portion of Strayer Road that is located south of Maumee Western Road and north of Monclova Road. Adjacent land uses include single-family subdivisions to the south and west, an apartment complex and vacant land to the north and an industrial park to the east. A companion Preliminary Plat accompanies this case.

LAYOUT

The applicant submitted the PUD in order to develop a one hundred thirty-eight (138) lot subdivision to the north of Crystal Ridge Plat 1. Plats 2-5 have approved final plats (Plats 2-4 have been recorded) and the applicant is requesting the addition of plat 6 which will add twenty-four (24) lots.

The proposed lots will have access via connections through the Crystal Ridge subdivision to the south and the Villas of Deer Valley subdivision to the west. The portion of Strayer Road between Maumee-Western Road and Monclova Road is mostly unimproved right-of-way. The applicant intends to access the property through the Crystal Ridge Subdivision.

Pursuant to the Monclova Township Zoning Resolution, PUDs require no minimum lot size, lot-width, building or structure setbacks. However, staff noticed that Lot 210 appeared to have a significantly reduced building envelope due to its location on the cul-de-sac. The applicants engineer has indicated that a minor change in the plan will off-set the cul-de-sac to the south therefore creating an additional building envelope size for lot 210.

STAFF ANALYSIS (cont'd)

DENSITY

Although the final plats for CRYSTAL RIDGE PLATS 2-5 have been approved, Plat 6 is dependent on being developed as part of the PUD as a whole. This will allow the developer to utilize the open space that was put in place on the original PUD review. The total PUD, including Plat 6 will consist of one hundred thirty-eight (138) lots and is situated on 40.05 acres. According to the submitted site plan 39.43 acres of this is gross parcel acreage. Based on the Monclova Township Zoning Resolution, the allowable maximum density for an R-1 Zoning District would be 3.87 units per gross acre. This results in a maximum density of 154 units for the entire PUD. In addition, the proposed densities are also similar to nearby developments, including the previous plat of CRYSTAL RIDGE.

PUD & OPEN SPACE REQUIREMENTS

The Planned Unit Development section of the Monclova Township Zoning Resolution indicates that no less than fifteen percent (15%) of the gross site acreage, none of which is part of any yard or perimeter open space, shall be allocated to usable, accessible and consolidated common open space and no more than one-third of the required common open space may be a lake or pond). The applicant indicated that twenty-three percent (23%) open space is being provided. One-fourth of the devoted open space will be committed to the lake located in the middle of the subdivision. The proposed lake and open space is consistent with what was previously approved on Crystal Ridge Plats 2-5. In addition, no more than forty percent (40%) of the gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement. The plan indicates that the maximum site coverage will be limited to 38.5%.

When a residential area of a Planned Unit Development abuts an Industrially Zoned District, an open space perimeter area shall be provided that has a minimum depth of seventy-five (75) feet. This open space shall be void of buildings, structures, parking areas, or other above-ground improvements except fencing shall be maintain along all perimeter property lines of the Planned Unit Development. The previously approved plat and planned unit development allowed for the construction of mounding along the entire eastern property line. The applicant was notified that the mounding appeared to only extend midway down Plat 5. The applicant stated that this was in error and the mounding was intended to extend the entire length of the eastern property line.

LAND USE PLAN

The 2009 Monclova Township Contemporary Land Use Plan provides a number of guiding principles for development. The plan encourages all development to be part of a PUD because it offers more flexibility to the developer and greater control over design and quality of life for the township. The plan also stresses the importance of protecting the rural nature of the

township by promoting lower density development. The proposed amendment is consistent with these principles.

STAFF ANALYSIS (cont'd)

In addition, a Zone Change was previously approved by the Monclova Township Trustees on this site. In the event a commercial plat was to be executed on this site, the zoning would be C-3 Office Commercial. However, the current Zone Change to R-1 PUD will supersede the previous approval and would be a down zoning from the more intense C-3 zoning. The applicant is requesting the Zone Change in order to develop the parcel as part of the existing single family Plan Unit Development located to the south. Based on the nature of the proposed use and its location, the proposal is in compliance with both the 2009 Monclova Township Contemporary Land Use Plan and the Zoning Resolution.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of Z17-C349, a Zone Change from *A/R Agricultural/Residential* to R-1 PUD *Single Family Residential*, located at 3800 Strayer Road, to the Monclova Township Zoning Commission and Township Trustees, for the following four (4) reasons:

1. The request is compatible with the surrounding residential uses and zoning; and
2. The request will serve as an appropriate transition between residential developments to the west and industrial uses to the east; and
3. The request will be a down zoning from the more intense C-3 Commercial Office zoning that is pending a commercial plat; and
4. The request is consistent with the Monclova Township Land Use Plan; and

ZONE CHANGE
 MONCLOVA TOWNSHIP
 LUCAS COUNTY PLANNING COMMISSION
 REF: Z17-C349
 DATE: October 28, 2015
 TIME: 9:00 a.m.

BH

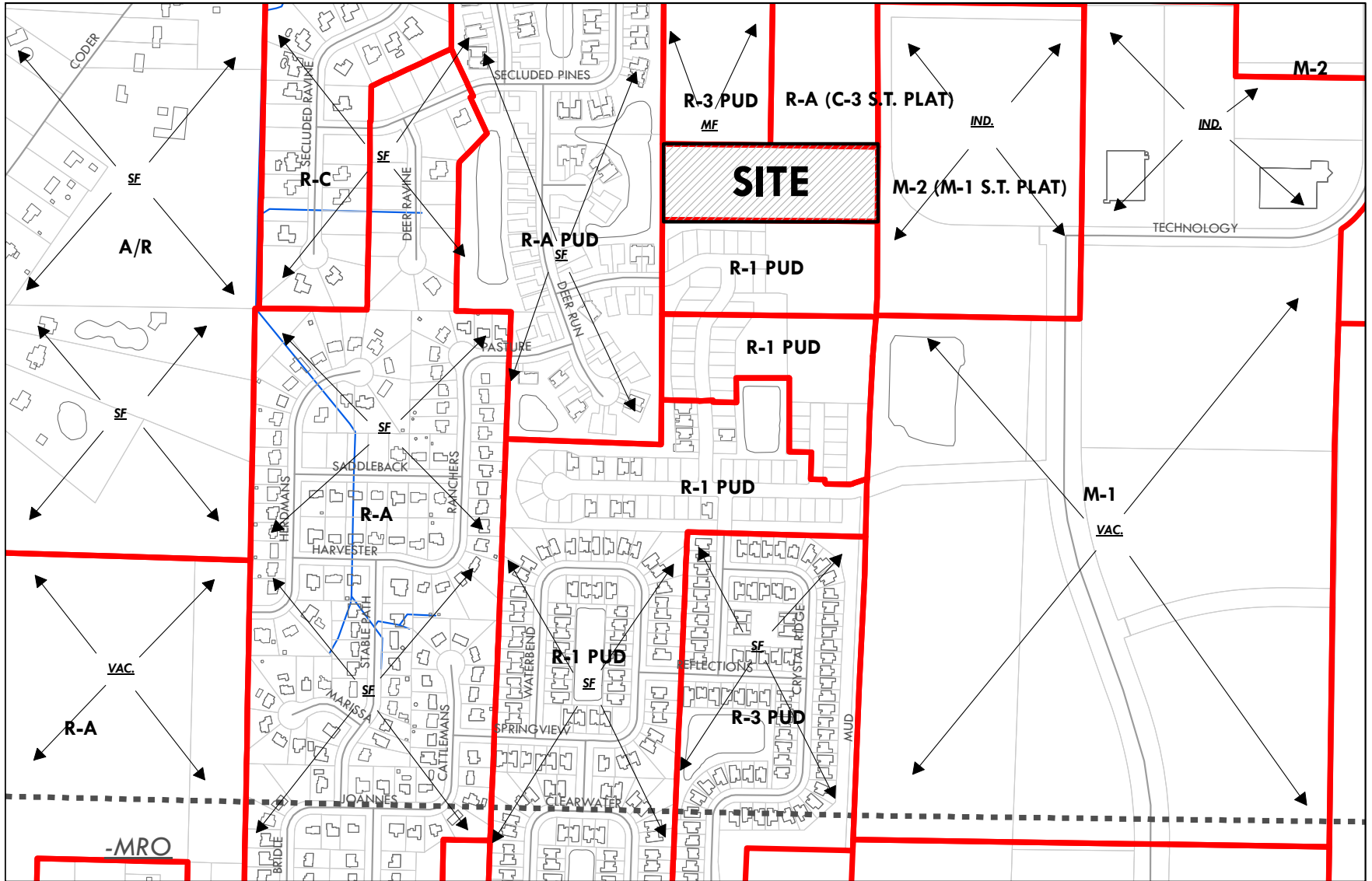
Two (2) sketches follow

ZONING & LAND USE

Z17-C349
ID 134,139



1 - 6



GENERAL INFORMATION

Subject

- Request - Preliminary Drawing for Crystal Ridge Plat 6
- Location - East of Straryer Road & north of Monclova Road
- Owner - McCarthy Builders, Inc
3618 King Road
Toledo, OH 43617
- Engineer - Don Feller
Feller, Finch & Associates, Inc.
1683 Woodland Drive
Maumee, OH 43537

Site Description

- Zoning - R-1 PUD Single Family Residential (subject to zone change and plat)
- Area - ± 40.5 Acres
- Frontage - ± 1,663 feet along unimproved Strayer Road
- Existing Use - Partially developed subdivision

Area Description

- North - Apartment Complex & Undeveloped Agricultural / A/R Agricultural/Residential & R-A Suburban Residential
- South - Single Family Residential / R-1 PUD Single Family Residential & R-3 PUD Multi Family Residential
- East - Partially Developed Industrial Park / M-1 Industrial/Office Research
- West - Single Family Residential / R-A & R-A PUD Suburban Residential

Parcel History

- Z17-C226 - Zone Change from A-3 to C-3 (Planning Commission recommended approval on July 26, 2000. Trustees approve C-3 zoning subject to commercial plat on September 18, 2000.)

GENERAL INFORMATION (cont'd)

- S-13-06 - Preliminary Plat of Crystal Ridge Plat 2 & 3 (Plan Commission approved August 23, 2006)
- Z17-C302 - Zone Change from A/R to R-1 PUD (Planning Commission recommended approval on August 23, 2006. Trustees approve R-1 PUD zoning subject to plat on November 20, 2006.)
- S-13-06 - Final Plat of Crystal Ridge Plat 2 (Plan Commission approved August 22, 2007)
- S-13-06 - Final Plat of Crystal Ridge Plat 2 & 3 (Plan Commission approved May 28, 2008)
- S-8-13 - Final Plat of Crystal Ridge Plat 3. (Plan Commission approved May 22, 2013)
- S-13-14 - Final Plat of Crystal Ridge Plat 4. (Plan Commission approved August 27, 2014)
- S-13-15 - Final Plat of Crystal Ridge Plat 5. (Plan Commission approved July 22, 2015)
- Z17-C349 - Zone Change from A/R to R-1 PUD for 3800 Strayer (Companion Case)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The request is a Preliminary Drawing for CRYSTAL RIDGE PLAT 6 located west of the undeveloped portion of Strayer Road, south of Maumee Western Road and north of Monclova Road. Adjacent land uses include single-family subdivisions to the south and west, an apartment complex and vacant land to the north and an industrial park to the east. A companion zone change accompanies this case.

STAFF ANALYSIS (cont'd)

AMENDMENT

In 2006, the applicant received Preliminary Drawing approval to develop a one hundred fourteen (114) lot subdivision to the north of Crystal Ridge Plat 1. Plats 2-5 have approved final plat approval (Plats 2-4 have been recorded) and the applicant is requesting the subject PUD drawing for Plat 6, which adds twenty-four (24) lots. Access will be provided via established connections through the Crystal Ridge subdivision to the south and the Villas of Deer Valley subdivision to the west.

Pursuant to the Monclova Township Zoning Resolution, PUDs require no minimum lot size, lot-width, building or structure setbacks. However, staff noticed that Lot 210 appeared to have a significantly reduced building envelope due to its location on the cul-de-sac. The applicants engineer has indicated that a minor change in the plan will off-set the cul-de-sac to the south therefore creating an additional building envelope size for lot 210.

The Lucas County Subdivision Rules and Regulations, *Sec. 507.f*, requires that any subdivisions with adjacent undeveloped land create stub streets to connect future development. The site has undeveloped land to the north. A waiver of the stub street to the north is not supported by staff as the potential exists for the development of this land into the future. The roadway extension to the north would require the reconfiguration of the proposed subdivision lots.

DENSITY

Although the final plats for CRYSTAL RIDGE PLATS 2-5 have been approved, Plat 6 is dependent on being developed as part of the PUD as a whole. This will allow the developer to utilize the open space that was put in place on the original PUD review. The total PUD, including Plat 6 will consist of a 138 lot project that is situated on 40.05 acres. According to the submitted site plan 39.43 acres of this is gross parcel acreage. Based on the Monclova Township Zoning Resolution, the allowable maximum density for an R-1 Zoning District would be 3.87 units per gross acre. This results in a maximum density of 154 units for the entire PUD. In addition, the proposed densities are also similar to nearby developments, including the previous plat of CRYSTAL RIDGE.

STAFF ANALYSIS (cont'd)

PUD & OPEN SPACE REQUIREMENTS

The Planned Unit Development section of the Monclova Township Zoning Resolution indicates that no less than fifteen percent (15%) of the gross site acreage, none of which is part of any yard or perimeter open space, shall be allocated to usable, accessible and consolidated common open space and no more than one-third of the required common open space may be a lake or pond). The applicant indicated that twenty-three percent (23%) open space is being provided. One-fourth of the devoted open space will be committed to the lake located in the middle of the subdivision. The proposed lake and open space is consistent with what was previously approved on Crystal Ridge Plats 2-5. In addition, no more than forty percent (40%) of the gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement. The plan indicates that the maximum site coverage will be limited to 38.5%.

When a residential area of a Planned Unit Development abuts an Industrially Zoned District, an open space perimeter area shall be provided that has a minimum depth of seventy-five (75) feet. This open space shall be void of buildings, structures, parking areas, or other above-ground improvements except fencing shall be maintained along all perimeter property lines of the Planned Unit Development. The previously approved plat and planned unit development allowed for the construction of mounding along the entire eastern property line. The applicant was indicated that the mounding appeared to only extend midway down Plat 5, the applicant stated that this was in error and the mounding was intended to extend the entire length of the western property line.

LAND USE PLAN

The 2009 Monclova Township Contemporary Land Use Plan provides a number of guiding principles for development. The plan encourages all development to be part of a PUD because it offers more flexibility to the developer and greater control over design and quality of life for the township. The plan also stresses the importance of protecting the rural nature of the township by promoting lower density development. The proposed amendment is consistent with these principles because it is already part of the PUD and maintains a low density for this portion of the project.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve S-20-15, a Preliminary Drawing for CRYSTAL RIDGE PLAT 6, located east of Strayer Road & north of Monclova Road, for the following two (2) reasons:

1. The request is compatible existing land uses within the general vicinity of the subject property; and

STAFF RECOMMENDATION (cont'd)

2. The proposed use is consistent with the Monclova Township Zoning Resolution and Land Use Plan;

The staff makes the following recommendations to the Lucas County Planning Commission on the waiver requested for the preliminary drawing of CRYSTAL RIDGE PLAT 6, located east of Strayer Road & north of Monclova Road:

Sec. 507 (f) Special Street Types

Subdivisions are required to provide stub connections along any perimeter where undeveloped land is present. An undeveloped, fifteen (15) acre parcel exists to the north of the site and is conducive to future development. Staff recommends that the Lucas County Planning Commission **DENY** of a waiver of the stub street requirement.

STAFF RECOMMENDATION

The staff further recommends that the Lucas County Planning Commission approve S-20-15, a Preliminary Drawing for CRYSTAL RIDGE PLAT 6, located east of Strayer Road & north of Monclova Road, subject to the following **thirty-six (36)** 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 service is available to this site via W-1518F.
2. Sanitary sewer service is available to this site via S-801F-8”.
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.
4. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications.
5. All water and/or sewer main/service construction shall be inspected by a LCSE representative. LCSE shall be notified 48 hours in advance of construction taking place.
6. The Lucas County Sanitary Engineer’s office shall receive an approved set of plans from the OEPA prior to beginning construction.
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. This site is also subject to the review of the local fire department and the City of Toledo Engineering Services.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

9. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners.

Monclova Township Fire Department

10. Road name is not identified on the drawing. Road name subject to review and approval of the fire department to avoid similar sounding road names in the area.
11. Street signs shall be installed prior to construction of any structures.
12. During construction, addresses shall be plainly visible from the road.
13. All hydrants shall meet Lucas County and Monclova Township standards. These hydrants shall have a five inch Storz fitting in lieu of a threaded fitting on the steamer connection. The 2 ½" nozzle connections remain threaded connections.
14. Where the road extends more than 150' from an intersecting roadway and is a dead end, the developer shall provide a turnaround suitable for fire department and road maintenance use, approved by the fire chief and road superintendent, in accordance with Lucas County Subdivision Rules Section 507 (a). This turnaround shall meet the construction specifications of Lucas County and shall remain in place until such time the road is extended and an approved replacement is in place.

Monclova Township Zoning Inspector

15. There should be more information identifying plat six in particular i.e. acreage, number of lots etc.
16. The perimeter open space for plat six should be labeled.

Lucas County Engineer

17. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.
18. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for all other monuments that are not a part of the construction plans.
19. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

20. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of all streets in the subdivision.
21. A two (2) foot wide buffer lot, guardrail barrier and temporary turnaround shall be provided at the end of streets if the subdivision is developed in phases.
22. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. Allowable drainage outlet flows into the existing storm drainage system shall be determined.
 - b. The storm water detention area shall be constructed on a separate, non-buildable lot. Plat recitations and deed covenants will be required to address ownership and maintenance responsibility for the detention area, and to prohibit filling, alteration and obstruction of the detention area.
 - c. Prior to recording of any final plats, the developer shall provide for maintenance of the detention area by the County under the ditch petition procedure. For wet ponds, maintenance will include storm sewers into and out of the detention pond. However, ownership and maintenance of the wet pond must be assigned to the owners association and will not be under County maintenance.
 - d. Rear yard catch basins, drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
23. The proposed storm drainage system shall be designed such that storm sewers within the right of way are above the normal water elevations for the ponds and pond leveling lines are run separately from the storm drainage system.
24. The street system and water lines must be constructed to the satisfaction of the Township Fire Chief and the Lucas County Building Regulations Department to accommodate emergency operations prior to the issuance of building permits.
25. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
26. The Developer shall make arrangements with the Township for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

27. 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.
28. When storm sewer mains are located near the edge of or outside of the right of way a ten (10) foot drainage & utility easement shall be provided and the typical Toledo Edison & Utility easement should be located adjacent to this easement.
29. The preliminary plat drawing for Eclat Commerce & Business Center includes a future extension and widening of Strayer Rd. beginning at the intersection of Jerome Rd. and Technology Drive and extending westerly and then curving to the north to connect at Maumee-Western Rd. (US 20A). An additional fifty (50) foot right of way and twenty-five (25) foot highway & utility easement shall be dedicated in accordance with the proposed future street alignment at the northeast corner of Plat 6 to accommodate this future roadway extension and widening.
30. A street name shall be provided for the cul-de-sac in Plat 6.
31. 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

Plan Commission

32. No final plat shall be approved until the pending zone change from A/R Agricultural / Residential to R-A Suburban Residential is approved by the Monclova Township Trustees.
33. A plat recitation and deed covenant shall provided that it is the duty of each lot owner, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
34. Per section 704 of the Lucas County Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of aid section.
35. Per Lucas County Subdivision Rules and Regulations **Sec. 507.f**, a stub street shall be required for the undeveloped land to the north unless a wetland delineation identifies the presence of wetlands that would prohibit development to the north.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

36. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

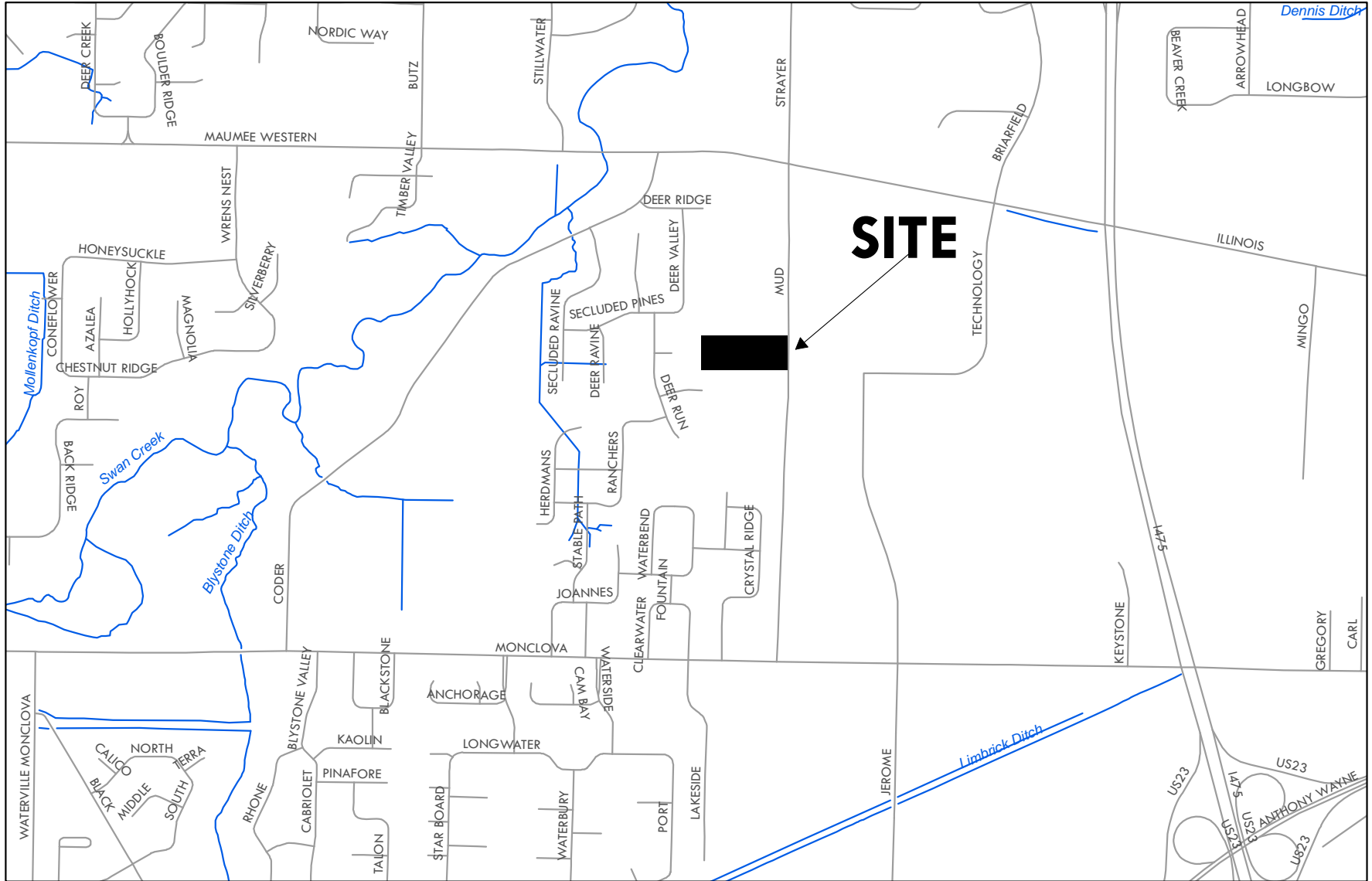
PRELIMINARY PLAT
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-20-15
DATE: October 28, 2015
TIME: 9:00 a.m.

BH

Three (3) sketches follow

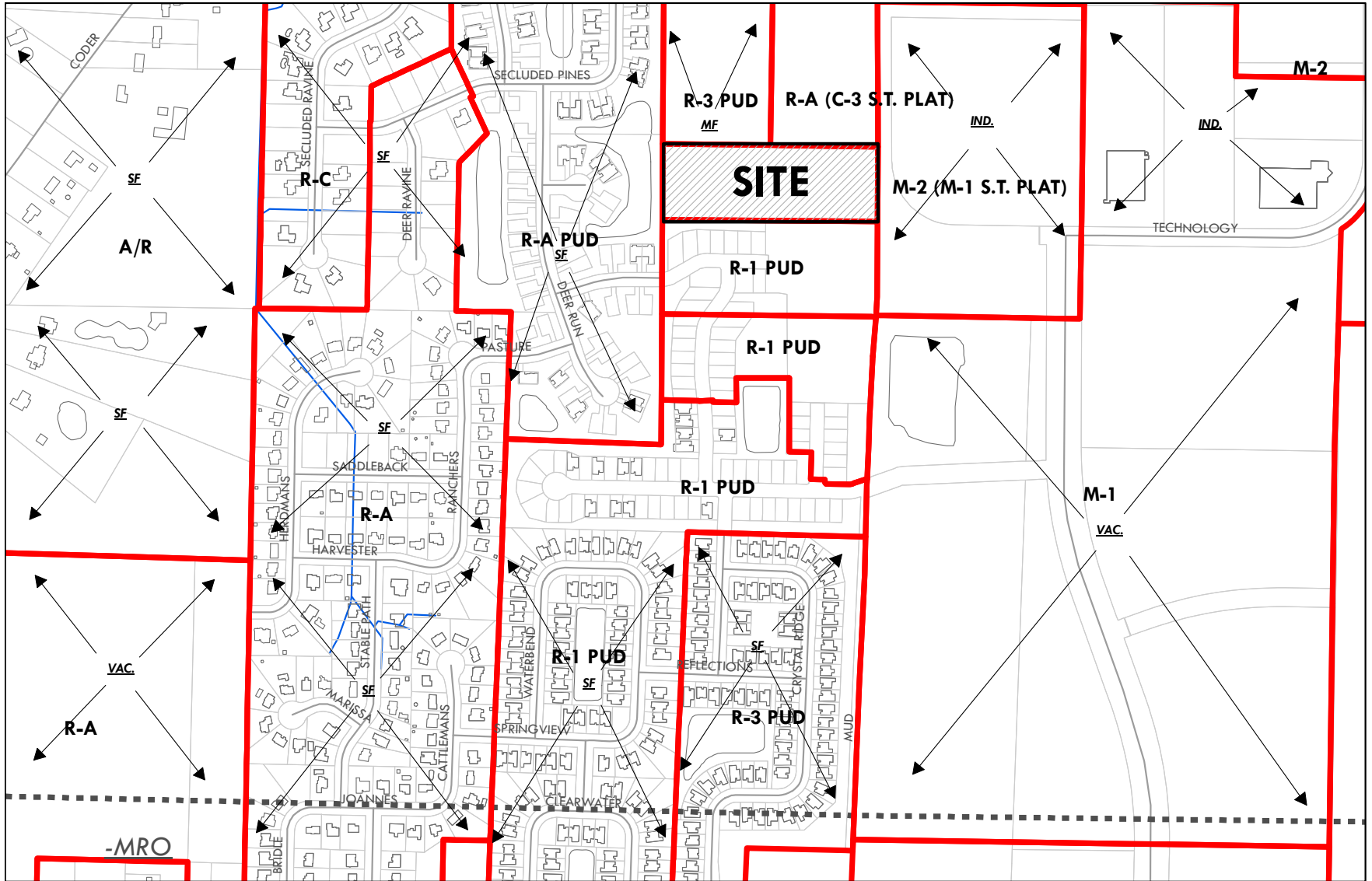
GENERAL LOCATION

S-20-15
ID 134,139



ZONING & LAND USE

S-20-15
ID 134,139

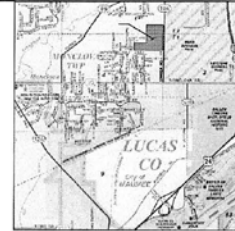
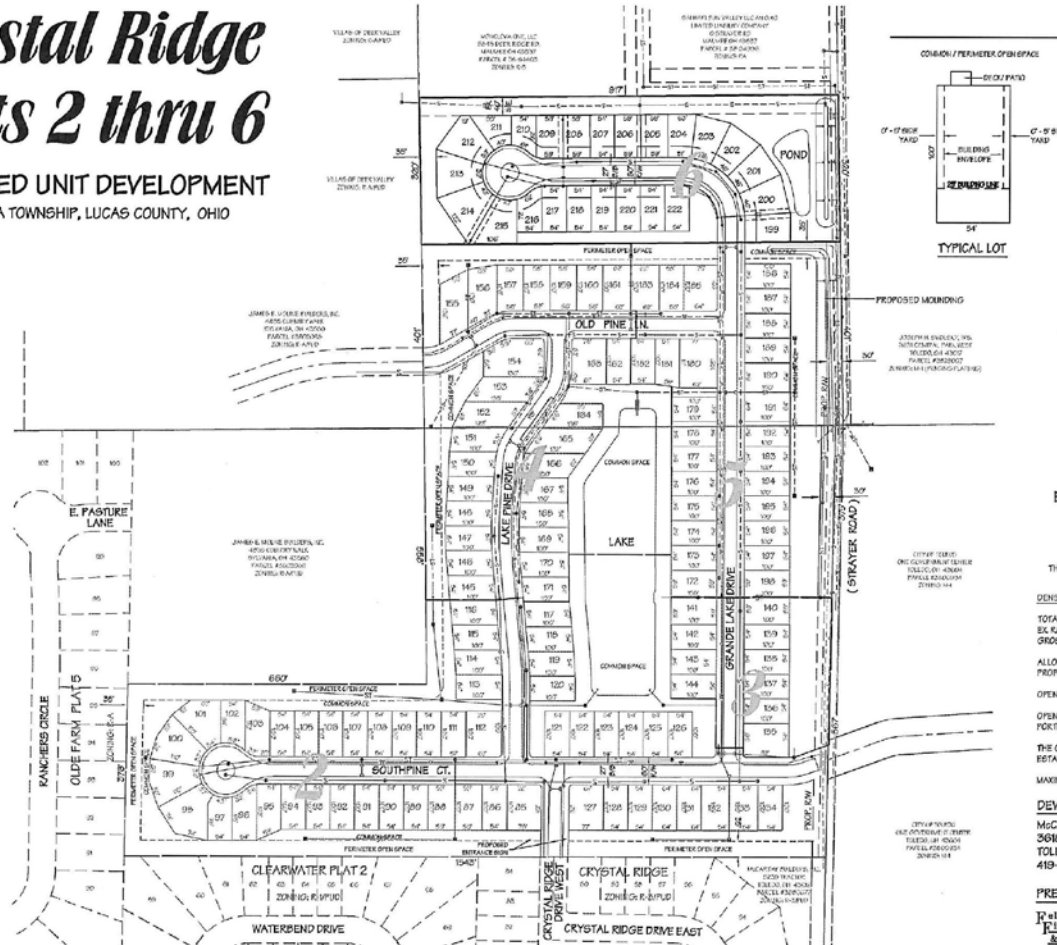


PRELIMINARY DRAWING

S-20-15
ID 134,139



PRELIMINARY DRAWING
OF
**Crystal Ridge
Plats 2 thru 6**
A PLANNED UNIT DEVELOPMENT
MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO



DESCRIPTION
A PARCEL OF LAND BEING PART OF THE EAST 100 AC. OF THE NE 1/4 OF SECTION 4, 11 UNITED STATES RESERVE AND ALSO PART OF THE SE 1/4 OF SECTION 25, 12 UNITED STATES RESERVE IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.

- SITE ANALYSIS**
- NUMBER OF LOTS = 136
 - 25' BUILDING LINE
 - 27' CURBED PAVEMENT
 - 60' RIGHT OF WAY
 - STORM SEWERS
 - SANITARY SEWERS
 - WATERLINES
 - NATURAL GAS
 - 12' UTILITY AND SEWER EASEMENTS
 - UNDERGROUND ELECTRIC, PHONE AND CABLE

EXISTING ZONING: A-R
EXISTING LAND USE: AGRICULTURAL
PROPOSED ZONING: R-1/P.U.D.
ACREAGE: 33.3±

THE AVERAGE EXISTING ELEVATION OF THE SITE IS 697.0'

DENSITY CALCULATIONS:

TOTAL PARCEL ACREAGE = 43.06 AC.
8.5 KW AREA = 0.82 AC.
GROSS PARCEL ACREAGE = 39.48 AC.

ALLOWABLE DENSITY = 29.43 x 3.07 = 152 LOTS
PROPOSED DENSITY = 136 LOTS = 3.5 LOTS/AC.

OPEN SPACE REQUIRED = 15% OF GROSS ACREAGE = 5.92 AC ±
29.43 x 0.15 = 4.41 AC ±
OPEN SPACE PROVIDED = 0.22 AC = 22%
PORTION OF OPEN SPACE RESERVED FOR POND = 2.21 AC.

THE COMMON OPEN SPACE WILL BE MAINTAINED BY THE ESTABLISHMENT OF A HOME OWNERS ASSOCIATION.

MAXIMUM SITE COVERAGE = 26.5%

DEVELOPED BY:
McCarthy Builders, Inc.
3610 KING ROAD
TOLEDO, OH 43617
419-476-1474

PREPARED BY:

Miller & Associates, Inc.
1400 Woodlawn Drive P.O. Box 68 Maumee, Ohio 43537-0068
Phone: (419) 884-2888
Fax: (419) 884-2888
Englewood - Stuyvesant
PROJECT No. 10006640 DATE: JUNE 23, 2008

REVISED 9-14-15



OPENING: 10/21/2015 11:52:23 AM; VENDOR: MERRILL; PART: 221; NUMBER: 15; FILENAME: C:\DWG\134139.DWG