

GENERAL INFORMATION

Subject

- Request - Conditional Use for Site Improvements to the Existing Community Center
- Location - 6517 W Sylvania Avenue
- Applicant - YMCA of Greater Toledo
Brad Toft
6465 W Sylvania Avenue
Sylvania, OH 43560
- Engineer - Mannik Smith Group
Jeff Myers
1800 Indian Wood Circle
Maumee, OH 43537
- Architect - The Collaborative Inc
Alissa O'Neill
1 Seagate, Park Level 118
Toledo, OH 43604

Site Description

- Zoning - S-1 Special
- Area - ±36.431 Acres
- Frontage - ± 60 Feet along Sylvania Avenue
- Existing Use - YMCA (Recreational Facility)

Area Description

- North - Multi Family Uses / Multi Dwelling Residential (City of Sylvania)
- South - University Parks Trail / A-4 Rural Residential
- East - JCC and I-475 / A-4 Rural Residential
- West - Single-family Dwellings / R-2 Medium Density Residential

Parcel History

- SPR20-9-99 - Site Plan Review for Modular Classroom (Administratively approved April 29, 1999)
- Z20-C1048 - Zone change from A-4 Rural Residential to S-1 Special (PC Recommended Approval 5/25/22, Trustees Approved 6/5/22)

Applicable Plans and Regulations

- Sylvania Township Zoning Resolution
- Sylvania Township Land Use Plan 2018
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is a conditional use for site improvements to the existing YMCA/JCC Community Center at 6517 W Sylvania Avenue. The site is 36.431 acres in size and the site currently consists of a recreational building, swimming pool and sports courts where most on-site activity takes place. The YMCA offices along with daycare operations are also present on the property. Surrounding land uses include multi-family uses to the north, JCC and I-475 to the east, University Parks Trail to the south and single-family dwellings to the west.

PROPOSED LAYOUT AND USE

The applicant is requesting a conditional use to expand the existing recreational building by 26,413 square feet which will include a new swimming pool area, locker rooms and group fitness area. The plans also include a new outdoor splash pad, pickle ball courts, sidewalks, six (6) space parking area and the replacement of the existing lift station onsite. The site is accessed via a connection on Sylvania Avenue, which connects to a large parking area.

The parking requirement for the recreational and the daycare facilities located on the property is 381 spaces. The submitted plans indicate that 320 spaces are provided in addition to seventeen (17) bicycle spaces. The applicant will reserve space for a sixty-one (61) space deferred parking area that is located at the rear of the site in the area of the existing tennis courts. The applicant will be required to obtain a deferred parking agreement from Sylvania Township or make arrangements to install the required parking. Several other smaller parking areas (part of the 320 total parking spaces) exist throughout the property and are connected via a two-way drive that is located on the western side of the property. The proposed site improvements will improve the connectivity and access to all areas of the site by providing connections to the Temples located on the property to the east. The Township Trustees approved a zone change from A-4 Rural Residential to S-1 Special in June 2022 to prepare for the conditional use permit to be submitted for review. The site abuts the University Parks Trail to the south and a connection to the trail is strongly recommended.

STAFF ANALYSIS (cont'd)

PROPOSED LAYOUT AND USE (cont'd)

The applicant submitted elevations as part of the application. Building materials include brick to a height of approximately eight (8') feet with the upper facades being metal panel to match the existing building. This style façade will be located on the north, east and western elevations. The rear façade is currently block and the applicant is requesting to match this façade to seamlessly blend the two (2) buildings. The main entrance will have a full height brick accent with the YMCA/JCC signage and large windows framed by "Swiss Pearl" (fiber cement material) to look like wood. This will further define the entrance and provide visual interest to the project. Finally, the existing and proposed metal panel will be painted to match.

LANDSCAPING

The site currently has a mature landscape that exists throughout the property. The proposed building expansion and splash pad areas are mostly lawn areas with minimal trees and shrubs. The applicant is proposing to maintain the existing tree line that abuts the residential properties to the west in addition to a "landscape hedge" along the western side of the main parking lot. Landscape beds are noted along the front of the proposed building. However specifics concerning this area were not noted. A combination of tree, shrubs and bushes is recommended along with grass. Furthermore, the use of "Washed River Rock" is proposed in various areas, most concerning along the western property line. Although river rock may be easier to maintain to some degree, the aesthetics of natural landscaping far exceed that of rock. Therefore, staff recommends that a natural surface such as mulch or grass be installed along the western property line where the new hedge is being proposed.

CONDITIONAL USE REQUIREMENTS & RECOMMENDATION

Under certain circumstances, a use of property, which typically affects an area more intensely than those uses permitted in the zoning district in which it is located, may nonetheless be desirable and compatible with permitted uses, if that use is properly controlled and regulated. If found appropriate, the Board of Zoning Appeals may grant conditional approval for use of the land, buildings, or other structures and may allow such a use to be established where such approval will be consistent with the general purpose and intent of this Zoning Resolution as well as the general purpose and intent of the Sylvania Township Land Use Plan. Section 903 "General Standards for Conditional Uses", provides a list of requirements to be met for Conditional Use Permit approvals. The proposed use and site improvements are consistent with the Sylvania Township Zoning Resolution including the "General Standards" that are required to be met in order to be granted approval. The proposed use is consistent with the Township Zoning Resolution and subject to a number of conditions of approval and safeguards. Therefore, Staff recommends approval subject to the conditions listed below.

STAFF RECOMMENDATION

The Lucas County Planning Commission recommended approval of Z20-C1059, a Conditional Use for Site Improvements to the Existing Community Center at 6517 W Sylvania Avenue to the Sylvania Township Board of Zoning Appeals, for the following two (2) reasons:

1. The request is compatible with existing land use and is not anticipated to impact residential uses within the general vicinity of the subject property; and
2. The proposed use is consistent with the Sylvania Township Zoning Resolution.

The staff further recommends that the Lucas County Planning Commission recommend approval of Z20-C1059, a Conditional Use for Site Improvements to the Existing Community Center at 6517 W Sylvania Avenue, to the Sylvania Township Board of Zoning Appeals, subject to the following twenty (20) 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. Any proposed water main service(s) shall be installed at time of construction by City of Toledo – Division of Water at the contractor’s/developer’s expense and shall meet their standards and specifications.
2. This facility is within the City of Sylvania sanitary sewer district so the City shall be given a set of plans for review.
3. A set of these plans may also need to be submitted to The City of Toledo-Division of Engineering Services, to the local fire department, and to the City of Sylvania for review.
4. This facility is subject to the Lucas County water supply connection charges per Lucas County Commissioners’ Resolution #97-379 and shall be paid in full prior to issuance of any and all permits.

Sylvania Township Fire/Rescue

5. Access roads must be designed and maintained to support the loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
6. Fire hydrants must be located within 400' of all portions of the building. If the building is equipped throughout with an approved automatic sprinkler system this distance shall be 600'.
7. A fire hydrant is required within 90' of any FDC.

Sylvania Township Fire/Rescue (cont'd)

8. A fire sprinkler and fire alarm system may be required for this building.
9. Access roads shall be provided to within 150' of all portions of any new and existing structure.
10. Emergency responder radio coverage will need to be verified and if the signal is not adequate a signal booster will need to be installed.
11. Landscaping shall not block access to any fire hydrants or FDC.

Lucas County Engineer

12. A stormwater management and drainage report addressing the following items required to be included in the development of the site shall be submitted:
 - a) Stormwater detention required to limit peak drainage discharges to previous undeveloped conditions in accordance with LCEO drainage regulations. The amount of allowable drainage outlet flow shall be based on contributing drainage areas in "Open Space Good Condition" for the underlying soil type in accordance with the Redevelopment category of the LCEO Table 604 Detention & Allowable Outflow Requirements. Minor alterations of the existing main parking lot to the east of the proposed building will not be required to be included in the contributing area for detention.
 - b) Post construction water quality treatment in accordance with Ohio NPDES Construction General Permit OHC00005.
 - c) Site storm sewer calculations. The submittal shall be neatly prepared, organized, and submitted in a report format for review by the LCEO. The report shall include the designer and/or reviewer name(s) and contact information. The report should contain the seal, signature, and date of the professional engineer responsible for the calculations in accordance with Section 4733.14 of the Ohio Revised Code. Access is required to be provided to the storm water detention area for future maintenance of any proposed detention basins, water quality structures and outlets. Easements granting maintenance access to Lucas County shall be provided on the plans in accordance with LCEO Design Regulation 6.04.
13. Final plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, Construction General Permit. A SWP3 Submittal Checklist and Review Application is required to be completed and submitted per LCEO requirements.
14. Number of existing parking spaces vs. number of proposed parking spaces will need to be shown.
15. A traffic analysis will be required.

Plan Commission

16. Any exterior lighting on the west elevation of the building shall be cutoff lighting and not project onto residential properties.
17. The applicant shall obtain a deferred parking agreement from Sylvania Township or arrange to install the required 381 parking spaces.
18. The applicant shall maintain the existing tree line that abuts the residential properties to the west.
19. The applicant shall install a natural surface such as mulch or grass along the western property line where the new hedge is proposed.
20. A conditional use permit shall be deemed to authorize only one particular conditional use, and said permit shall automatically expire if such conditionally permitted use has not be instituted or utilized within two (2) years of the date on which the permit was issued, or if for any reason such use shall cease for more than two years.

CONDITIONAL USE PERMIT
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1059
DATE: January 25, 2023
TIME: 9:00 a.m.

BH

Seven (7) sketches follow