

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Zone Change from A-3 Agriculture to C-1 Neighborhood Commercial |
| Location | - | 3955 N. McCord Road |
| Applicant | - | EBS Sylvania, LLC
10100 Innovation Drive
Miamisburg, OH 45342 |
| Agent | - | Lyden Law
Peter Dewhirst
3309 Quail Hollow Drive
Lambertville, MI 48144 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | A-3 Agriculture and C-1 Neighborhood Commercial |
| Area | - | ± 1.6 Acres |
| Frontage | - | ± 216 Feet along McCord Road and ± 342 Feet
W. Sylvania Avenue |
| Existing Use | - | Vacant land |

Area Description

- | | | |
|-------|---|--|
| North | - | Commercial businesses (City of Sylvania) |
| South | - | Church and Multi-Family Dwelling / R-4 High Density Residential |
| East | - | Commercial businesses / C-2 General Commercial and C-1 Neighborhood Commercial |
| West | - | Multi-Family Dwelling / A-3 Agriculture |

Parcel History

- | | | |
|----------|---|--|
| T-104-17 | - | Lot split for 6725 W. Sylvania for parcel one, Approved by Planning Tech on 10/02/17, and Deed stamped on 10/4/17. |
|----------|---|--|

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|-----------|---|--|
| Z20-C985 | - | Zone Change from C-4 Professional/Business Office Commercial to A-3 Agriculture for the property located at 6725 and 6805 W. Sylvania Road (P.C. Approved on 11/16/16, Trustees Approved on 1/10/17) |
| Z20-C1045 | - | Zone Change from A-3 Agriculture and C-1 Neighborhood Commercial to C-2 General Commercial (P.C. Approved on 3/23/2022, Trustees Disapproved on 5/03/22) |

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 applicant is requesting a Zone Change from A-3 Agriculture to C-1 Neighborhood Commercial for the property located at 3955 N. McCord Road. The site is 1.6 acres in size, and was approved in 2017 for A-3 Agriculture zoning.

The subject site is split zoned C-1 Neighborhood Commercial and the applicant is requesting the Zone Change in order to market the property for uses permitted under the C-1 Neighborhood Commercial. Adjacent land uses include commercial uses to the north and east side fronting on West Sylvania Avenue with residential use to the west and south side fronting on McCord Road.

The 2018 Sylvania Township Land Use Plan identifies this area for transitional uses. Transitional uses provide buffers for areas with significant existing or potential commercial expansion in established residential areas. Appropriate transitional uses include but not limited to professional offices, two-family, small businesses and personal services. The southwest corner of Sylvania and McCord is designated as a Neighborhood Mixed Use node on the future land use map.

Based on the property’s location, and the site’s consistency with the 2018 Sylvania Township Land Use Plan and its anticipated minimal adverse impacts on surrounding properties in the area, staff recommends approval of the Zone Change from Zone Change from A-3 Agriculture to C-1 Neighborhood Commercial.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1067, a Zone Change from Zone Change from A-3 Agriculture to C-1 Neighborhood Commercial for the property located at 3955 N. McCord Road to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

1. The request is compatible with surrounding Land Uses,
2. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties; and
3. The Zone Change request is consistent with the 2018 Sylvania Township Land Use Plan which recommends General Commercial uses for this area.

MLM
Two (2) sketches follow

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1067
DATE: September 27, 2023
TIME: 9:00 a.m.

GENERAL LOCATION

Z20-C1067



