



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: March 12, 2021

REF: PUD-10008-20

TO: President Matt Cherry and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary
SUBJECT: Amendment to Planned Unit Development Ord. 549-17

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 11, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Amendment for PUD Ord. 547-17
Location - 2417 North Holland Sylvania
Applicant - David Schmitt
5135 S Main Street
Sylvania, OH 43560
Engineer - George Oravec
Oravec & Associates
5333 Secor Road
Toledo, OH 43623

Site Description

Zoning - RS9 / Single Family Residential
Area - ±5.871 acres (including rezoned parcel ±0.68 acres)
Frontage - ±375' along N Holland-Sylvania Road
±120' along Luddington Drive
Existing Use - Single family dwellings
Proposed Use - Single family dwellings

GENERAL INFORMATION (cont'd)

Area Description

- North - Edgebrook Boulevard, Single family homes / RS6
- South - Luddington Drive, Single family homes / RS9
- East - Holland-Sylvania Road, Single family homes / RS9
- West - Brookridge Court, Single family homes / RS6

Combined Parcel History

- Z-5007-04 - Zone Change from R-1 Single Family Residential to R-2 Single Family Residential at 2411 & 2431 Holland-Sylvania Road (P.C. approved on 7/8/2004. C.C. approved on 8/24/2004 by Ord. 588-04).
- CUP-5008-04 - Community Unit Plan for a 68 unit, single-family, zero lot line subdivision at 2411 & 2431 N. Holland-Sylvania Road (P.C. approved on 7/8/2004. C.C. approved on 8/24/2004 by Ord. 589-04).
- S-10-04 - Preliminary Drawing for EDGEBROOK PLAT ONE (P.C. approved on 7/8/2004).
- S-10-04 - Final Plat for EDGEBROOK PLAT ONE (P.C. approved on 12/7/2006).
- S-10-04 - Preliminary Drawing for EDGEBROOK PLAT TWO (P.C. approved on 1/11/2007).
- S-10-04 - Final Plat for EDGEBROOK PLAT TWO (P.C. approved on 5/13/2010).
- Z-9010-17 - Zone Change from RS6 & RS9 to RS6 at 2411 N. Holland-Sylvania Road (P.C. approved on 11/2/2017, C.C. approved on 12/12/2017 by Ord. 548-17).
- PUD-9011-17 - Planned Unit Development for 30 Unit Villa Development at 2411 Holland-Sylvania (P.C. approved on 11/2/2017, C.C. approved on 12/12/2017 by Ord. 549-17).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

Z-10009-20 - Zone Change from RS9 Single Dwelling Residential to RS6 Single Dwelling Residential at 2417 N. Holland-Sylvania Road (*companion case*).

Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting approval of an amendment to a Planned Unit Development (PUD), granted via Ord. 549-17, for a single-family development at 2417 North Holland-Sylvania Road. This amendment will affect an eastern portion of the existing PUD. The majority of the site is zoned RS6 Single Dwelling Residential, with the expansion portion currently zoned RS9 Single Dwelling Residential. A companion zone change request (*Z-10009-20*) has been submitted for this portion of the site. Surrounding land uses include single family houses to the north; single family housing to the south; single family housing to the east and west.

In 2004, a Planned Unit Development was approved for a 68-unit zero lot line subdivision on a 15-acre site. The PUD included individual lots fronting on Edgebrook Boulevard and Brookridge Court. The original intent was to extend Brookridge Court over Hill Ditch via a bridge and eventually loop northward to Edgebrook Boulevard. However, the bridge construction became cost prohibitive and was no longer an option. As a result, in 2017 the developer received approval for an amendment to the original PUD to allow for the development known as Brookridge Place. This amendment reduced the lot sizes, removed the connection to Edgebrook Boulevard, and provided a private drive for a portion of the development, only accessible from Holland-Sylvania Road.

The applicant is requesting the proposed amendment in order to add 0.68-acres to the overall development, allowing for an increase in the number of dwelling units. Case PUD -9011-17 (Ord. 549-17) was approved for thirty (30) units although only twenty-eight (28) units were developed. The developer is proposing eight (8) additional units to the original twenty-eight (28) built along the private drive (Gulliver Lane). The entire development will have a total of thirty-six (36) units when completed.

STAFF ANALYSIS (cont'd)

Density

Per the PUD Residential Standards outlined in TMC§1103.1007, the maximum number of dwelling units permitted in the PUD shall be calculated by dividing the net residential acreage by the minimum lot area per dwelling unit as shown under Intensity & Dimensional Standards, Sec. 1106.0100. The maximum number of dwelling units permitted in the RS6 zoning district is 5.8 units per gross acre. With a total area of 5.87-acres for the entire site, the maximum number of dwelling units permitted is thirty-four (34). The applicant is proposing thirty-six (36) dwelling units which is not in compliance with the Residential Standards outlined in TMC§1103.1007. As a result, the applicant shall obtain a waiver in order to allow for the proposed number of dwelling units to exceed the maximum density by two (2) dwelling units and listed as a condition of approval. Staff is supportive of the density waiver due to the precedent set in other residential developments and the proposed development provides a suitable and consistent layout for the entire site.

Parking and Circulation

The applicant is proposing to access the development via Gulliver Lane from Holland-Sylvania Road. Pursuant to the City of Toledo Subdivision Regulations, private streets are generally discouraged in all subdivisions because of the long-term maintenance liability and the various concerns with private ownership. However, recognizing unique development issues with smaller parcels and innovative subdivision designs, the Toledo City Plan Commission may at their discretion allow private streets. Staff has determined that due to the lack of connectivity to surrounding residential streets and the size of development, unique circumstances currently exist for the development and recommends the expanded use of a private street.

Building Design

The applicant did not propose any amendments to the current building elevations approved via Ord. 549-17. Therefore, no further review of building design or materials is required.

Open Space Requirements

Open spaces are a great benefit to the residents and visitors of residential housing developments. According to TMC§1103.1007(D) Planned Unit Development – Residential Standards, no less than fifteen percent (15%) of the gross site acreage shall be allocated to usable, accessible, and consolidated common open space. The site plan allocates a total of 1.86 acres of open space for the development. This equates to almost thirty-two percent (31.7%) of the entire site which conforms to the minimum open space requirement.

All PUDs require an open area void of buildings, structures, parking areas or other above ground improvements, except fencing, to be maintained along all perimeter property lines. The landowner must establish an agency for the ownership and maintenance of common open spaces where such are to be retained in private ownership. In the event the agency established to own and maintain the common open space or any successor agency is transferred or defunct, the City may serve written notice upon such agency or upon the residents and owners of the PUD, which is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Open Space Requirements (cont'd)

A residential PUD that is abutting a residential zoning district is required to offer a perimeter open space area that is equivalent to the rear yard setback of the PUD's underlying zoning district. The northern property line of the development abuts residential zoning and therefore is required to provide a twenty-five foot (25') perimeter open space area. The site plan submitted depicts a setback of twenty feet (20') for the perimeter open space and not in compliance with this regulation. The applicant shall obtain a waiver or submit a revised site plan that depicts the proper width of the perimeter open spaces area. Staff supports this waiver as long as a completed landscaping plan is submitted and is listed as a condition of approval.

20/20 Plan

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for Single-family Residential land uses. Staff recommends approval of the proposed PUD since it conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Additionally, staff recommends approval of the proposed PUD because the development is consistent with the existing land uses and zoning classifications of properties within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of PUD-10008-20 an amendment to a Planned Unit Development, originally approved by Ord.549-17, for a single-family development at 2417 North Holland-Sylvania Road for the following **three (3) reasons**:

1. The proposed use complies with all applicable provisions of the Toledo Municipal Code;
2. The proposed use meets the stated purpose of the Zoning Code; and
3. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.

The Toledo City Plan Commission makes the following recommendations to the Toledo City Council on the waivers requested for PUD-10008-20, an amendment to a Planned Unit Development, originally approved by Ord.549-17, for a single-family development at 2417 North Holland-Sylvania Road:

Chapter 1103.1000 Planned Unit Development Overlay District

Sec. 1103.0107 (A) Residential Standards

The maximum number of dwelling units permitted in the RS6 zoning district is 5.8 units per gross acre. With a total area of 5.87-acres for the entire site, the maximum number of dwelling units permitted is thirty-four (34) units.

PLAN COMMISSION RECOMMENDATION (cont'd)

Approve a waiver to allow for the proposed number of dwelling units to exceed the maximum density by two (2) dwelling units to allow for a total of thirty-six (36) units.

Sec. 1103.1007 (E) (1) Residential Standards

When abutting a Residential district, the open space perimeter area shall be provided with a minimum depth equal to the required rear yard setback of the PUD's underlying zoning district;

Approve a waiver for a five-foot (5') reduction of the required twenty-five foot (25') open space perimeter along the northern property line to allow for a twenty foot (20') open space perimeter.

The Toledo City Plan Commission further recommends approval of PUD-10008-20, an amendment to a Planned Unit Development, originally approved by Ord.549-17, for a single-family development at 2417 North Holland-Sylvania Road, to Toledo City Council, subject to the following **thirty-eight (38)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

2. Minimum 4' barrier free sidewalk shall be placed along the frontages of all public streets in the development, and shall extend through drive approaches. Pedestrian curb ramps shall be placed at all intersections.
3. All proposed drive approaches, sidewalk, and curb shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, and Toledo Municipal Code. All drive approaches, and sidewalk through the drives, shall be 6" thick concrete residential, 8" thick concrete Commercial. No curb shall be permitted in the right-of-way along either side of the drive approach. **No horizontal curb cutting will be permitted.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

4. Substandard drive approaches, sidewalk, and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards, Specifications, and Toledo Municipal Code.
5. Improvements per City of Toledo Infrastructure Design and Construction requirements
6. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419)-245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. Revised plans for the water service lines shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
9. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.
10. Existing coverage by the Ohio Construction General Permit shall remain active and the covered SWP3 shall be amended. The SWP3 and coverage remain active until the city certifies the completion of permit obligations.
11. To initiate stormwater review, submit plan revisions together with proposed SWP3 amendments as a whole submittal, including:
 - a. A pond operations and maintenance plan,
 - b. An exhibit of the drainage area to the pond amended to show the stone walk area as impervious.
 - c. A SWP3 checklist that pertains to the amendments only.
 - d. Updates to responsible parties of SWP3 ownership and implementation.
 - e. Detailed grading drawings for the pathway within the flood hazard zones and stream setback area.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

12. Flood hazard zones and stream setbacks are not represented correctly on the proposed PUD amendment and shall be shown correctly on resubmittals in order for review to proceed. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full, and upon which stormwater approval, and approval to terminate the SWP3, are dependent.
13. Following the review process, the following will be needed for final stormwater approval:
 - a. Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
 - b. Covenant for the approved O&M plan.
 - c. Updates to responsible parties of SWP3 ownership and implementation.
14. At the time of approval of stormwater plans, the applicant will be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on the application process can be found at <https://toledo.oh.gov/business/environment/storm-water-program>
15. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
16. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
17. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
18. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Sewer and Drainage Services

19. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
20. S&DS requires that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years.

PLAN COMMISSION RECOMMENDATION (cont'd)

Sewer and Drainage Services (cont'd)

An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Environmental Services

21. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
22. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
23. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
24. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives_to_Ohio_Invasive_Plant_Species.pdf
25. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Division of Transportation

No comments or concerns.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

26. The proposed new buildings will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.

Plan Commission

27. Pursuant to TMC§1103.1010(C), all PUD's shall be platted according to the Subdivision Rules & Regulations for the City of Toledo. **Final Plat shall be submitted for review with a separate lettered lot delineating the consolidated common open space.**
28. A Zone Change from RS9 Single Dwelling Residential to RS6 Single Dwelling Residential shall be obtained for the entire site in order to allow for the proposed density.
29. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
30. Sidewalks must be built to City specifications along North Holland-Sylvania Road and the north side of Gulliver Lane. Sidewalks or other approved pedestrian walkways must be provided to link nonresidential areas with residential areas, both inside and outside the PUD. **The proposed 4' concrete sidewalk and stone walking path to access the north and western edges are acceptable as depicted on the revised site plan.**
31. Per TMC§1103.1007(C), no more than forty percent (40%) of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway and parking area pavement. **Acceptable as depicted revised site plan.**
32. Per TMC§1103.1007(D), a PUD is required to provide fifteen percent (15%) of gross site acreage for usable, accessible and consolidated open space, none of which is part of any required yard or perimeter open space. One-third (1/3) of this consolidated open space area may be used for detention/retention purposes. **Acceptable as depicted on revised site plan.**
33. Approval of the Planned Unit Development (PUD) will lapse after two (2) years, and the site will revert to the original zoning classification prior to the PUD, if construction has not begun, per TMC§1103.1014.
34. The landowner must establish an agency for the ownership and maintenance of common open spaces where such are to be retained in private ownership.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

35. Telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened; **TMC§1103.1007. H.**
36. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities.
37. Minor adjustments to the Site Plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
38. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

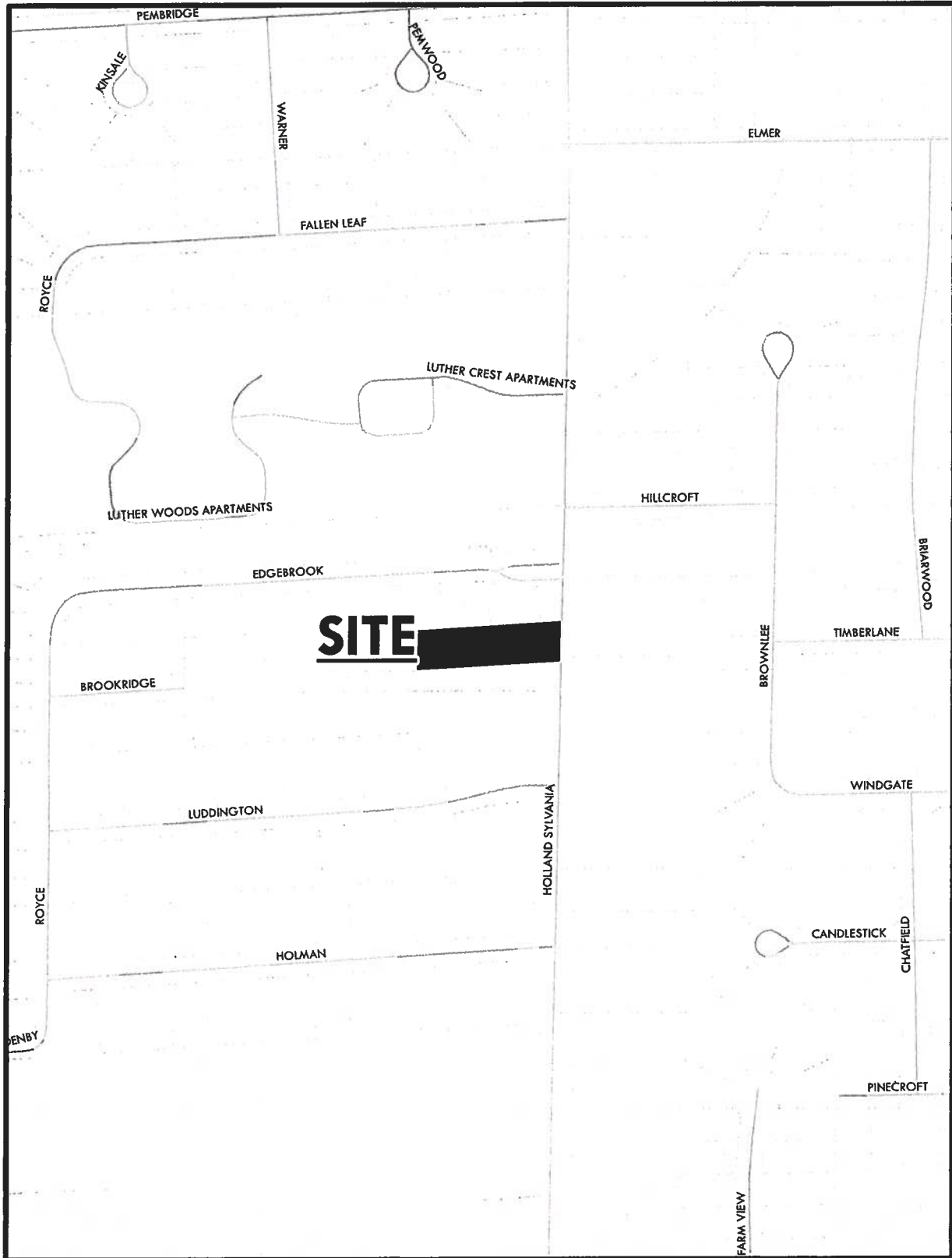
NH

Four (4) sketches follow

Cc: David Schmitt, Applicant
George Oravec, Engineer
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

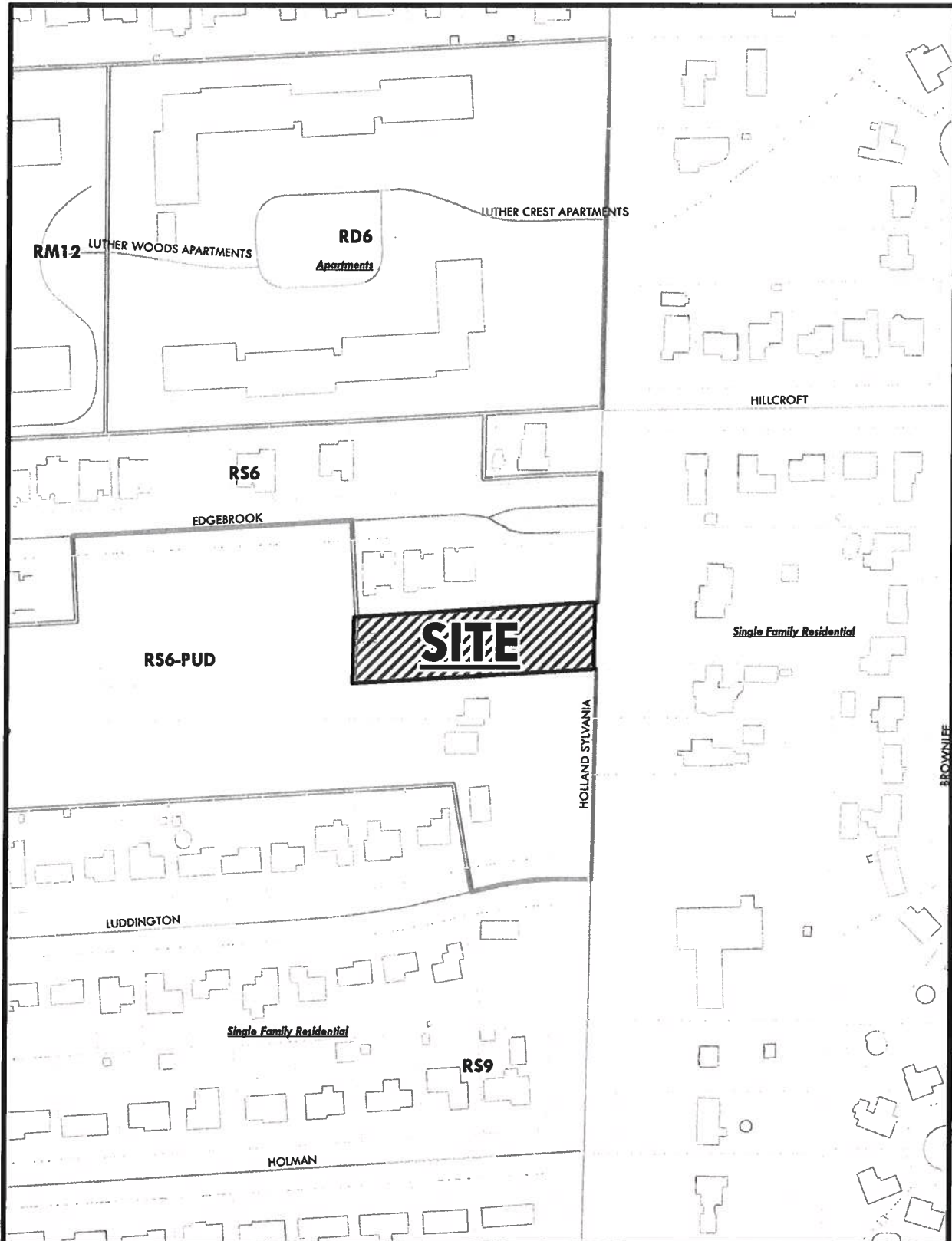
General Location

PUD-10008-20
Z-10009-20



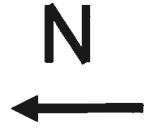
Zoning & Land Use

PUD-10008-20
Z-10009-20

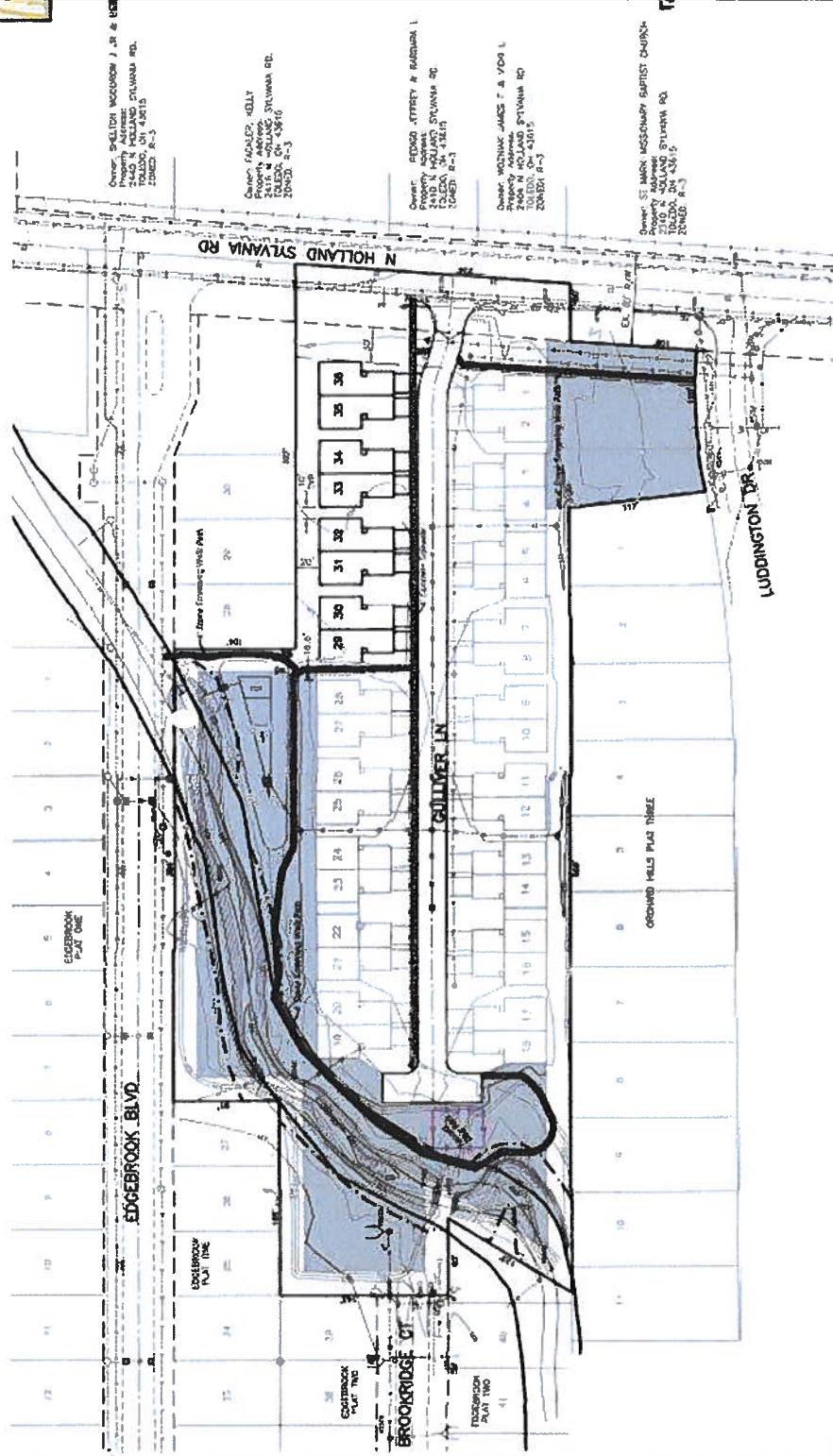


Site Plan

PUD-10008-20
Z-10009-20

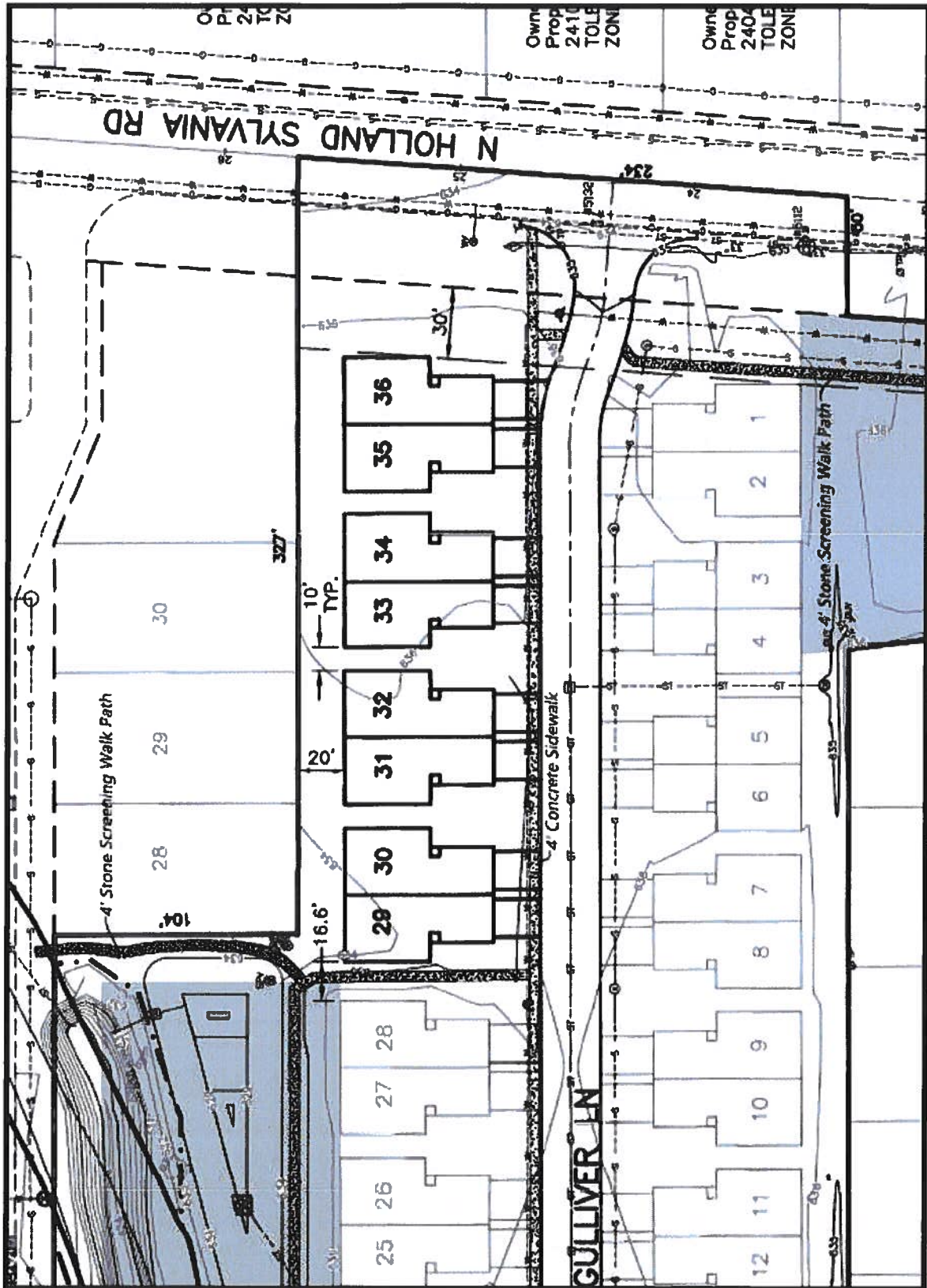


PRELIMINARY SITE PLAN
OF
Brookridge Place Condominiums
A PLANNED UNIT DEVELOPMENT
CITY OF TOLEDO, LUCAS COUNTY, OHIO



Site Plan - Detail

PUD-10008-20
Z-10009-20





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 26, 2021

REF: Z-10009-20 &

PUD-10008-20

PLANNER: Hirsch

NOTICE OF PUBLIC HEARING

on

Date: Thursday, March 11, 2021

Request: Zone change from RS9 to RS6

Location: 2417 N Holland Sylvania

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, March 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attende" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/82797725260?pwd=QS9oM3pGNGFVb2lrSWZXaVE1ZW5UUT09>

Passcode: 682523

Or Telephone:

Dial:

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

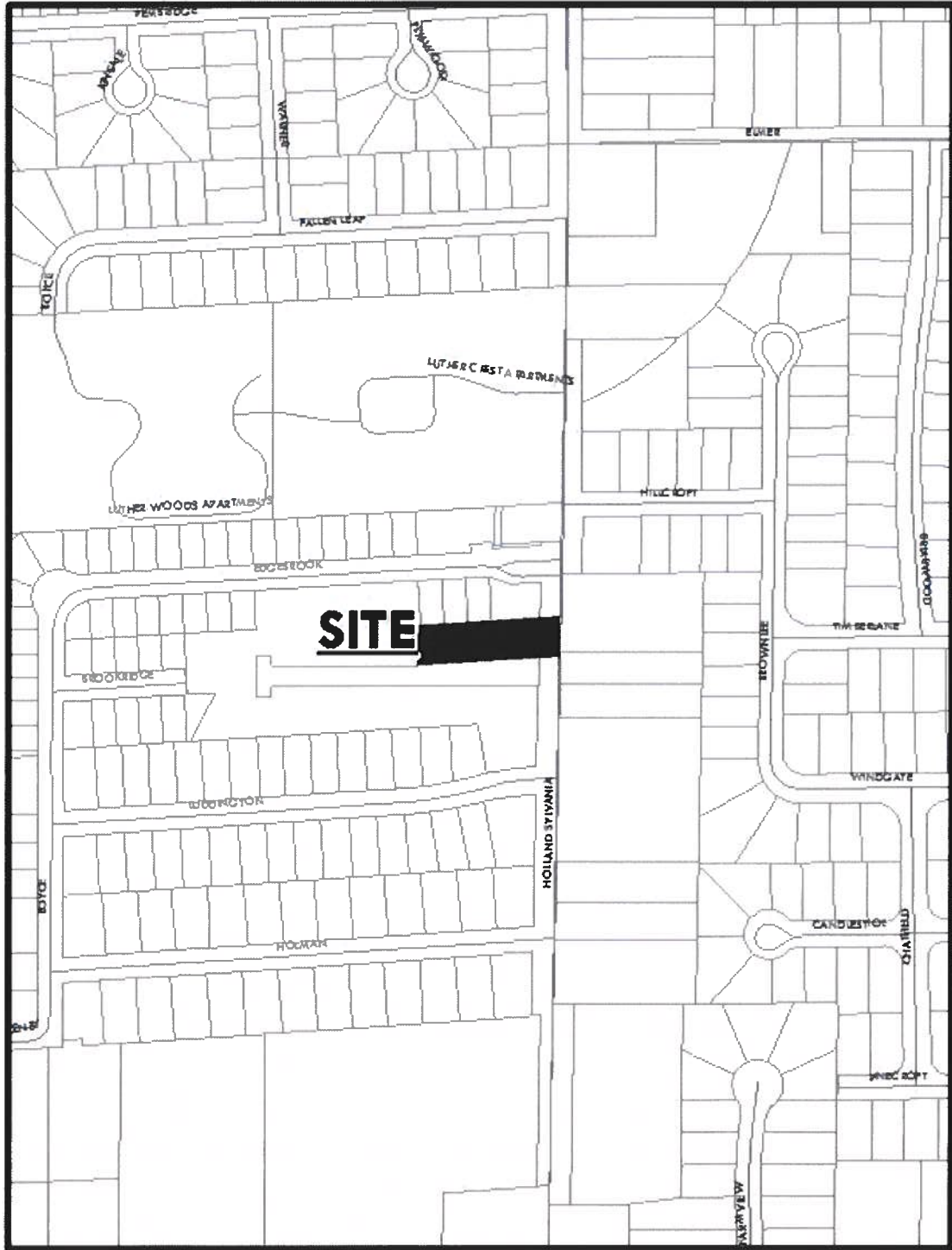
Conference code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at nancy.hirsch@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

General Location

Z-10009-20



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: February 26, 2021
Ref: Z-10009-20

NOTICE OF PUBLIC HEARING

Wednesday, April 14, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, April 14, 2021 at 4:00 p.m., will consider the following request:

Zone change from RS9 to RS6 at 2417 N Holland Sylvania

When: April 14, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84767280845?pwd=MURmc0hVSG83Y3V2b2FKbDRra1g3UT09>

Passcode: 253123

Or Telephone:

Dial:
USA 602 333 2017
USA 8882045987 (US Toll Free)
Conference code: 623767

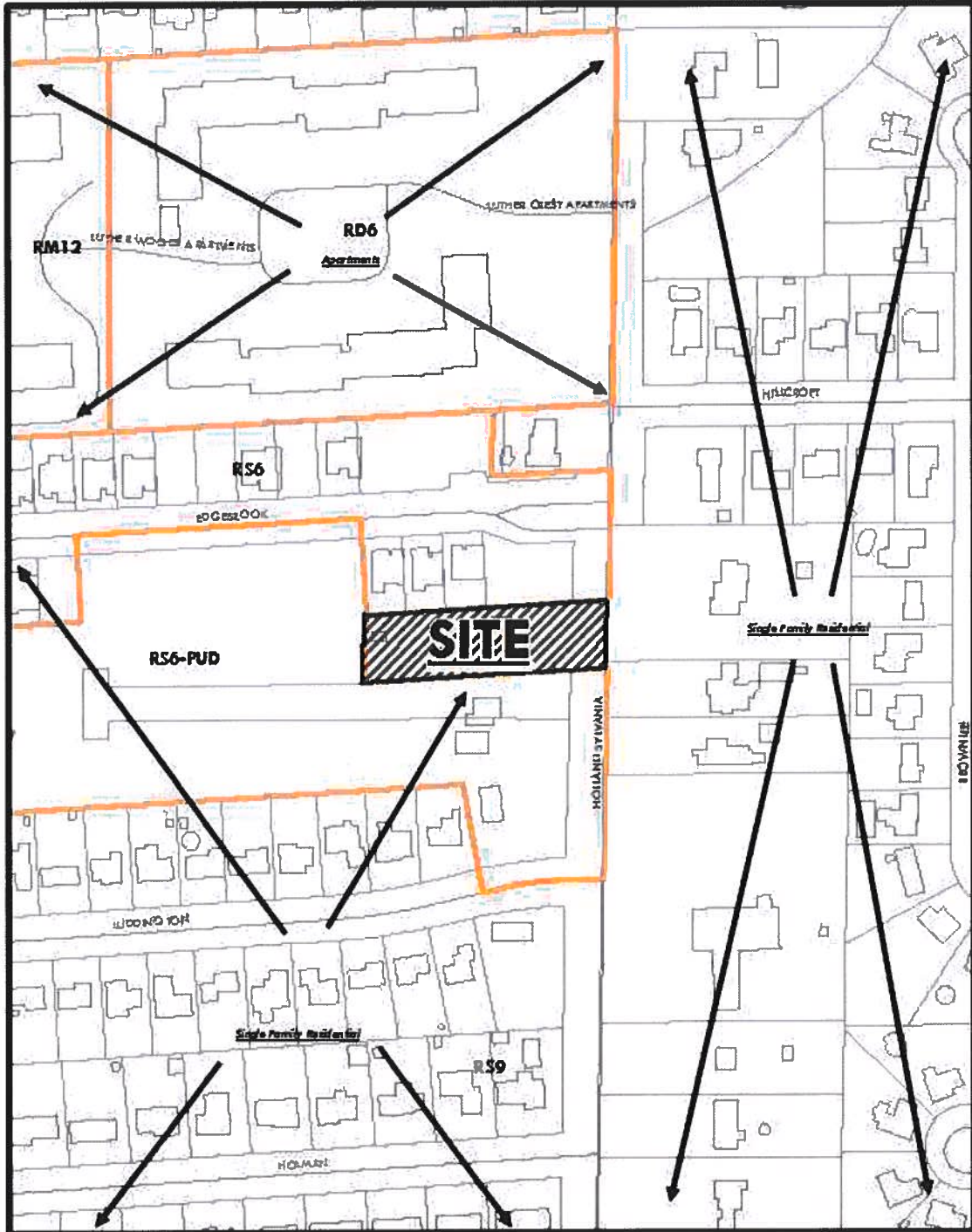
Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

Land Use & Zoning

Z-10009-20

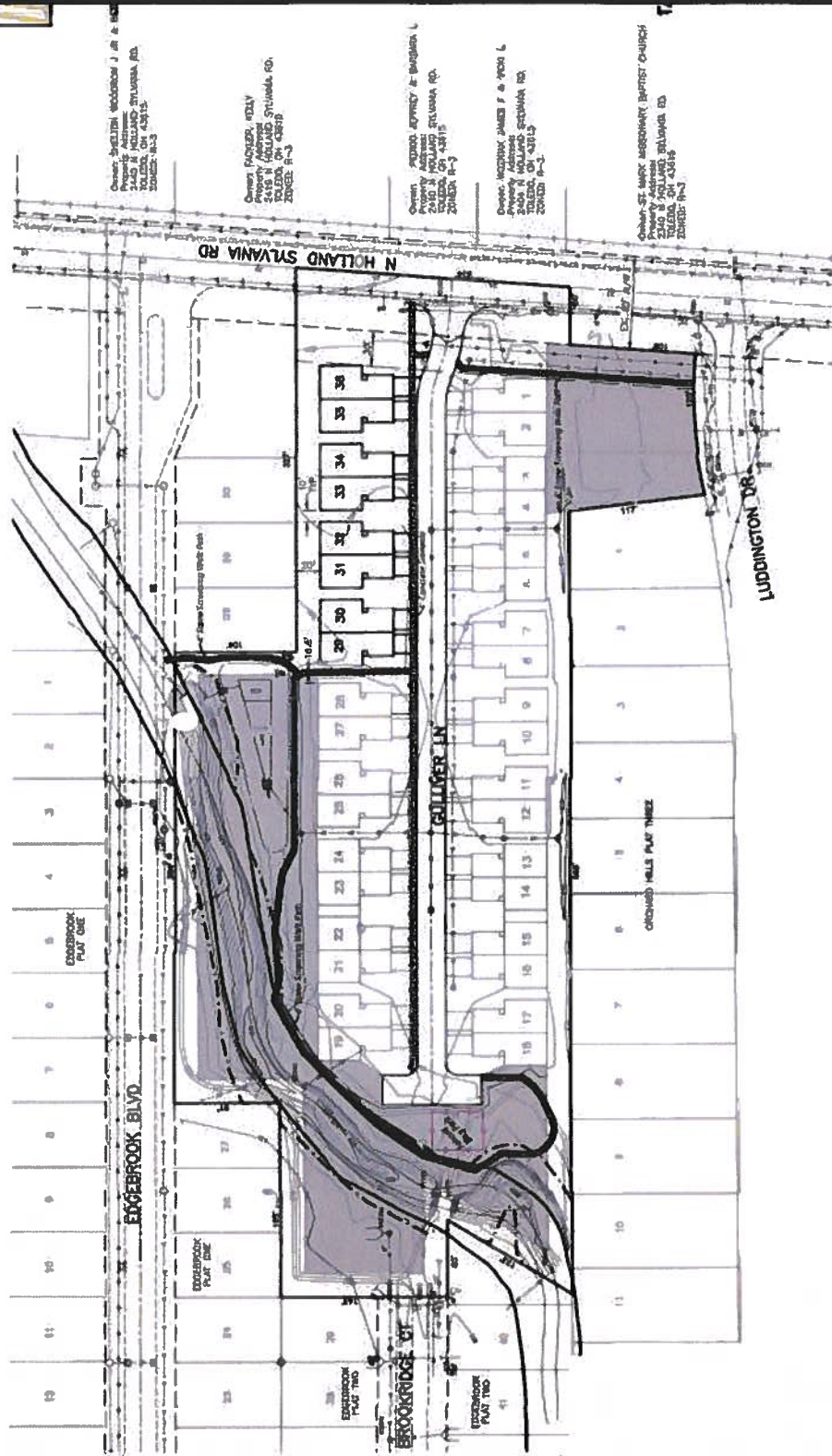


Site Plan

PUD-10008-20
Z-10009-20

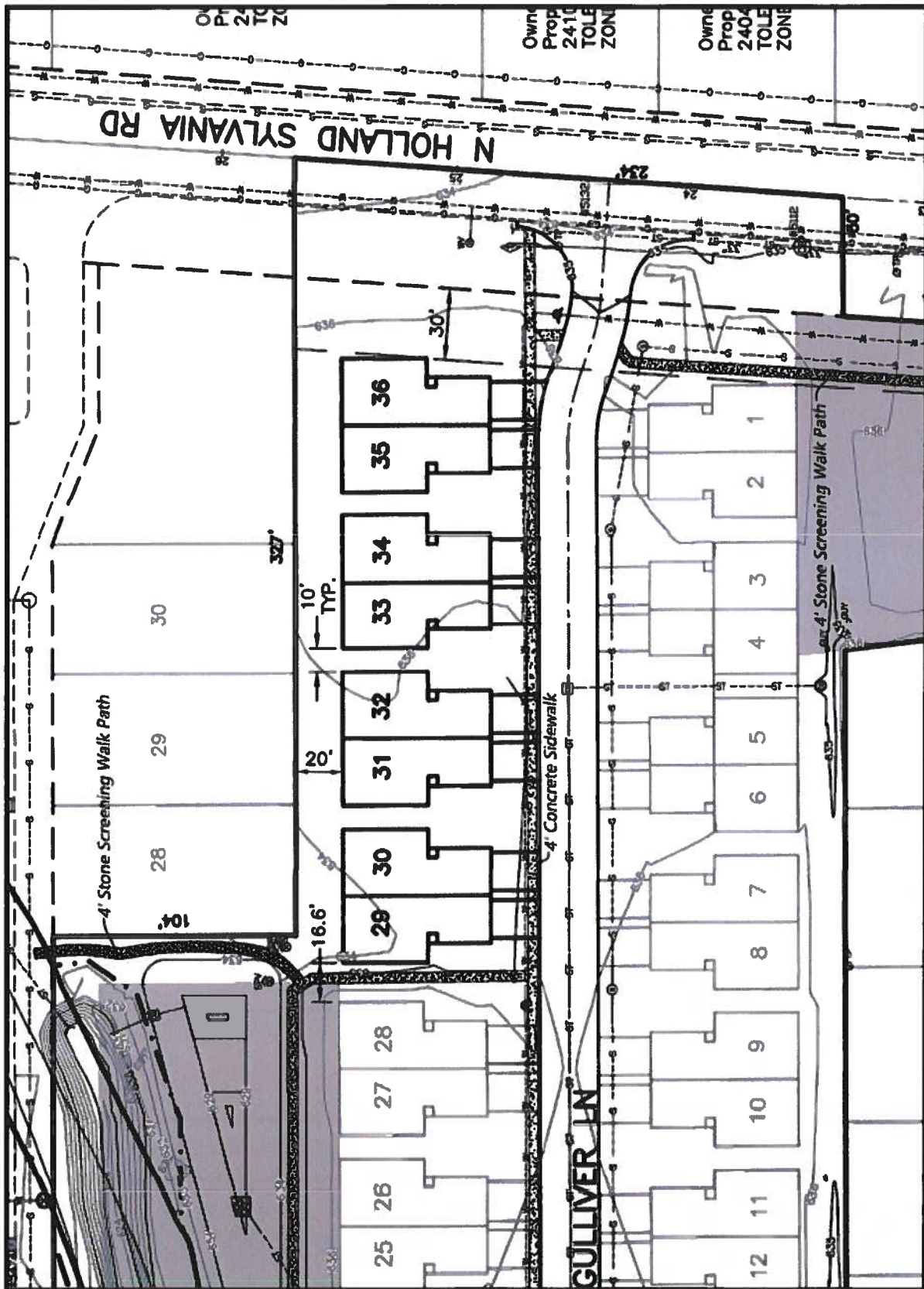
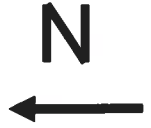


PRELIMINARY SITE PLAN
OF
Brookridge Place Condominiums
A PLANNED UNIT DEVELOPMENT
CITY OF TOLEDO, LUCAS COUNTY, OHIO



Site Plan - Detail

PUD-10008-20
Z-10009-20



MAILING MAP

Z-10009-20
PUD-1008-20



owner	mailing address 1	mailing address 2
ALLEN PATRICIA	6016 BROOKRIDGE CT	TOLEDO OH 43615 2523
ANDERSON LILLIE	5966 EDGEBROOK BLVD	TOLEDO OH 43615 5000
ARVANITIS MICHAEL JAMES	627 HAWTHORNE WAY	HUNTINGTON WV 25701 4801
AVERY CECILE A	5914 LUDDINGTON DR	TOLEDO OH 43615 2612
BAEHREN DEBORAH L	6044 EDGEBROOK BLVD	TOLEDO OH 43615
BAKER EUGENE L & LAURA A	6018 LUDDINGTON ST	TOLEDO OH 43615
BEUMEL PATRICIA K	721 SHADOW LN	TOLEDO OH 43615
BEUMEL NICHOLAS J & PATRICA K	6032 BROOKRIDGE CT	TOLEDO OH 43615 2523
BIRT WINDA	5920 LUDDINGTON DR	TOLEDO OH 43615 2612
BRANCH FRANCIS JOSEPH II & MARY ELIZABETH	6030 LUDDINGTON DR	TOLEDO OH 43615
BRESSLER BARRY L & RUTH ANN	5960 EDGEBROOK BLVD	TOLEDO OH 43615 5000
BRITTON TRACEY A	6015 EDGEBROOK BLVD	TOLEDO OH 43615 5004
BURNS CHRISTOPHER T	5970 LUDDINGTON DR	TOLEDO OH 43615
CAMPBELL JANNIFERE	2407 ROYCE RD	TOLEDO OH 43615 2517
CORRELL KEVIN J & SUE A	6022 EDGEBROOK BLVD	TOLEDO OH 43615
DELANCEY NANCY J	6012 LUDDINGTON	TOLEDO OH 43615
DELAND MATTHEW	6011 LUDDINGTON DR	TOLEDO OH 43615 2613
DEMBOWSKI MICHAEL & PATRICIA A	5972 EDGEBROOK	TOLEDO OH 43615
DESKO CHRISTOPHER J	6025 LUDDINGTON DR	TOLEDO OH 43615 2613
DUNCAN CLYDE L & PATRICIA M	2367 ROYCE RD	TOLEDO OH 43615 2522
DURFEY GAIL A	5931 LUDDINGTON	TOLEDO OH 43615
EASTERLY ALBERT & ALETHA	2401 ROYCE RD	TOLEDO OH 43615
EBERFLUS JOANNE	6032 EDGEBROOK BLVD	TOLEDO OH 43615 5003
EDGEBROOK DEVELOPMENT COMPANY, LLC	5135 S MAIN ST	SYLVANIA OH 43560
EDGEBROOK HOMEOWNERS' ASSOCIATION INC	1911 INDIANWOOD CIR STE B	MAUMEE OH 43537
ELLIS RICHARD T & CARIE S	5958 LUDDINGTON DR	TOLEDO OH 43615 2612
ERSKINE DONNETTA	6019 EDGEBROOK BLVD	TOLEDO OH 43615 5004
ERTLE JANE S TRUSTEE	6037 BROOKRIDGE CT	TOLEDO OH 43615 2524
FACKLER KELLY	2416 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
FLOWERS BARBARA J	6031 EDGEBROOK BLVD	TOLEDO OH 43615 5004
FLOWERS GINA A	6003 EDGEBROOK BLVD	TOLEDO OH 43615 5004
FREDERICKS CHAD M	5952 LUDDINGTON	TOLEDO OH 43615
GARY ARMAND J & AISHA	5913 LUDDINGTON DR	TOLEDO OH 43615

GECKLER JAYSON & ROSEMARY	1219 EAST GATE DR	VENICE FL 34292
GRATOP JEANNE G	6025 EDGEBROOK BLVD	TOLEDO OH 43615 5004
HENNING G D & D J	6019 LUDDINGTON	TOLEDO OH 43615
HILL ROBERT M	6027 BROOKRIDGE CT	TOLEDO OH 43615 2524
HORVATH JOSEPH PATRICK	5940 LUDDINGTON	TOLEDO OH 43615
IVASHKEVICH IVAN & IRYNA	6028 BROOKRIDGE CT	TOLEDO OH 43615 2523
JARZYNSKI MARY ANN	6010 EDGEBROOK BLVD	TOLEDO OH 43615 5003
JEFFRIES SHARON LYNN	5921 EDGEBROOK BLVD	TOLEDO OH 43615 5001
JONES MAJOR & BETTY J	5915 EDGEBROOK BLVD	TOLEDO OH 43615 5001
KERSTETTER CARL	5932 EDGEBROOK BLVD	TOLEDO OH 43615 5000
KRANTZ DOUGLAS	2336 ROYCE RD	TOLEDO OH 43615 2644
KYLE MARK R	5923 LUDDINGTON	TOLEDO OH 43615
LetT-DAVIS DEANNA	6004 LUDDINGTON	TOLEDO OH 43615
LOWE TIFFANY S & BROOKE N	2451 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
LUCIUS PATRICIA	5950 EDGEBROOK BLVD	TOLEDO OH 43615
MARCINIAK J N & C J	5937 LUDDINGTON ST	TOLEDO OH 43615
MARKWOOD ARLENE K TRUSTEE	2423 ROYCE RD	TOLEDO OH 43615 2517
MARTAUS HELEN M	2427 ROYCE RD	TOLEDO OH 43615 2517
MHS INVESTMENTS LLC	P.O. BOX 352854	TOLEDO OH 43635
MILLER DIANA M	5946 LUDDINGTON	TOLEDO OH 43615
MOSKOWITZ STEVEN J & SUSAN G	2419 ROYCE RD	TOLEDO OH 43615
MOUCH GERALDINE M	6022 BROOKRIDGE CT	TOLEDO OH 43615 2523
MURAWA GRETCHEN M	6038 BROOKRIDGE CT	TOLEDO OH 43615
MURPHY KELLY	5932 LUDDINGTON ST	TOLEDO OH 43615
O'CONNELL SALLY J	2209 BONNIE LN	FINDLAY OH 45840
OHEARN JAMES L & AMANDA A	5971 LUDDINGTON DR	TOLEDO OH 43615
PADGETT COLLIN	5845 HILLCROFT DR	TOLEDO OH 43615 2736
PEDIGO JEFFREY & BARBARA L	2410 N HOLLAND SYLVANIA RD	TOLEDO OH 43615 2610
RASEY RANDY L	6031 BROOKRIDGE CT	TOLEDO OH 43615 2524
ROSINSKI LINDA	2230 ROSEMAR RD	TOLEDO OH 43611
SAVAGE JOHN F	6040 EDGEBROOK BLVD	TOLEDO OH 43615 5003
SHAFFER NELSON E & BARBARA J	5943 LUDDINGTON DR	TOLEDO OH 43615 2611
SHELTON WOODROW J JR & BETH	2440 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
SLOAN JUDITH C	6016 EDGEBROOK BLVD	TOLEDO OH 43615 5003

SOTO ROBERT P & AMANDA S	6024 LUDDINGTON DR	TOLEDO OH 43615 2614
SSB ENTERPRISES LLC	4303 EAGLEHURST RD	SYLVANIA OH 43560
ST MARK MISSIONARY BAPTIST CHURCH	2340 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
STRUBLE JAMES P & LAURA J	5969 EDGEBROOK BLVD	TOLEDO OH 43615 5002
TEMPLE PAUL L & SHEILA	5925 EDGEBROOK BLVD	TOLEDO OH 43615 5001
THOMA KARL B	2325 N CRISSEY RD	SYLVANIA OH 43560
THOMAS KATHERINE Y	5919 LUDDINGTON DR	TOLEDO OH 43615 2611
VIOLA ARLEEN M & RONALD E	5944 EDGEBROOK BLVD	TOLEDO OH 43615
WALDOCK DANIEL	2413 ROYCE RD	TOLEDO OH 43615 2517
WESLEY GARY L. & CAROLYN S.	5964 LUDDINGTON DR	TOLEDO OH 43615 2612
WHITAKER ANDREW J	5851 HILLCROFT	TOLEDO OH 43615
WILLIAMS GARY	6015 BROOKRIDGE CT	TOLEDO OH 43615
WILLIAMS KEITH S & KATHERINE S	5951 LUDDINGTON	TOLEDO OH 43615
WILLIAMS LAURA	6005 LUDDINGTON DR	TOLEDO OH 43615 2613
WILLIAMS SHERON J	5963 LUDDINGTON	TOLEDO OH 43615
WOZNIAK JAMES F & VICKI L	2404 N HOLLAND SYLVANIA RD	TOLEDO OH 43615 2610
YETIS OYA E	6021 BROOKRIDGE CT	TOLEDO OH 43615 2524
ZABLOCKI SHIRLEY A	5938 EDGEBROOK BLVD	TOLEDO OH 43615 5000
ZUBRICKY JAMES R III	5957 LUDDINGTON ST	TOLEDO OH 43615

P U B L I C H E A R I N G

CASE NO. Z-10009-20 + PUD-10008-20

REQUEST: Zone change from RS9 to RS6 at N Holland Sylvania
Amendment to Planned Unit Development Ord.549-17.

APPLICANT: NAME David Schmitt

ADDRESS 5135 S Main St

Sylvania, OH 43560

DATE: December 3, 2020 *March 11, 2021*

TIME: 2:00 p.m.

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, Ohio

FOR FURTHER INFORMATION, CONTACT

The Toledo-Lucas County Plan Commissions

Phone: (419) 245-1200

FAX: (419) 936-3730

Handwritten initials

CITY OF TOLEDO SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo City Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk (or edge of public street).** Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 02.23.21 11-17-2020 to 09.28.21 1-15-2021.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

(Applicant or Agent)

(Date)

(Print Name and/or Organization)

(Telephone No.)

I issued 1 signs for this application

02.08.21
11-12-2020
(Date)

Nancy Hirsch
(Staff Member)