

REVISED
GENERAL INFORMATION

Subject

- Request - Zone Change from C-2 General Commercial to R-4 High Density Residential Planned Unit Development (PUD)
- Location - 9640 Sylvania-Metamora Road
- Applicant/Owner - Otterbein Sunset Village
Jeff Kmet
3855 Lower Market Street, Suite 300
Lebanon, Ohio 45036

Site Description

- Zoning - C-2 General Commercial
- Area - ±5.3 Acres
- Frontage - ± 303 Feet along Sylvania-Metamora Road
- Existing Use - Vacant land

Area Description

- North - Sunset Retirement Community / R-4 High Density Residential PUD
- South - Single-family Residential / R-2 Medium Density Residential
- East - Single-family Residential / A-3 Agriculture
- West - Single-family Residential / Richfield Township A/R Agriculture and Residential

Parcel History

- Z20-C763 - Conditional use for assisted living facility. Planning Commission recommended approval with conditions October 28,1999. Township Board of Zoning Appeals approved December 13,1999.
- SPR20-10-00 - Site Plan Review at 9640 Sylvania Metamora Road, Staff recommended approval with conditions June 16, 2000.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z20-C967 - Zone change from A-3 Agricultural to R-3 PUD Residential Planned Unit Development (Approved on 11/19/14).
- T-102-14 - Lot split for the north side of Sylvania Metamora Road, 547 East of Centerline of Allen Road (Approved and deed stamped on 5/21/15).

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 C-2 General Commercial to R-4 High Density Residential with a Planned Unit Development for the Sunset Retirement Community campus located at 9640 Sylvania-Metamora Road. The applicant is requesting the zone change for 5.3 acres to facilitate the next phase of construction for eleven (11) duplexes totaling twenty-two (22) units for senior living at the south west corner of the property. The existing uses at the site include a rehabilitation center, club house, sixteen (16) duplexes, and a residential care facility. Adjacent land uses include residential uses to the north, south, east and west side.

LAYOUT

The existing development is accessed via two (2) connections, the main entrance is located on Sylvania Metamora Road and the second access is located on Allen Road. The proposed plan shows a private drive that ties into the existing circulation within the campus. The southwestern portion of the property is vacant land. Parking for each the duplex will be provided with individual drives leading to garages with no additional parking shown on the site plan. A landscape plan will be submitted to the township during the construction phase.

STAFF ANALYSIS (cont'd)

DENSITY

The previously developed portion is zoned R-4 High Density Residential PUD. The R-4 High Residential zoning is necessary in order to construct duplexes as part of the senior living campus. The PUD is included to limit the overall density of the project to levels consistent with nearby development. Duplexes and apartments are the only part of this project that counts towards density. Section 401 of the Planned Unit Development identifies the maximum density of the R-4 PUD District as 8.7 units per gross acre. The proposed eleven (11) units on 5.74 acres has a density of 3.83 units per acre and the overall site density of 3.91 units per acre on the 73.41 acres.

OPEN SPACE & COVERAGE

The plan provides open space and coverage calculations for this project. A maximum of 40% of the site shall be devoted to coverage by buildings, structures, streets, driveways, or parking. For the subject site, coverage is compliant at 40% of the total acreage for the 5.7-acre lot. A minimum of 15% of the land is dedicated to usable, accessible, and consolidated open space. Open space is compliant at 55% of the total acreage for the 5.7-acre lot. In addition, the developed portion of the site offers walking trails and ponds for outdoor space.

LAND USE PLAN

The 2018 Sylvania Township Land Use Plan identifies the subject site in the Pacesetter Area as being predominantly built-out single-family subdivisions. This area includes Pacesetter Park, Centennial Terrace and Quarry, small-scale commercial and mixed-use development along Centennial Road and some undeveloped acreage along Sylvania-Metamora Road. The Land Use Plan identifies this parcel as Low/Medium Density Residential with corresponding districts A-3, R-A, and R-2. The units per acre for the project is consistent with the land use plan recommendation. The project is bound by the plan and any major changes would require re-approval through the zone change process.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1081, a Zone Change from C-2 General Commercial to R-4 High Density Residential Planned Unit Development (PUD) for the property located at 9640 Sylvania-Metamora Road to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with surrounding Land Uses, and
2. The proposed Zone Change is anticipated to not have adverse impacts on surrounding properties.

PLAN COMMISSION RECOMMENDATION

The Lucas County Planning Commission further recommends approval Z20-C1081, C-2 General Commercial to R-4 High Density Residential Planned Unit Development (PUD) located at 9640 Sylvania-Metamora Road, subject to the following **eight (8)** 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 Building Regulations

No comment or objections.

Lucas County Engineer

- 1. The applicant is required to acquire all necessary permits from the County Engineer's Office, utilizing LCEXpress.**
- 2. The site submittals through LCEXpress shall include the Site Plan Transmittal Memo, a completed LCEO Commercial/Industrial Site Plan Checklist, Site Plan, Drainage Report (including calculations), and the SWPPP.**
- 3. Detailed site reviews will be completed by the LCEO once all required items are submitted through LCEXpress.**
- 4. The site plan and design submittals shall follow the Lucas County Engineer's Office Design, Construction, and Surveying Standards, February 2024 and the Design Resources.**

Lucas County Sanitary Engineer

No comments or objections.

Lucas County Health Department

No comments or objections.

Sylvania Township Fire Rescue

No comments or objections.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

5. All conditions from the original PUD application Z20-C967 shall apply.
6. Changes or alterations that affect the overall acreage, substantially alter the open space or building envelope(s) shall require Sylvania Township Board of Trustees review and may be administrative in nature. ***Sec 407.***
7. Cross access, utility and parking easements shall remain, and parking between the lots will be maintained.
8. A landscape plan shall be submitted to the township during the construction phase. ***Sec. 1301***

MLM
Four (4) sketches follow

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1081
DATE: August 27, 2025
TIME: 9:00 a.m.