

**REVISED**

**GENERAL INFORMATION**

Subject

- Request - Zone Change from A-3 Agriculture to R-4 High Density Residential
- Location - 9125 and 9251 W. Central Avenue
- Owner - Northwest Ohio Properties LTD  
1701 Woodlands Drive  
Maumee, OH 43537
- Agent - Feller, Finch and Associate  
1683 Woodlands Dr.  
Maumee, OH 43537

Site Description

- Zoning - A-3 Agriculture
- Area - ± 30 40 Acres
- Frontage - ±1200 Feet along Central Avenue and ± 1350 Feet along N. Crissey Road
- Existing Use - Vacant land
- Overlay - Central Avenue Overlay

Area Description

- North - Farmland / A-3 Agriculture
- South - Secor Metropark / A-3 Agriculture
- East - Vacant land and Single-family Residential uses / A-3 Agriculture
- West - Secor Metropark / A-3 Agriculture

Parcel History

Nothing on file at the Plan Commissions office.

**GENERAL INFORMATION (cont'd)**

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 R-4 High Density Residential for the properties located at 9125 and 9251 W. Central Avenue. The subject site is 30 acres in size and is zoned Agriculture. Adjacent land uses include farmland to the north, vacant land and single-family residential uses to the east and the Secor Metropark is located to the south and west side of the subject site.

The applicant is requesting the Zone Change for a multi-family development. The development will be constructed into two phases if the zone change request is approved by the township trustees. The development will be designed around the natural topography of the site and the number of units will be ten (10) to fifteen (15) units per acre with green space. The site is also located in the Central Avenue Overlay and the proposed multi-family development is a permitted use.

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 are not limited to professional offices, two-family and multi-family uses at densities from ten to fifteen units per acre, small businesses and personal services. Typically, all uses are inside buildings that do not exceed 10,000 square feet in size.

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 R-4 High Density Residential.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1089, a Zone Change from Zone Change from A-3 Agriculture to R-4 High Density Residential District for the property located at 9125 and 9251 W. Central Avenue to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

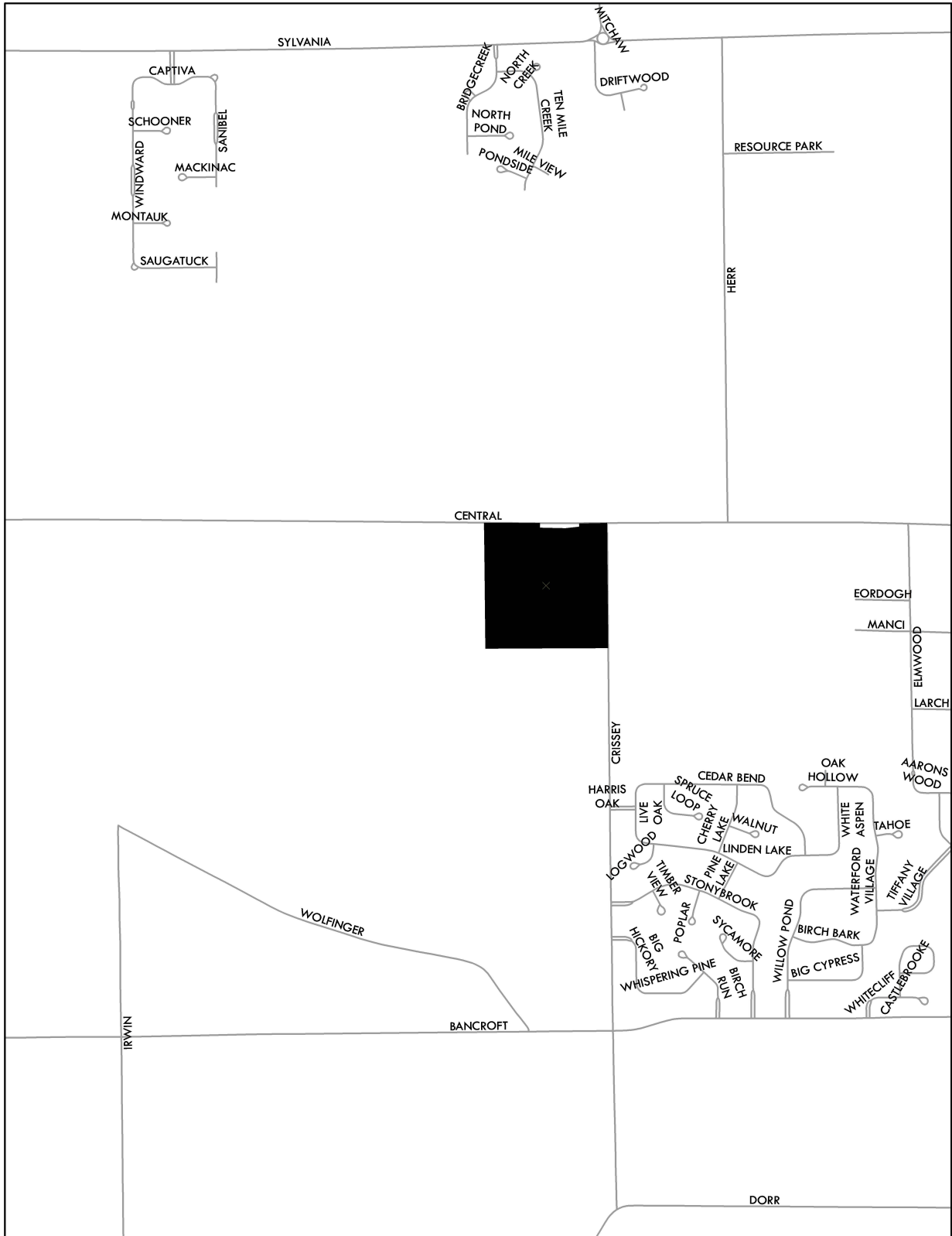
1. The request is compatible with surrounding Land Uses,
2. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties; and
3. The Zone Change request is consistent with the 2018 Sylvania Township Land Use Plan which recommends transitional uses for this area.

MLM  
Three (3) sketches follow

ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C1089  
DATE: October 22, 2025  
TIME: 9:00 a.m.

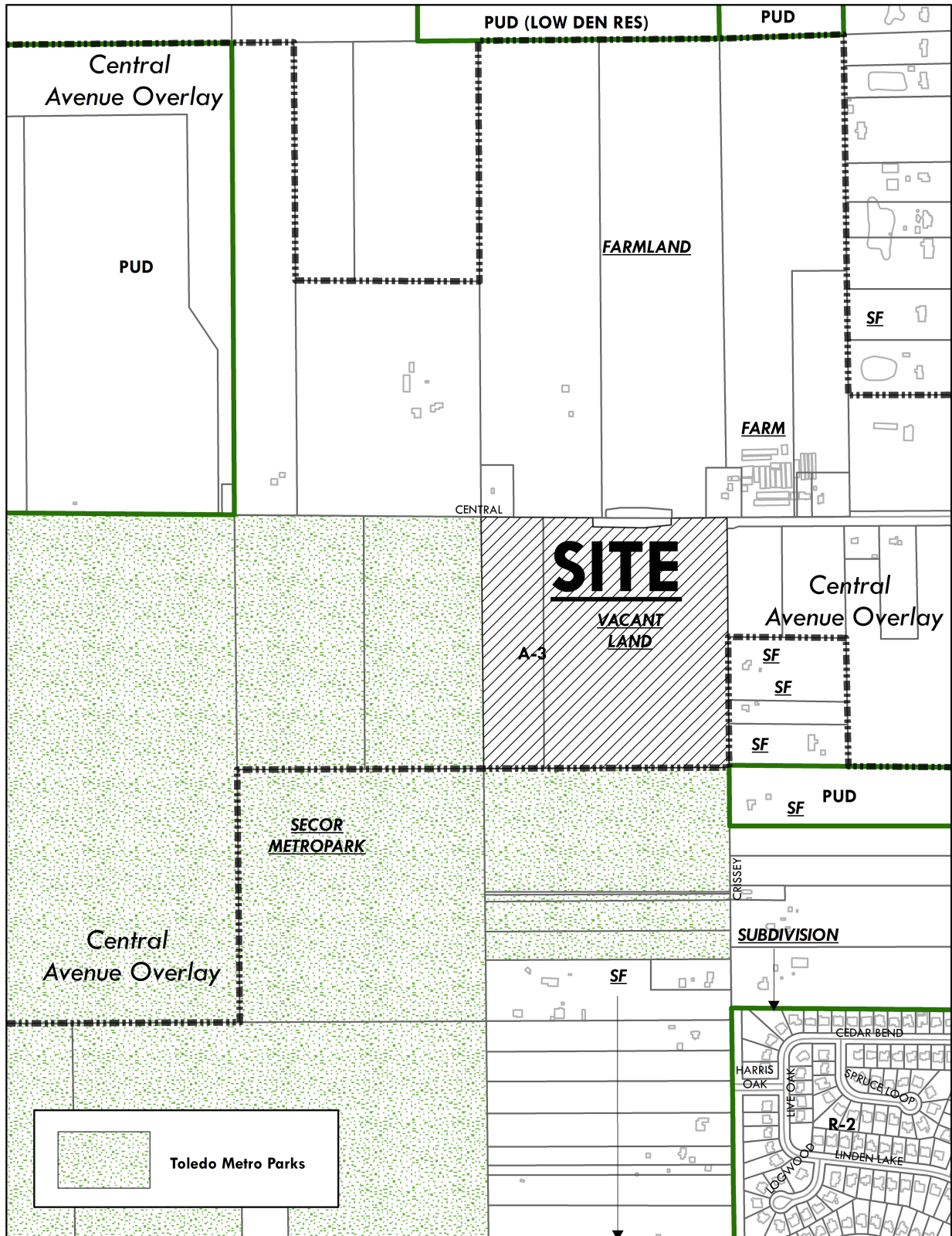
# GENERAL LOCATION

Z20-C1089



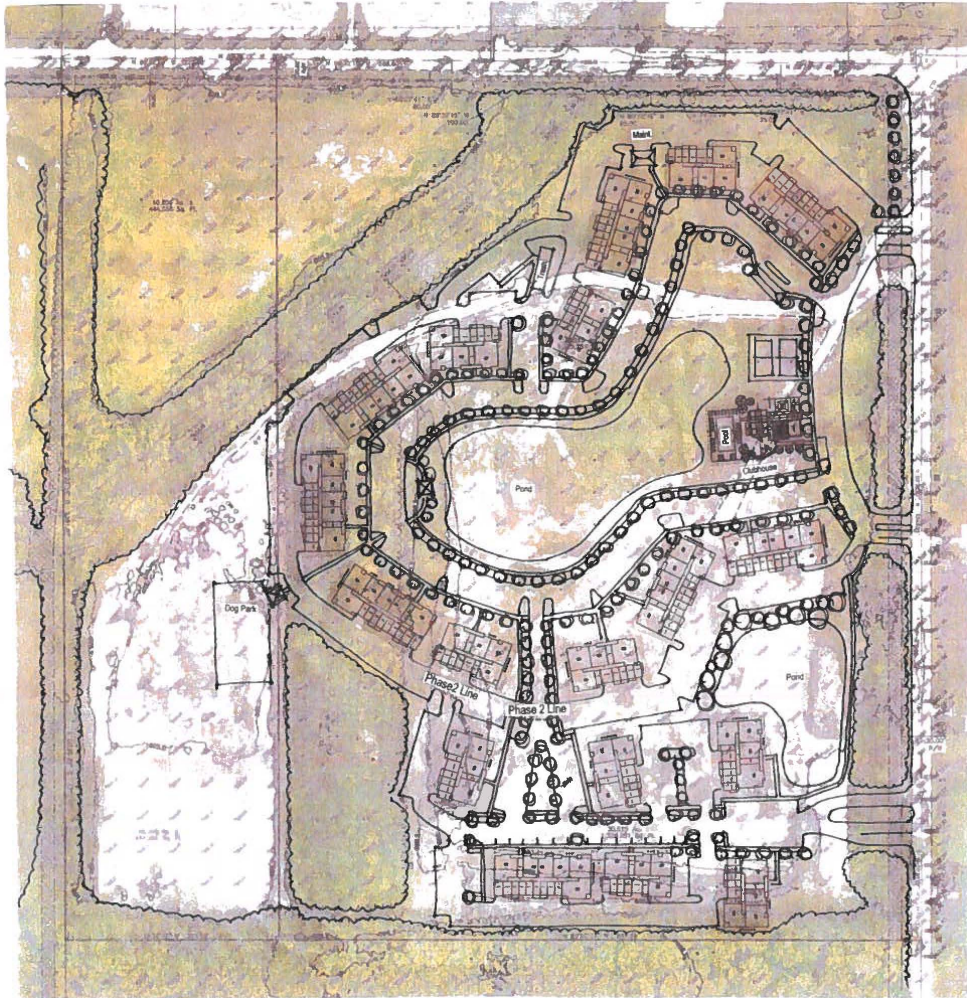
# ZONING & LAND USE

Z20-C1089



# SITE PLAN

Z20-C1089



Illustrative Site Plan

Scale 1"= 100'-0"

Data:

248 Flats Phase 1 + 106 Flats Phase 2 = 354 Flats Total

Parking at 2.1 parking ratio

weaver sherman design  
architects and land planners

Crissey and Central Site

