

GENERAL INFORMATION

Subject

- Request - Zone Change from M-3 Heavy Industrial to S-1 Special
- Location - 8180 W Sylvania Avenue
- Applicant - Sylvania Township
4927 N Holland-Sylvania Road
Sylvania, OH 43560

Site Description

- Zoning - M-3 Heavy Industrial
- Area - ± 2.434 Acres
- Frontage - ± 200 Feet along Sylvania Avenue
- Existing Use - Concrete Plant

Area Description

- North - Stone Quarry / M-3 Heavy Industrial
- South - Heavy Industrial / M-3 Heavy Industrial
- East - Undeveloped / M-3 Heavy Industrial
- West - Fire Station & Stone Quarry / M-3 Heavy Industrial

Parcel History

No Parcel History on File.

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 for a Zone Change from M-3 Heavy Industrial to S-1 Special for a portion of the property located at 8180 W Sylvania Avenue. The portion of the site is 2.434 acres and was the former location of a concrete plant. The Township is requesting the Zone Change to construct a four (4)-story fire-training tower, training residence and an apparatus maintenance and training facility. Adjacent land uses include a stone quarry to the north, heavy industrial uses to the south, Township Fire Station #4 and stone quarry operations to the west and an undeveloped parcel to the east.

The property is located approximately 1,000 feet east of the Centennial Road/Sylvania Avenue roundabout. This area is dominated by quarry operations and heavy industrial uses with the City of Sylvania located east of the property approximately ¼ mile. A mixture of residential and commercial uses become present in the City of Sylvania. This Zone Change would be classified as a “downzoning”. By downzoning the property, less intense uses would be permitted on the property. No new access to Sylvania Avenue is anticipated, as the frontage along the public right-of-way will not change.

The 2018 Sylvania Township Land Use Plan identifies this area for industrial uses. However, the contiguous parcel to the south that contains the fire station is identified as public and institutional. The land use plan further identifies the corresponding zoning district of the fire station as public and institutional. The public and institutional designation has a corresponding zoning classification of S-1. Furthermore, the intent of the public and institutional designation includes schools, large church campuses, community facilities, township facilities and government buildings. Although the Township is proposing to modify the zoning of the proposed site to S-1, the fire-training facility is consistent with an industrial uses and the intent of the land use plan.

Based on the property’s location, proposed use and the sites 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 M-3 Heavy Industrial to S-1 Special.

PLAN COMMISSION RECOMMENDATION

The Lucas County Planning Commission recommends approval of Z20-C1058, a Zone Change from M-3 Heavy Industrial to S-1 Special for property located at 8180 W Sylvania 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 Industrial and Public uses for this area.

REF: Z20-C1058. . . January 25, 2023

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1058
DATE: January 25, 2023
TIME: 9:00 a.m.

BH
Two (2) sketches follow