

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Zone Change from PUD Planned Unit Development to R-A Low Density Residential |
| Location | - | 2445 Wilford Drive |
| Applicant | - | Westgate Chapel
Pastor Dave Johnson
2500 Wilford Drive
Toledo, OH 43615 |

Site Description

- | | | |
|--------------|---|--------------------------------|
| Zoning | - | PUD Planned Unit Development |
| Area | - | ± 4.95 Acres |
| Frontage | - | ± 335 Feet along Wilford Drive |
| Existing Use | - | Undeveloped |

Area Description

- | | | |
|-------|---|--|
| North | - | Single Family Dwelling / A-4 Rural Residential |
| South | - | Single Family Dwelling / A-4 Rural Residential |
| East | - | Church / A-4 Rural Residential |
| West | - | Attached Villas / R-2 PUD Planned Unit Development |

Parcel History

- | | | |
|----------|---|--|
| Z20-C847 | - | Zone Change from A-4 Rural Residential to PUD (PC Recommended approval 10/22/03, Trustees approved 12/18/03) |
|----------|---|--|

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 PUD Planned Unit Development to R-A Low Density Residential for the property located at 2445 Wilford Drive. The site is 4.95 acres in size and approved in 2003 as a PUD to allow for the construction of three (3) duplexes to serve as housing for church parishioners. The site is currently undeveloped and the applicant is requesting the Zone Change to market the property for sale as a single-family lot. Adjacent land uses include single-family dwellings to the north and south, a church to the east and attached villas to the west.

Smith Ditch and Hill Ditch intersect on the property which results in the majority of the property being located within the FEMA designated flood plain, with the northern portion being located in the floodway. Under the current FEMA standards, the use of fill to raise the site for the construction of a dwelling would be permitted in the floodplain with proper permits being obtained from the Lucas County Engineers office.

The 2018 Sylvania Township Land Use Plan identifies this area for Low to Medium Density Residential uses. The land use plan further identifies the corresponding zoning district as A-3, A-4, R-A, R-1 and R-2. The intent of Neighborhood Mixed uses designation is primarily for Single-family and related uses (schools, churches, parks, etc.) with densities that generally range from one (1) unit per acre to six (6) units per acre.

Based on the property's location, current use 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 PUD Planned Unit Development to R-A Low Density Residential.

PLAN COMMISSION RECOMMENDATION

The Lucas County Planning Commission recommends approval of Z20-C1060, a Zone Change from PUD Planned Unit Development to R-A Low Density Residential for property located at 2445 Wilford Drive, 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 Low to Medium Density Residential uses for this area.

REF: Z20-C1060. . . January 25, 2023

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1060
DATE: January 25, 2023
TIME: 9:00 a.m.

BH
Two (2) sketches follow