

## GENERAL INFORMATION

### Subject

Request	-	Preliminary Drawing for Kott's Crossing
Location	-	South of Dorr Street, west of I-475, Springfield Township
Applicant	-	Kott Enterprises, LTD Mike Kott 6505 W. Bancroft Street Toledo, OH 43615
Engineer	-	Lewandowski Engineers, LLC 234 N. Erie Street Toledo, OH 43604

### Site Description

Zoning	-	C-2 General Commercial District
Area	-	± 6.7604 Acres
Frontage	-	± 130 Feet along Dorr Street
Existing Use	-	Vacant Land

### Area Description

North	-	Apartment complex / R-3 Multi Family Residential District
South	-	Single Family Residential / RA-4 Residential District
East	-	Apartment complex / R-3 Multi Family Residential District
West	-	Small commercial businesses and self-storage units / C-2 General Commercial and RA-3 Multi Family Residential District

### Parcel History

Z19-C652	-	Zone change from R-A Suburban Residential and C-2 General Commercial to C-2 General Commercial (Plan Commission approved 2/28/18, Township Trustees approved on 4/2/18)
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**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

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|------------|---|--|
| Z19-C654   | - | Text Amendment adding Section 17.6 Dorr Street Interchange Overlay District (Plan Commission approved 4/25/18, Township Trustees approved 11/5/18) |
| S-30-19    | - | Preliminary drawing of Springfield Commons South (Plan Commission approved 12/18/19)   |
| T-99-22    | - | Lot split for 1.7 acres (Admin approved on 11/29/23)   |
| SPR19-2-23 | - | New gas station for 6633 Dorr St (Admin approved 7/19/23)  |

Applicable Plans and Regulations

Springfield Township Zoning Resolution  
Springfield Township Comprehensive Land Use Plan 2020  
Lucas County Subdivision Rules and Regulations Lucas County  
Land Use Policy Plan (within the “expansion zone”)

**STAFF ANALYSIS**

The request is a preliminary drawing for Kott’s Crossing. The proposed development is zoned C-2 General Commercial District, and is situated on 6.76 acres of land located at South of Dorr Street, west of I-475, Springfield Township. The property is currently vacant pending the outcome of this preliminary drawing. Adjacent land uses include multi-family residential uses to the north, and east, single-family uses to the south, and small commercial businesses to the west.

The applicant is requesting the Preliminary Drawing for Kott’s Crossing in order to develop the 6.76-acre site into two commercial lots. The drawing shows Lot 1 has 2.38 acres and Lot 2 has 3.0 acres with a proposed road leading to the parcel located on the south side. The applicant owns the adjacent parcels fronting on Nebraska Avenue to the south, and has a Zone Change application pending for C-2 General Commercial in order to develop the Dorr Street Interchange corridor that is parallel to U.S. 23. The combined parcel acreage for the three parcels fronting on Nebraska Avenue is approximately 20 acres.

## **STAFF ANALYSIS (cont'd)**

Staff is requesting that a public sidewalk be installed on the west side of the subdivision, and not the east side in order to provide green space for trees to be planted abutting the residential use located on the east side. The subject site is narrow and abuts the apartment complex that does not have any additional land for creating a landscape buffer against a commercial use. Street trees will be required to be planted and spaced in accordance with the Lucas County Subdivision Rules and Regulations per Section 704 as part of the new development. A list of tree species shall be submitted as part of the final plat.

The Ohio Department of Transportation (ODOT) was contacted, and received a copy of the proposed development that is within 500 feet of the Dorr Street and U.S. 23 interchange. Per Section 5511.01 of the Ohio Revised Code, the Plan Commission must notify ODOT of any preliminary drawing that is located within three-hundred (300) feet of the centerline of a state highway for which changes are proposed, or any land that is proposed to be subdivided that is within a radius of five-hundred (500) feet from the point of intersection of said centerline with any public road or highway.

### **Springfield Township Comprehensive Land Use Plan**

The 2020 Springfield Township Comprehensive Plan recommends this area for mixed use around the interchange area. The preferred land uses listed in the comprehensive plan is coordinated development with a mix of compatible commercial and higher density residential uses with pedestrian connections and community amenities in close proximity to the planned Dorr Street interchange. Planned unit developments are encouraged. The preferred zoning districts include R-3, C-1, C-2 and O/R. The proposed preliminary drawing meets the mixed use with two buildable lots, and is consistent with other developments in the immediate area.

Based on the property's location in conjunction with Dorr Street interchange, the site is consistent with the 2020 Springfield Township Comprehensive Plan and its compatible with the surrounding mixed uses in terms of zoning for the surrounding properties in the area. Staff recommends approval of the Preliminary Drawing.

## **STAFF RECOMMENDATION**

The staff recommends the Lucas County Planning Commission recommend approval of S-2-24, a Preliminary Drawing for Kott's Crossing located south of Dorr Street, west of I-475 in Springfield Township for the following three (3) reasons:

1. The request is compatible with the surrounding mixed uses in terms of zoning.
2. The request is consistent with the Springfield Township Zoning Resolution and Land Use Plan; and
3. The request is consistent with the Lucas County Subdivision Rule and Regulations.

**STAFF RECOMMENDATION (cont'd)**

The staff further recommends that the Lucas County Planning Commission approve S-2-24, a Preliminary Drawing for Kott's Crossing, located south of Dorr Street, west of I-475 in Springfield Township subject to the following **fourteen (14)** 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 Engineer

1. The applicant is required to acquire all necessary permits from the County Engineer's Office, utilizing LCEExpress.
2. The floodway on the parcels must be relocated so that it is not located under the proposed roadway or the proposed roadway must be moved. The applicant is required to get the CLOMR approved by FEMA for all modifications to the existing floodway.
3. 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.
4. A Traffic Analysis will be required to determine the number of trips the parcels will generate and if a Traffic Impact Study will be required.
5. The proposed access to the public street shall follow the requirements of the Lucas County Access Management Regulations.

Tax Map

6. The street name cannot have South in it.

Lucas County Sanitary Engineer

7. Based on the preliminary drawing of Kott's Crossing, located south of Dorr Street, west of I-475, Springfield Township, supplied to our office on February 14, 2024, the preliminary drawing is approved.

Springfield Township Zoning

No comments or concerns with preliminary drawing as submitted.

Springfield Township Fire Rescue

Comments not received at time of print.

**STAFF RECOMMENDATION (cont'd)**

Lucas County Emergency Services 911

8. Directional in street name “South” is incorrect. For streets in this area of Lucas County the dividing line for North and South directional designation is Hill Avenue and only when a road bisects each side. Street name is denied. Request new name is submitted to Lucas County.

Plan Commission

9. The Preliminary Drawing, S-2-24 for Kott’s Crossing, will not be effective until the Zone Change request for the parcels located at 6518, 6552, and 6604 Nebraska Avenue has been approved by the Springfield Township Trustees.
10. In accordance with the Lucas County Subdivision Regulations **Sec. 518.a**, sidewalks shall be constructed on one or both sides of all streets in the subdivision.
11. A plat recitation and deed covenant shall be provided that it is the duty of the developer, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris
12. Per section 704 of the Lucas County Subdivision Regulations, street lighting and street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section.
13. The developer shall submit a design of the Cluster Box Unit’s (CBU’s) n to the Township Zoning Department for review and approval prior to installation. are typically located on common lots and a recitation is encouraged to be placed on all Final Plats to insure the maintenance of the box(s).
14. If construction of any phase of the approved Planned Unit Development begins within three (3) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within three (3) years after the approval is granted, the Planned Unit Development shall be void and the land shall revert to the district regulations in which it is located.

MLM  
Three (3) sketches follow

PRELIMINARY DRAWING  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: S-2-24  
DATE: March 27, 2024  
TIME: 9:00 a.m.