
APPLICATION FOR ZONE CHANGE FOR R-5 PUD TO R-5

SYLVANIA TOWNSHIP

APPLICATION #: Z20 – C1096

APPLICANT: Evergreen Real Estate Group, 566 W. Lake Street, Chicago, IL 60661

OWNER: Central Office Park LTD, Rod Bowe, 6494 Latcha Road, Walbridge, OH 43465

ADDRESS: 7260, 7270, 7300, 7316 and 7334 Crossleigh Court

PARCEL(S): 7972730, 7972731, 7972732, 7972733, and 7972734

ZONING: R-A 5 Multi-Family Residential District with a Planned Unit Development (PUD)

REPORT DATE: June 12, 2026

HEARING DATE: June 24, 2026

STAFF REVIEWER: Molly L. Maguire

Details of Zone Change Request

The applicant is requesting a Zone Change from R-5 Planned Unit Development (PUD) to R-5 located at 7260, 7270, 7300, 7316 and 7334 Crossleigh Court. The Zone Change request removes the PUD requirement and the existing zoning district will remain. The applicant has a companion case, Z20-C1097, for a Conditional Use Permit, to develop a senior living facility at the site.

Parcel History

Z20-C1040 – Zone Change from C-4 to S-1, approved 9/7/21.

Z20-C1041 – Conditional Use Permit for a Community Recreational Building, approved 8/2/21.

Z20-C1051 – Zone Change from S-1 to R-5 PUD, approved 11/1/22.

Z20-C1097 – Conditional Use Permit for Senior Living facility at 7260 and 7270 Crossleigh Court. Pending site plan review at Sylvania Township.

Existing Conditions

The subject site is undeveloped vacant lots located in a platted, commercial and industrial subdivision. Abutting the site is other commercial offices to include limited industrial uses retrofitted into existing structures. Directly to the north of the site is the UT hike and bike trail along with residential properties located in the City of Sylvania.

Proposed Project

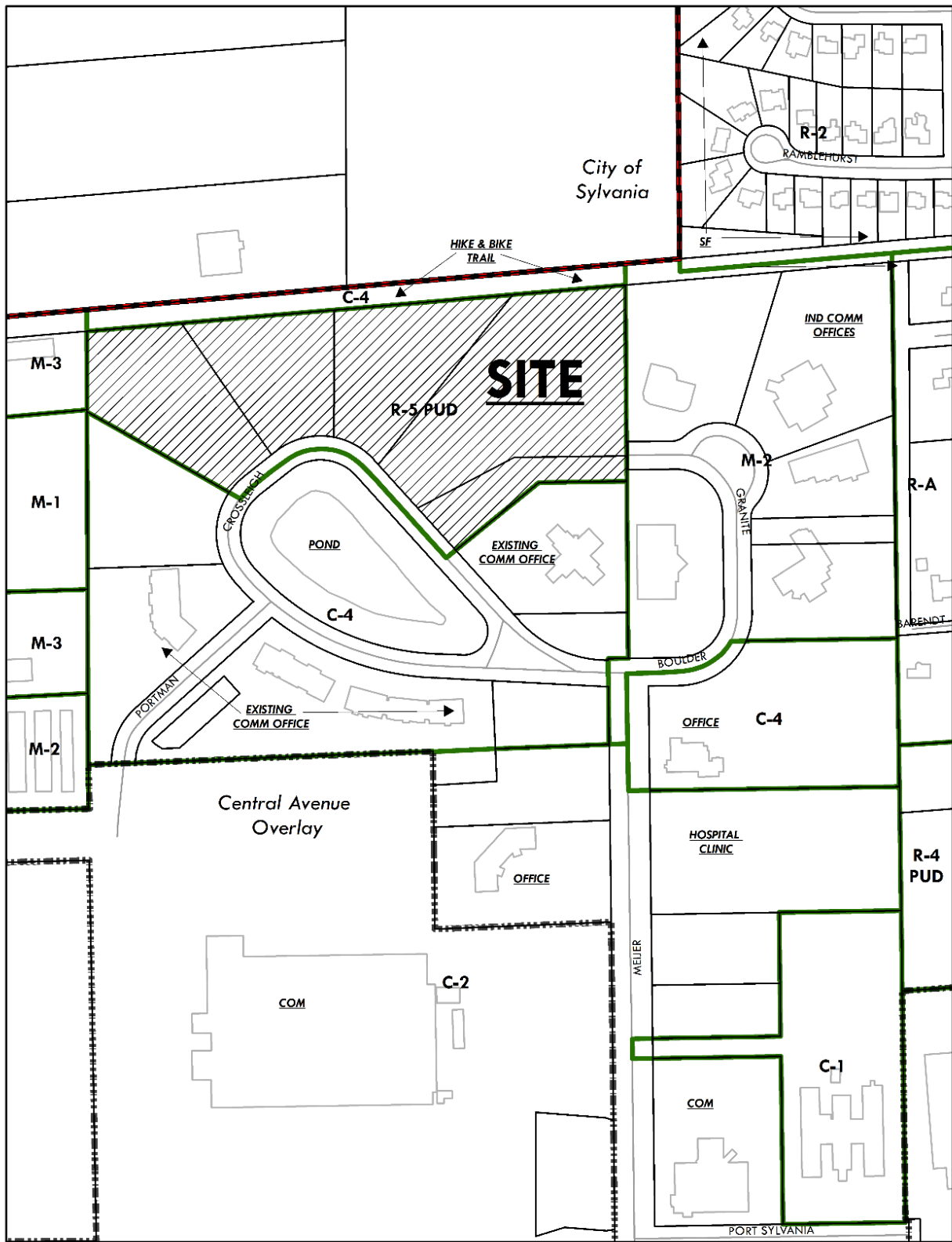
The applicant is proposing the zone change to remove the Planned Unit Development (PUD) from the zoning district. Once approved, the applicant will then be able to develop the property for a senior living facility. Staff is recommending **approval** of the zone change.



Aerial image of the subject property from the Plan Commission.



Street view 5/19/26.



Zoning & Land Use Map of the property. The proposed Zone Change will match the surrounding properties to the north, east, and west side of the subject site.

Analysis

Article 3 – Purpose Statements

R-5 Multi-family Residential

The purpose of the R-5 Residential District is to provide areas for higher density, multi-family, residential development served by public water and sanitary sewer.

Article 7 – Development Standards

R-5 Multi-family Residential District Lot Standards

Main Building

Front setback minimum.:	30 feet
Rear setback minimum.:	30 feet
Side setback minimum:	10 feet
Height maximum:	60 feet
Width Minimum:	None
Area Minimum Square Feet (per unit for residential):	1,400
Area Minimum Square Feet (per unit with garage):	1,600

Township Land Use Plan

The Sylvania Township Future Land Use Plan identifies the subject site as Office Commercial. The Office Commercial designation allows for professional offices, research facilities, and related uses in individual buildings or office park settings. The land use and zoning recommendations for the Central Avenue West / Farmbrook Area states transitional and higher density residential future land use designations for areas abutting the Central Avenue Corridor.

The subject site is located outside of the Central Avenue Overlay District. The zoning for the site allows for a higher density residential development served by public water and sanitary lines, and will complement the office park setting without disrupting the existing commercial and industrial offices located in the business park.

Development Approval Criteria

Article 15 – Zoning Commission, 1504 Basis of Approval

1. Whether the proposed zone change will be compatible in use and appearance with surrounding land use;
2. Whether the proposed zoning can be made accessible through existing roadways without creating unreasonable traffic congestion in the immediate vicinity in the Township; and
3. Whether the proposal will create an unreasonable adverse impact on existing residential and agricultural areas.

Recommendation

Article 15 - 1504 BASIS OF APPROVAL – APPROVE - The Zone Change from R-5 Planned Unit Development (PUD) to R-5 located at 7260, 7270, 7300, 7316 and 7334 Crossleigh Court.

Findings

1. The proposed zone change is compatible in use and appearance with surrounding land use;
2. The proposed zoning can be made accessible through existing roadways without creating unreasonable traffic congestion in the immediate vicinity in the Township; and
3. The proposal will not create an unreasonable adverse impact on existing residential uses to the north.