

REVISED

GENERAL INFORMATION

Subject

- Request - Text Amendment to allow the Truck Terminal / Wash in a portion of the Central Avenue Overlay District
- Location - 8110 W. Central Avenue,
Toledo, OH 43617
Central Avenue Overlay
- Applicants - Monier Deeb
2620 Centennial Road, Suite C
Toledo, OH 43617

Charles Stansley
3793 Silica Road
Sylvania, Ohio 43560

STAFF ANALYSIS

The applicants request the amendment in order to construct and operate a truck wash in the Central Avenue Overlay District in the Sylvania Township Zoning Resolution. The applicants own a truck washing company and the overlay does not allow for this type of use. The text amendment was initiated by the property owner, which is permissible in Sylvania Township.

The applicants own the parcel located at 8110 W. Central Avenue. The site is in the Central Avenue Overlay and is zoned C-2 General Commercial zoning. If this text amendment is approved, the applicants will be able to establish and operate as a truck washing facility at their Central Avenue location after completing a site plan review through the township.

Sylvania Township staff provided a recommendation to the applicant to allow for a truck wash facility ~~from McCord Road to west of King Road and specifically within those boundaries.~~ The applicant supports the townships recommendation and has amended their request to match the townships recommendation.

Staff recommends approval of the amendment to allow for a Truck Terminal / Wash ~~from McCord Road to west of King Road~~ in the Central Avenue Overlay District. An exclusion applies to any parcel east of King Road in the Central Avenue Overlay District. The amendment is shown in EXHIBIT "A."

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of the proposed amendment to the Sylvania Township Zoning Resolution shown in EXHIBIT "A" to the Sylvania Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1077
DATE: September 25, 2024
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"
(Deletions in strike out, additions in bold italics)

ARTICLE 5 – CENTRAL AVENUE OVERLAY

500 PURPOSE

- A. The purpose of the Central Avenue Overlay District is to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering Central Avenue in Sylvania Township.
- B. Central Avenue (US 20, SR 120) is a designated State Highway and a major corridor in Sylvania Township; therefore, it is the further purpose of the Central Avenue Overlay District to protect the function, capacity, and safety of the highway system and to preserve the aesthetic qualities of those adjacent and bordering properties through the promotion of coordinated parcel development in the District.

501 BOUNDARY

- A. The boundaries of the Central Avenue Overlay District are hereby established as shown on the Zoning District Map, which includes those parcels, that front along the right-of-way from McCord Road to the Township line to the west. The District shall include a depth of four hundred (400) feet from the centerline of Central Avenue or the entire depth of the lot, whichever is greater.

502 PERMITTED USES

- A. All Permitted Uses, which are allowed in the specified underlying Zoning District as shown in Article 6, Use Table, are permitted within the Central Avenue Overlay District, except those uses expressly excluded by Section 504.

503 CONDITIONAL USES

- A. All Conditional Uses in the specified underlying Zoning District as shown in Article 6, Use Table, are conditional in the Central Avenue Overlay District, except those uses expressly excluded by Section 504.

EXHIBIT "A"
(Deletions in strike out, additions in bold italics)

504 EXCLUDED USES

- A. The following uses are not permitted within the Central Avenue Overlay District notwithstanding the fact that such uses may be listed as a Permitted Use or Conditional Use in the underlying Zoning District:
1. Salvage Yard.
 2. Kennel.
 3. Self-Storage.
 4. Landfill .
 5. Truck Terminal / Wash. ***(Exclusion applies to east of King Road)***
 6. Dwelling, except Multifamily
 7. Outdoor Sales
 8. Used Automobile Sales, not in conjunction with New Automobile Sales

505 ACCESSORY BUILDINGS, USES

- A. All Accessory Uses in the specified underlying Zoning District as shown in Article 6, Use Table, are Permitted or Conditional in the Central Avenue Overlay District, except those expressly excluded by Section 504.
- B. Detached accessory buildings on any lot shall have the same architectural features on all sides or shall be architecturally compatible with the principle building(s) in which it is associated.