

REVISED

GENERAL INFORMATION

Subject

Request	-	Zone Change from A-3 Agriculture to R-4 High Density Residential
Location	-	9125 and 9251 W. Central Avenue
Owner	-	Northwest Ohio Properties LTD 1701 Woodlands Drive Maumee, OH 43537
Agent	-	Feller, Finch and Associate 1683 Woodlands Dr. Maumee, OH 43537

Site Description

Zoning	-	A-3 Agriculture
Area	-	± 30 40 Acres
Frontage	-	±1200 Feet along Central Avenue and ± 1350 Feet along N. Crissey Road
Existing Use	-	Vacant land
Overlay	-	Central Avenue Overlay

Area Description

North	-	Farmland / A-3 Agriculture
South	-	Secor Metropark / A-3 Agriculture
East	-	Vacant land and Single-family Residential uses / A-3 Agriculture
West	-	Secor Metropark / A-3 Agriculture

Parcel History

Nothing on file at the Plan Commissions office.

GENERAL INFORMATION (cont'd)

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 applicant is requesting a Zone Change from A-3 Agriculture to R-4 High Density Residential for the properties located at 9125 and 9251 W. Central Avenue. The subject site is 30 acres in size and is zoned Agriculture. Adjacent land uses include farmland to the north, vacant land and single-family residential uses to the east and the Secor Metropark is located to the south and west side of the subject site.

The applicant is requesting the Zone Change for a multi-family development. The development will be constructed into two phases if the zone change request is approved by the township trustees. The development will be designed around the natural topography of the site and the number of units will be ten (10) to fifteen (15) units per acre with green space. The site is also located in the Central Avenue Overlay and the proposed multi-family development is a permitted use.

The 2018 Sylvania Township Land Use Plan identifies this area for transitional uses. Transitional uses provide buffers for areas with significant existing or potential commercial expansion in established residential areas. Appropriate transitional uses include but are not limited to professional offices, two-family and multi-family uses at densities from ten to fifteen units per acre, small businesses and personal services. Typically, all uses are inside buildings that do not exceed 10,000 square feet in size.

Based on the property’s location, 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 Zone Change from A-3 Agriculture to R-4 High Density Residential.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1089, a Zone Change from Zone Change from A-3 Agriculture to R-4 High Density Residential District for the property located at 9125 and 9251 W. Central Avenue to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

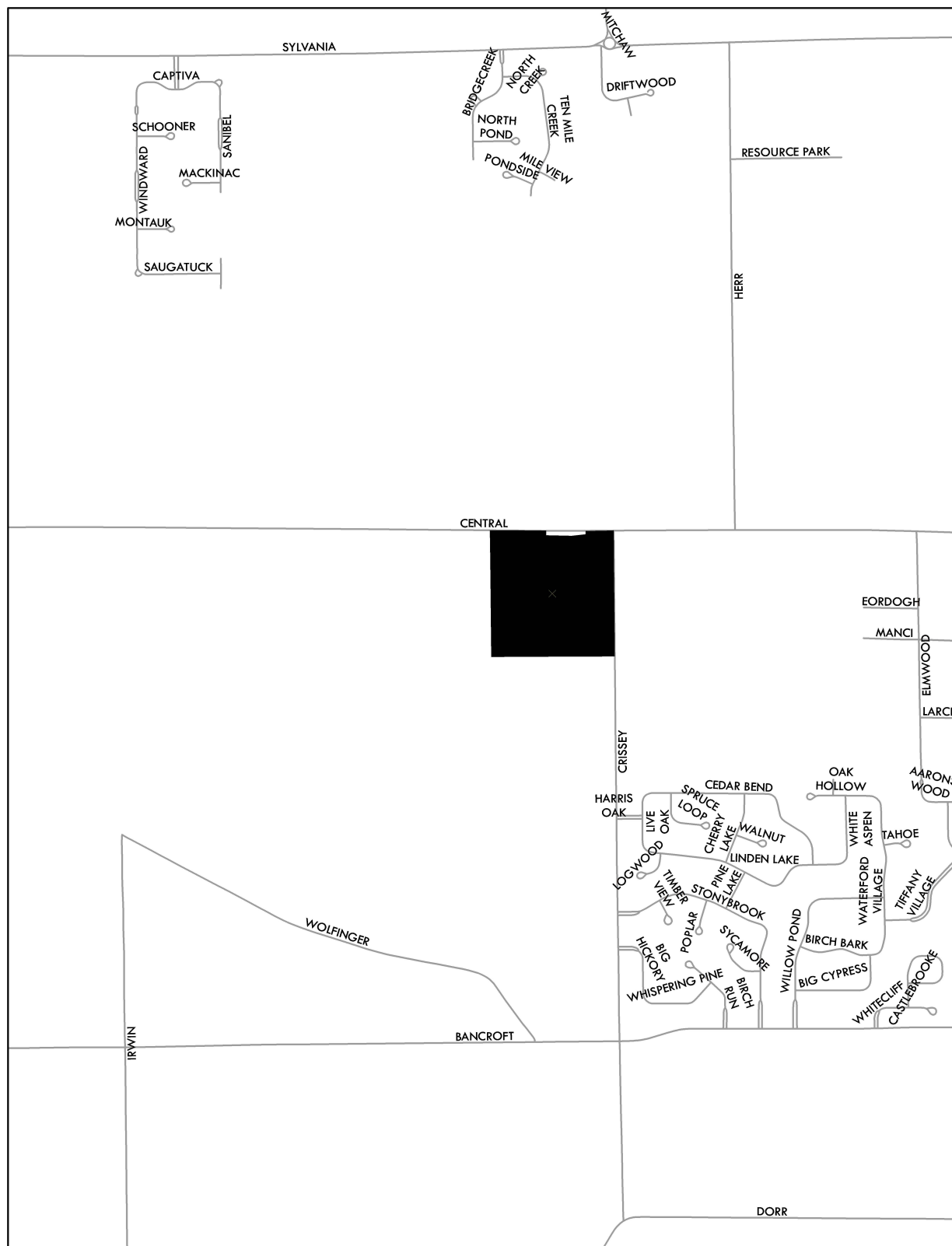
1. The request is compatible with surrounding Land Uses,
2. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties; and
3. The Zone Change request is consistent with the 2018 Sylvania Township Land Use Plan which recommends transitional uses for this area.

MLM
Three (3) sketches follow

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1089
DATE: October 22, 2025
TIME: 9:00 a.m.

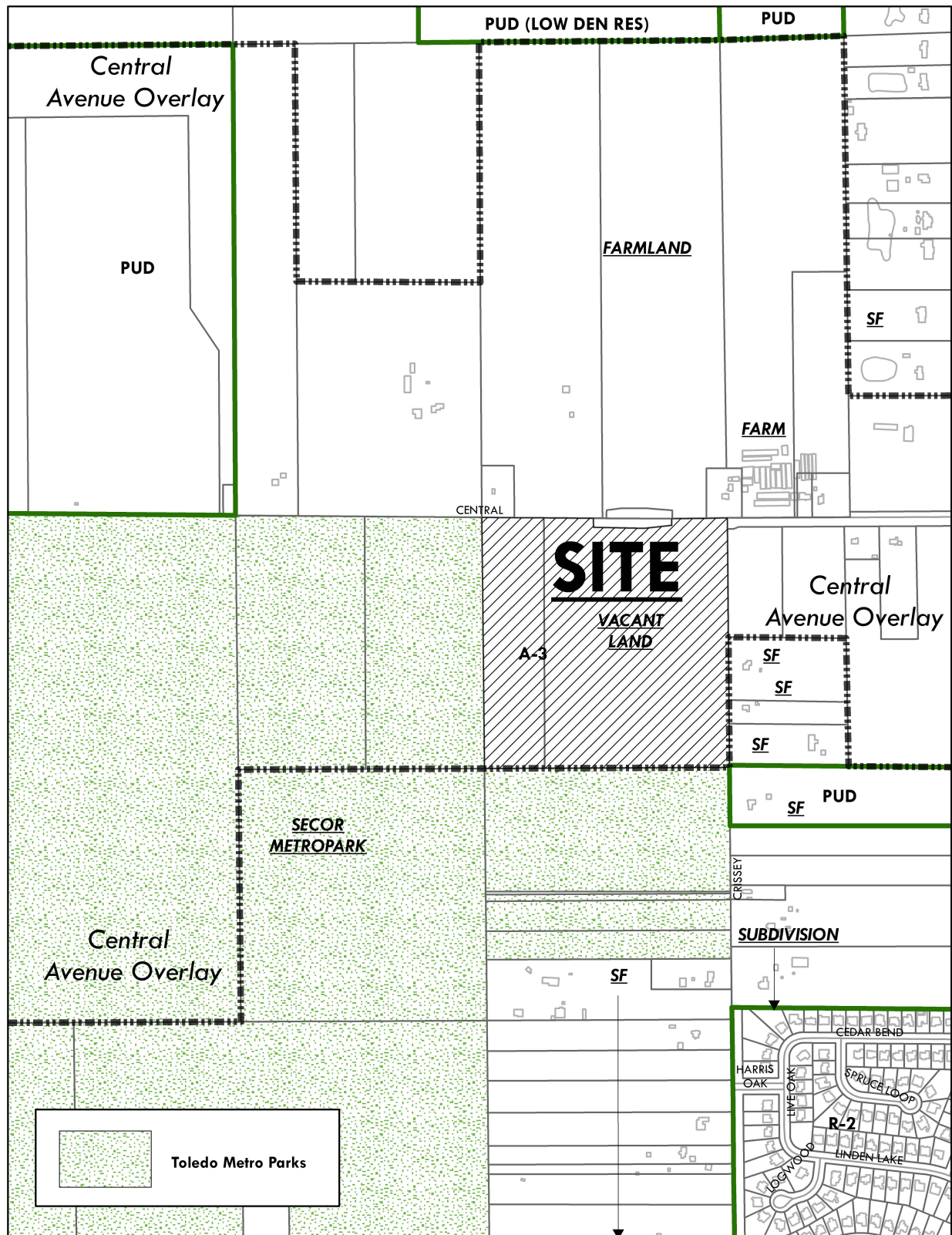
GENERAL LOCATION

Z20-C1089



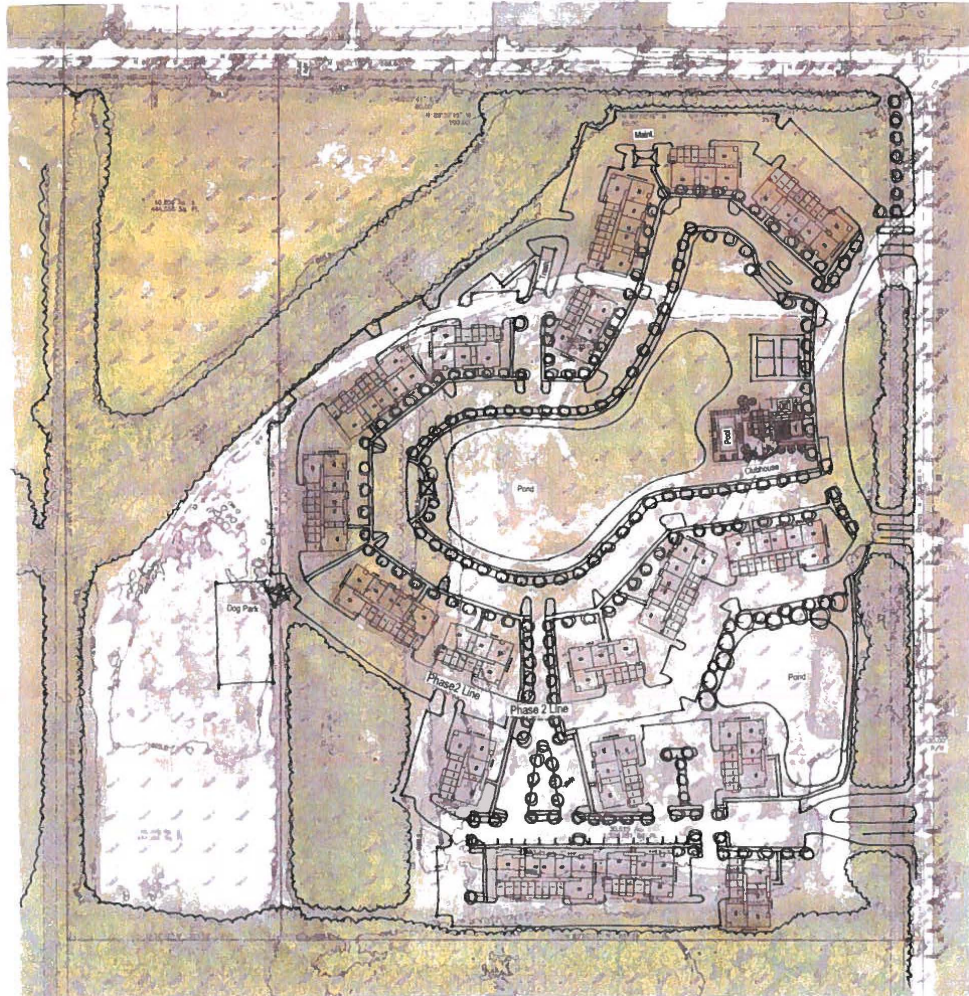
ZONING & LAND USE

Z20-C1089



SITE PLAN

Z20-C1089



Illustrative Site Plan

Scale 1"= 100'-0"

Data:

248 Flats Phase 1 + 106 Flats Phase 2 = 354 Flats Total

Parking at 2:1 parking ratio

weaver sherman design
architects and land planners

Crissey and Central Site

