



## **TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: December 21, 2022  
REF: Z17-C373  
PLANNER: Bill Harbert

TO: Monclova Township Zoning Commission

FROM: Lucas County Planning Commission, Thomas C. Gibbons, Secretary

SUBJECT: **Zone Change from C-2 General Commercial PUD to A/R Agriculture/Residential PUD**

Your referral of a Zone Change from C-2 General Commercial PUD to A/R Agriculture/Residential PUD for the parcel located at 3000 Strayer Road was considered by the Lucas County Planning Commission at its meeting on Wednesday, December 21, 2022.

The Planning Commission recommends that the request be approved.

Respectfully Submitted,

Thomas C. Gibbons  
Secretary

BH/TG

cc: Applicant

Enc. Form 66  
Form 66A  
Staff Report

## GENERAL INFORMATION

### Subject

- |           |   |  |
|-----------|---|--|
| Request   | - | Zone Change from C-2 General Commercial PUD to A/R Agriculture/Residential PUD               |
| Location  | - | 3000 Strayer Road  |
| Owner     | - | Pastor Tony Scott<br>Sylvania Church of God<br>3000 Strayer Road<br>Maumee, OH 43537         |
| Architect | - | Coger/Shambarger Architect, Inc<br>4427 Talmadge Road, Suite H<br>Toledo, OH 43623           |
| Engineer  | - | Greg Feller<br>Feller Finch and Associates, Inc.<br>1683 Woodlands Drive<br>Maumee, OH 43537 |

### Site Description

- |              |   |  |
|--------------|---|--|
| Zoning       | - | C-2 PUD General Commercial<br>Planned Unit Development |
| Area         | - | ± 55.62 Acres  |
| Existing Use | - | Church   |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | Golf Course / A/R Agriculture/Residential   |
| South | - | Church and Single Family Residential /<br>A/R Agriculture/Residential   |
| East  | - | Single Family Subdivision / R-A Suburban<br>Residential & R-1 Single Family Residential<br>Planned Unit Development |
| West  | - | Single Family Subdivision /<br>R-C Suburban Residential   |

## **GENERAL INFORMATION (Cont'd)**

### Parcel History

Z17-C106	-	Zone Change from A-3 and A-4 to C-2 PUD (Plan Commission recommended approval 12/17/87. Township Trustees approved 1/25/88).
S-48-87	-	Preliminary Drawing for Strayer Road Subdivision (PC Approved 1/21/88)

### Applicable Plans and Regulations

Monclova Township Zoning Resolution  
Monclova Township Comprehensive Plan 2021  
Lucas County Subdivision Rules and Regulations  
Lucas County Land Use Policy Plan (within the “expansion zone”)

## **STAFF ANALYSIS**

The request is a Zone Change from C-2 General Commercial PUD to A/R Agriculture/Residential PUD for the site located at 3000 Strayer Road. Surrounding land uses include Brandywine County Club to the north, a church and a single-family dwelling to the south and Single Family Subdivisions to the east and west.

The existing Planned Unit Development that was approved in 1988 for the Sylvania Church of God. The purpose for the Zone Change is to construct a 60,000 square foot, sixty (60) bed memory and assisted care facility to the site. Due to a recent change in the PUD Section of the Monclova Zoning Resolution, the underlying zoning is needed to be modified from C-2 General Commercial to A/R Agriculture/Residential. This will allow all aspects of the property to be identified as allowable uses in the respective zoning district.

When the site was originally developed, a large corporation used the site as their headquarters. In 2005, the property was sold and transitioned into a church. The site currently has a 120,000 square foot church that contains church offices, classrooms, offices, restaurant, coffee shop, children’s ministry wing, youth ministry wing and conference rooms for the congregational use. The proposed assisted living facility will be designed in a similar manner as the existing structures with stone, brick, metal and architectural features dominating the facades.

### *PROPOSED LAYOUT*

The existing church facility has two (2) connections on Strayer Road that leads to two (2) main parking lots and one (1) smaller secondary lot. The proposed assisted living facility will be situated on the rear of the site in the northwest corner of the property. The new development will be located behind the office wing and is not anticipated to be visible from Strayer Road. Directly to the rear of the proposed facility is Swan Creek and associated flood plain that is located on a 14.5 acre residential lot. This residential lot is only developed along Salisbury Road due to the flood plain on the rear portion of the site. The Stillwater Subdivision is located to the southwest of the new memory and assisted care facility. However, Swan Creek and the flood plain provide a significant buffer. As a result, this facility is not anticipated to have adverse impacts on surrounding development based on the location and proximity to natural features.

The site has a total of 338 parking spaces with 78 of the parking spaces located on the northern portion of the site in the area of the proposed assisting living facility. This parking area does provide parking to the office wing of the site. However, the parking requirement for the assisting living facility is thirty-five (35) spaces. This parking area is large enough to service both the office and memory/assisted care sections of the site. The overall parking requirement for the church, office and assisted living facility is 155 spaces. The site currently has 338 spaces. The existing parking layout will not be effected by this development.

### *PUD & OPEN SPACE REQUIREMENTS*

The Monclova Township PUD regulations require that no less than fifteen (15%) percent of the gross site acreage. The preliminary drawing/PUD provides 47.27 acres of open space, comprising eighty-six (86%) percent of the site. The submitted preliminary drawing/PUD did not provide buildings and pavement coverage allotments. However, staff has determined that less than the 40% maximum coverage allotment would be provided. The site is compliant with open space and coverage requirements.

### *LANDSCAPING*

The site is currently landscaped with mature trees evenly spaced across the Strayer Road frontage. Mature landscaping and trees are also present along the rear of the property and throughout the parking areas. The applicant submitted a landscape plan of the area to be disturbed and new canopy trees, evergreens and shrubs will be placed in the area and the applicant is committed to maintaining as much of the the exiting vegetation as possible. The use of retaining walls and entry features are also proposed. Staff has found that the proposed landscaping exceeds landscaping requirements set forth in the Monclova Township Zoning Resolution.

## *LAND USE PLAN*

The 2021 Monclova Township Comprehensive Plan recommends this area for public/institutional uses with all zoning districts acting as a corresponding zoning district subject to additional approvals (conditional uses, PUD, etc.). The Plan is broken down into "Planning Areas" of which this is noted as the "Brandywine/Quarry/Coder" Planning Area. The Brandywine/Quarry/Coder Planning Area identifies higher density residential land uses as a preferred land use if clustered adjacent to neighborhood commercial land uses. Furthermore, modifying the Zoning from C-2 General Commercial to A/R Agriculture/Residential Zoning will be consistent with contiguous zoning to the south and northwest and less intense than all other contiguous residential zoning districts.

## **PLAN COMMISSION RECOMMENDATION**

The Lucas County Planning Commission recommends approval of Z17-C373, a Zone Change from C-2 General Commercial PUD to A/R Agriculture/Residential PUD for the property located at 3000 Strayer Road, for the following two (2) reasons:

1. The request is compatible with the surrounding residential uses in terms of zoning.
2. The request is consistent with the Monclova Township Zoning Resolution and Land Use Plan; and

The Lucas County Planning Commission recommends approval of Z17-C373, a Zone Change from C-2 General Commercial PUD to A/R Agriculture/Residential PUD for the property located at 3000 Strayer Road, subject to the following **twelve (12)** 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 Sanitary Engineer

1. No concerns or objections.

### Lucas County Engineer

2. The applicant is required to acquire all necessary permits from the County Engineer's Office, utilizing LCExpress, prior to the start of construction.
3. A Traffic Analysis will be required to determine the number of trips the new building will generate.

Monclova Township Fire/Rescue

4. The proposed structure negates the required Fire Apparatus Access Road currently servicing the existing structure.
5. This plan does not demonstrate nor reflect, the need for Fire Apparatus Access Road to the proposed structure as required by *OFC Section 503: Fire Apparatus Access Roads*.
6. During construction review, plans must reflect how the current Fire Apparatus Access Road will be adjusted to meet the needs of the current structure. In addition, plans must also reflect how compliance will be met with *OFC Section 503* for the proposed structure.
7. In addition to the above, this bureau has concerns of the location of said proposed building as it relates to the flood plain in that area.
8. This bureau may have further comments and requirements in accordance with the Ohio Fire Code at the time of construction plan review

Plan Commission

9. All Planned Unit Developments shall be platted in accordance with applicable subdivision rules and regulations.
10. Sidewalks shall be installed along the entire Strayer Road frontage.
11. Any major changes to the approved PUD plan, as defined in Sec. 11.6 of the Zoning Resolution, will require review again through the Zone Change / PUD process. This would include changes in access.
12. 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.

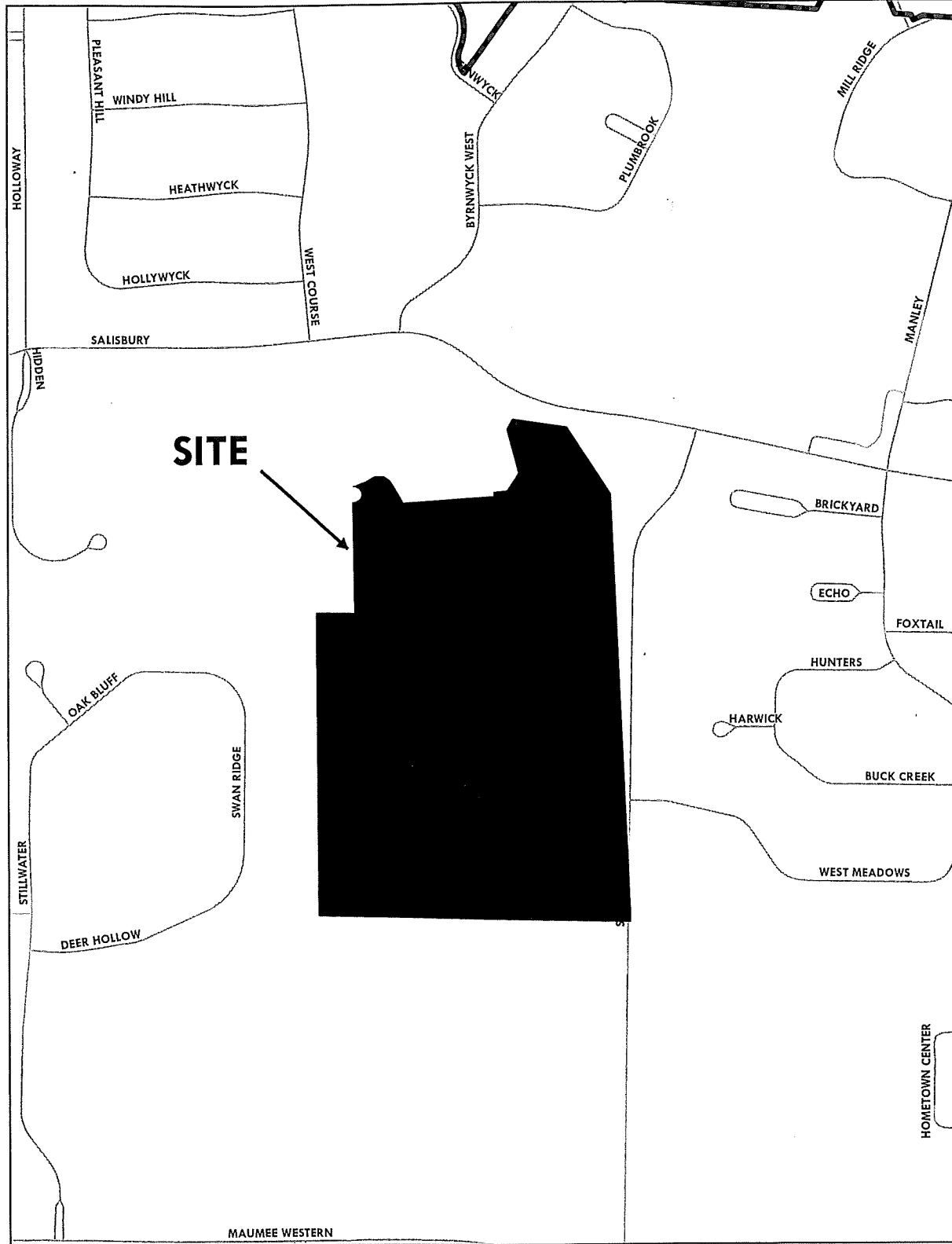
ZONE CHANGE  
MONCLOVA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z17-C373  
DATE: December 21, 2022  
TIME: 9:00 a.m.

BH

Eight (8) sketches follow

# GENERAL LOCATION

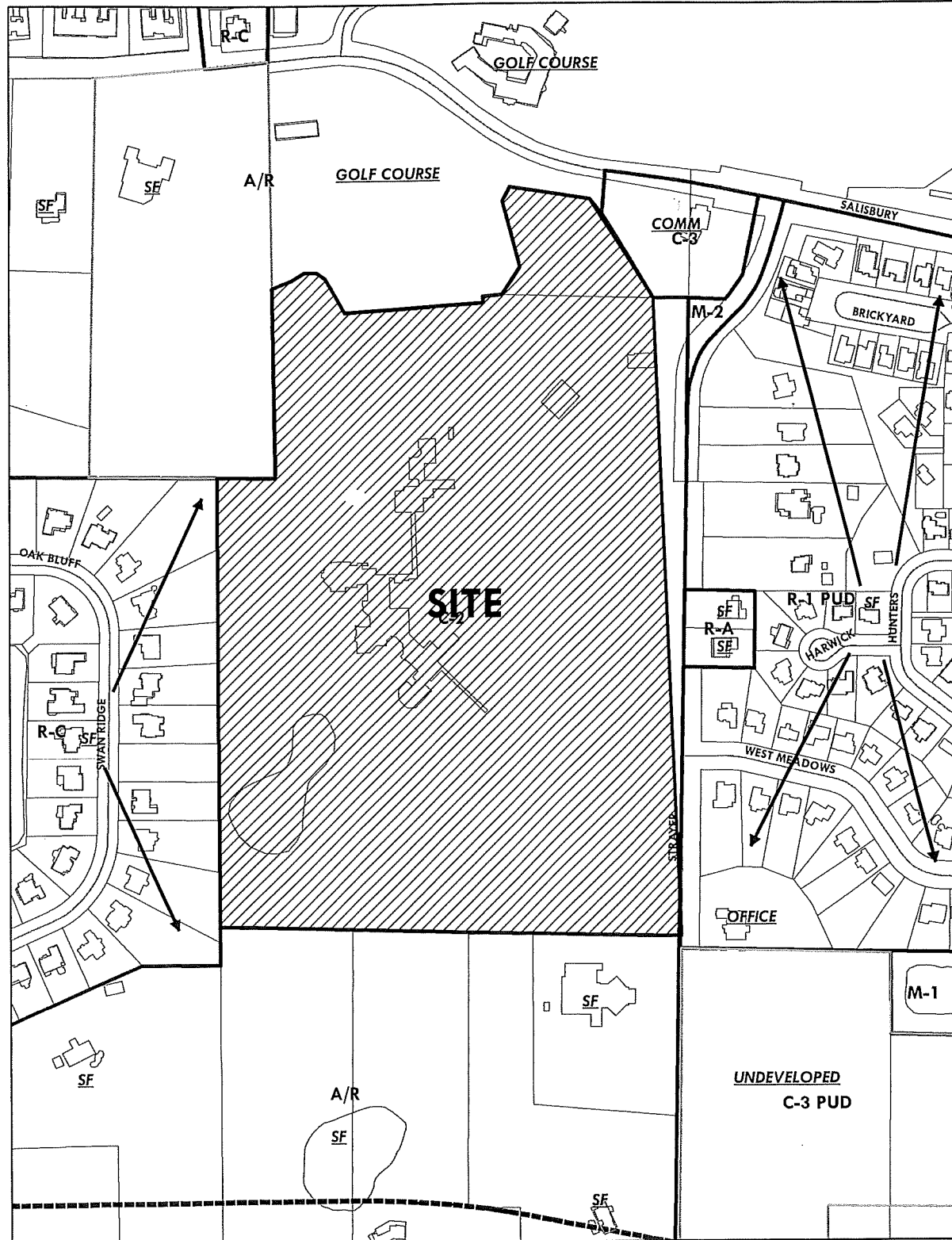
Z17-C373  
ID 134



# ZONING AND LAND USE

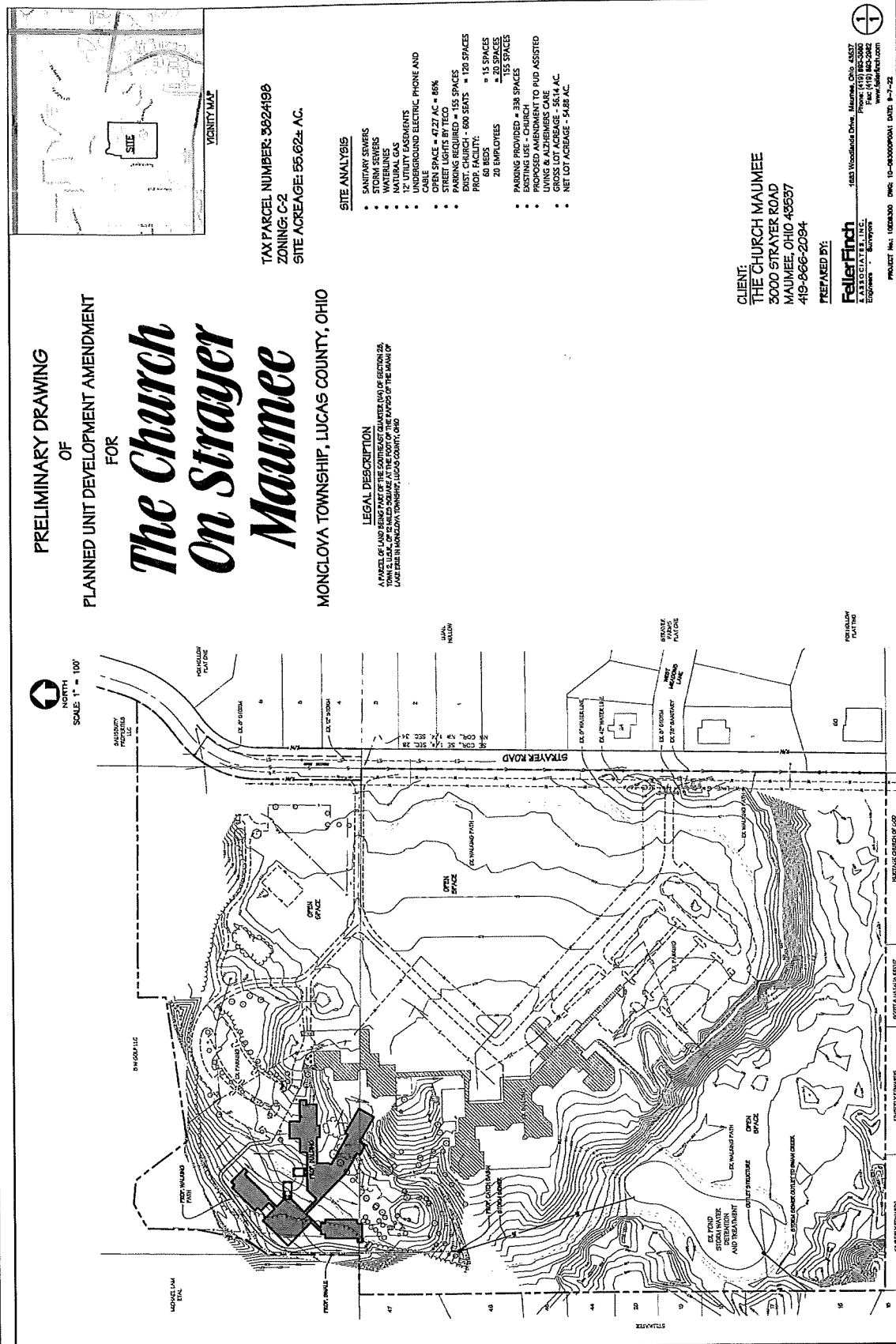
Z17-C373

ID 134





**Z17-C373**  
**ID 134**



**Z17-C373**  
**ID 134**



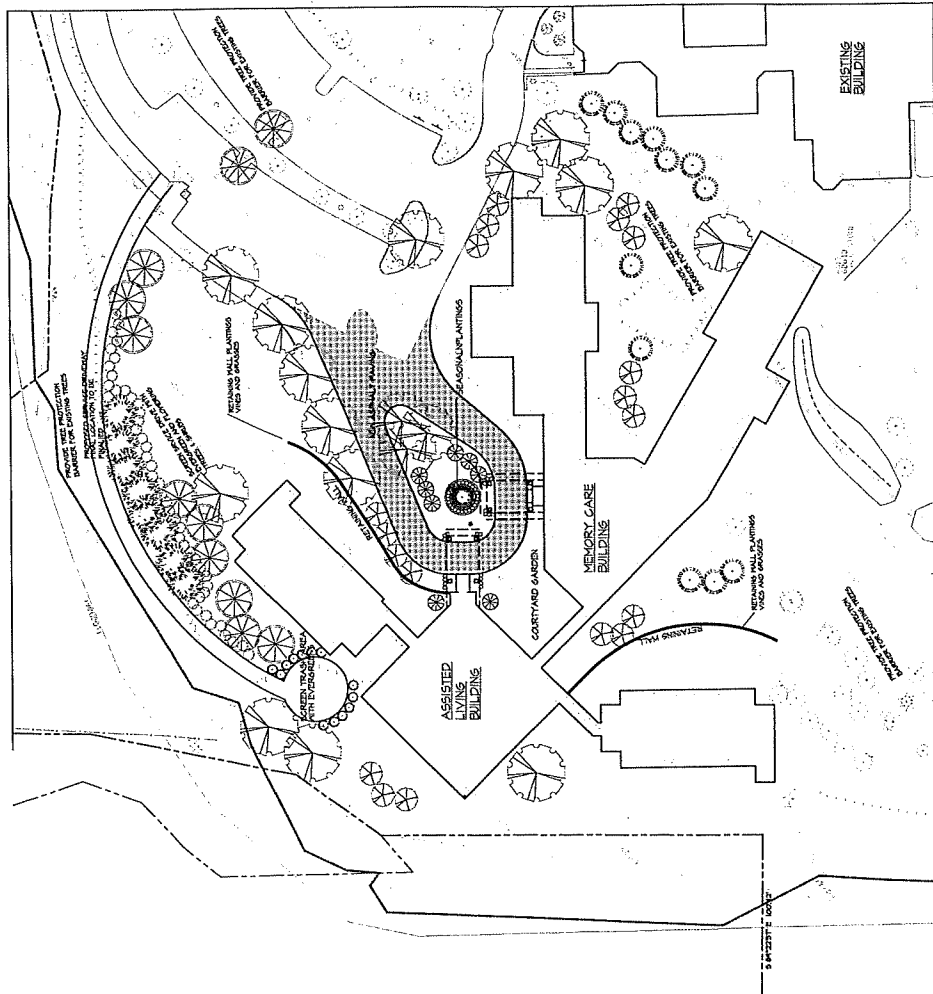
**COGER/SHAMBARGER**  
**ARCHITECT, INC.**  
419-537-8759 FAX: 419-537-6589  
4427 TALMADGE ROAD SUITE H  
TOLEDO, OHIO 43623

**EAGLE LANDING DESIGN**  
 Jay Brewster, ASLA  
 Landscape Architect  
 3225 East Ocean View Ave., #2  
 Norfolk, VA 23518  
 Phone: 410.331.5741  
 Email: jay@ewald15@gmail.com

PROPOSED  
STRAYER SENIOR LIVING CENTER  
5000 STRAYER ROAD  
MAUMEE, OHIO 43657  
LANDSCAPE PLAN

DATE: 11/09/07

L1  
21-05



LANDSCAPE PLAN  
SCALE, 1" = 30'.  
NORTH

© COPYRIGHT 1982 CULIN/SHANPANGER ARCHITECT, INC.

RENDERING #1

Z17-C373  
ID 134





# RENDERING #2

Z17-C373  
ID 134





RENDERING #3

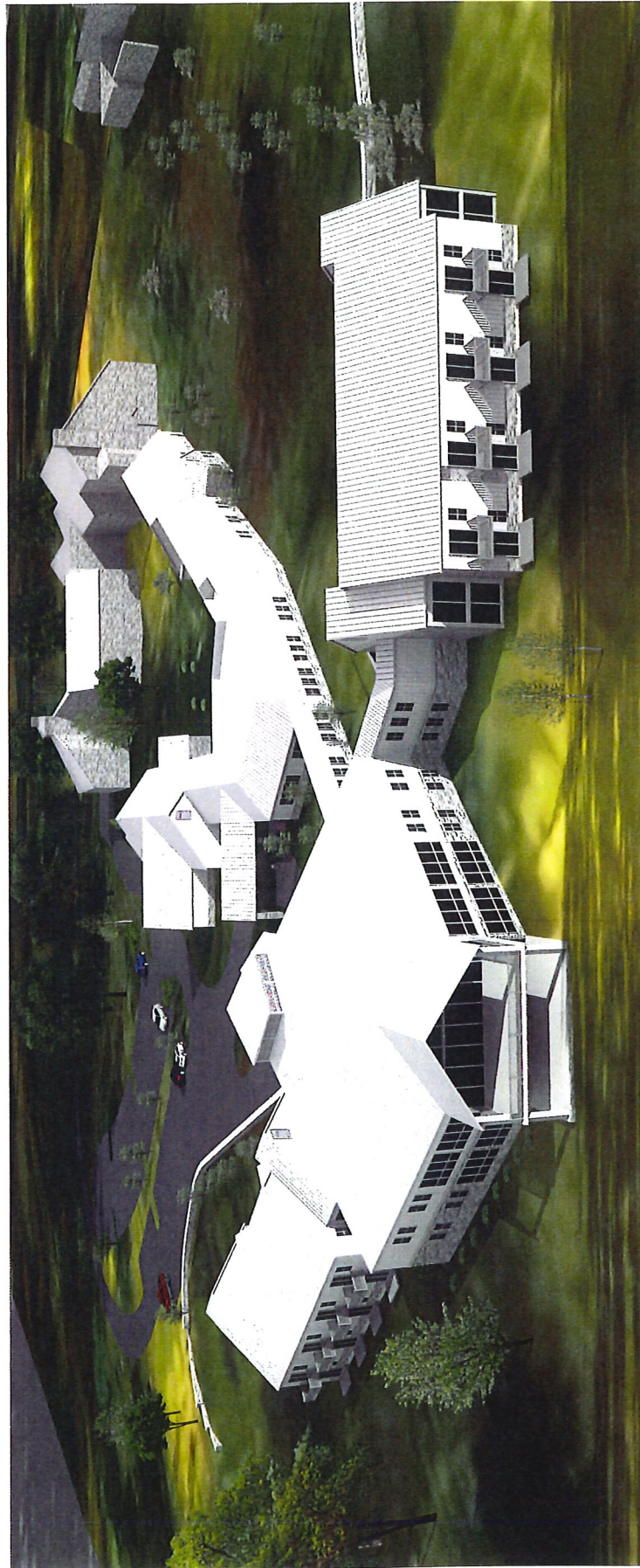
Z17-C373  
ID 134





RENDERING #4

Z17-C373  
ID 134







Auditor    Property Search    County Website    Contact Us  
Address    Owner    Parcel Number    Assessor #    Advanced    County Map    Multi-Year Search

PARCEL ID: 3924197  
MARKET AREA: 9001C  
SYLVANIA CHURCH OF GOD  
TAX YEAR: 2023

ASSESSOR: 23010001  
ROLL: RP, OH  
3300 STRAYER RD  
STATUS: Active

- Summary
- Map
- Pictometry
- Transfers
- Values
- Residential Attributes
- Commercial Attributes
- Outbuildings
- Land
- Remarks & Splits
- Permits
- Current Taxes
- Tax Distribution
- By Fund
- By Fund & Levy
- Prior Taxes
- Special Assessments
- Payments
- Levy Estimator
- Prior Specials
- Pro # Inquiry
- CAUV
- Agriculture
- Forest
- Mylar Tax Map
- Photos
- Sketch
- Manufactured Home (MH\_OH)
- Manufactured Home (MH\_EQ)
- BOR/Appeals

