

PLANNING COMMISSION

APRIL 26, 2018

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Seth Hudson, Andy Lorenz, Mayor Mackin, Eric Nicely, Craig Pickerel, and John Wellstein (7). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

Approval of Minutes

Mayor Mackin moved to approve the minutes of the February 22, 2018 meeting. Seconded by Mr. Hudson. Ayes: Hudson, Lorenz, Mackin, Nicely, and Pickerel (5). Abstain: Carry and Wellstein (2).

Administrator's Report

No report.

Rezoning Request

24736 Five Point Road

R4 (Single Family Residential) to RM (Multiple Family Residential)

APPLICANT/OWNER/DEVELOPER

DGL Consulting Engineers, LLC – Robert Bailey

Homestead Developers – Brian Gruber
7015 Lighthouse Way, Ste. 500
Perrysburg, OH 43551

REQUEST

Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The property proposed for this rezoning is located at 24736 Five Point Road, directly west of Ft. Meigs Road, north of Five Point Road, and south of the existing Falls at Rivers Edge subdivision. The area identified for this rezoning request is approximately 15.566 acres in size. The property is currently zoned R4 single family and the applicant proposes to rezone this acreage to RM multiple family residential.

Adjacent zoning:

1. North: R4 (Single Family Residential) Falls at Rivers Edge subdivision and RM Multiple Family Residential
2. East: R4 (Single Family Residential) Summerfield subdivision and RM (Multiple Family Residential, Otterbein Facility)
3. South: A1 (Agricultural) and RM (Otterbein Facility)
4. West: R-1 (Single Family Residential) and R-3 (Single Family Residential)

BACKGROUND

This property was the former site of the proposed Meadows at River's Edge subdivision. This site received preliminary plat approval on March 28, 2002 and had received several plat extensions over the years until November 21, 2015 at which time the preliminary plat approval expired. The land has sat vacant without an approved plat since 2015. The original approved plat also received a CDP (Community Development Plan) which is now known as a PUD (Planned Unit Development) and allowed for smaller than otherwise permitted single family lot sizes. In speaking with the applicant prior to submission, it was explained that the rezoning is being requested in an effort to permit the construction of multi-family villas/townhouses that could be serviced by the existing Otterbein facility located nearby. This report and recommendation will consider this option as well as other possible outcomes of RM zoning for this property.

ANALYSIS

The applicant has requested a zoning change from the current zoning of R4 (Single Family Residential – 9,500 SF lots) to RM (Multiple Family Residential – 3 Acres).

Per Ch. 1220.03, R4 zoning is defined as: high density residential development conveniently accessible to all community services and major traffic arteries. RM zoning is defined as: Intended to provide areas for multiple family dwellings.

Per Ch. 1230.01 the minimum lot size for R4 zoning is 9,500 SF with 65' of frontage while the minimum lot size for RM is 3 acres.

The conservation and development plan for the city indicates that the subject property is intended to be used as an “encouraged growth, economic development area.”

The following uses are permitted uses or permitted with a Special Approval Use (SAU) within **R4**:

One Family Dwelling
Bed & Breakfast (**SAU**)
Rooming House (**SAU**)
Accessory Building

Child Day Care Center **(SAU)**
Essential Services
Non-Commercial Recreation Facility **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-Time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

The following uses are permitted uses or permitted with a Special Approval Use (SAU) within **RM**:

One Family Dwelling
Two Family Dwelling
Multiple Family Dwellings
Assisted Living Units
Rooming House **(SAU)**
Accessory Building
Child Day Care Centers **(SAU)**
Convalescent and Nursing Homes **(SAU)**
Essential Services
Non-Commercial Recreation Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-Time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

The Comprehensive Plan – Conservation and Development Map indicates “Encouraged Growth/Economic Development Area”.

RECOMMENDATION

As with all rezoning requests, it is necessary to consider that the proposed use may not be what is ultimately done and the possibility exists that a less desirable use within the RM category may be done instead. With that being said, the perceived benefit of creating an “all stage of life” neighborhood in this location may be worth considering given the existing surroundings of the Otterbein nursing facility and the smaller “empty nester” style residential to the north. After review, the Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment to RM Multiple Family Residential for 24736 Five Point Road. Although the intensity of the use would increase, the zoning change would not conflict with the comprehensive plan for the area and if the applicant does ultimately provide for a partnership with the Otterbein facility the proposed development plan would be reasonable and well served. Further, it is recommended that a public hearing be set before City Council for June 5, 2018 at 6:15 p.m.

Mr. Easterling reviewed the above Staff Report. Bob Bailey of DGL Consulting Engineers, and Brian Gruber of Homestead Developers were present. Mr. Gruber said that their plan is to create a community to allow individuals to age in place. He said their original plan was for independent living and a three story assisted living facility, but three story assisted living is not desirable. He said that these single story units would be served by Otterbein and will be ADA equipped and have panic buttons, but it will allow individuals to live in a home-like environment. Mr. Gruber said that there would be 72-74 cottage style, attached units. He said that they just finished Browning Masonic in Waterville, Ohio. Mr. Hudson asked if these will be rental units. Mr. Gruber said that they would be. Mr. Wellstein asked how long ago they built the units in Waterville. Mr. Gruber said about a year and a half ago. Mr. Wellstein asked if they are open to a deed restriction regarding the rezoning, and Mr. Gruber said that they are. Mayor Mackin asked Mr. Walters if he has seen the units in Waterville. Mr. Walters said that he has and they are high end and in an attractive setting as Mr. Gruber described. He said that if he were a property owner in the area he would not see it as a negative. Mr. Pickerel asked if the road would be closed. Mr. Gruber said that it would be because they don't feel the need for multiple access points and closing the road would allow for more greenspace. Mr. Pickerel asked Mr. Walters if he was okay with that. Mr. Walters said that he does not think it is critically important to have multiple access points, but engineering would review that during the construction phase. Mr. Gruber said that if required, they would go with the additional access point. Mr. Pickerel asked if the existing community center would remain. Mr. Gruber said that it will stay and a pool would be added. Mr. Pickerel asked about comments from neighbors. Mr. Walters said he received a letter from Karen McCoy, 2431 Cross Ridge Way, and she is against the multi-family zoning. Mayor Mackin asked what our options are regarding deed restrictions. Mr. Walters said that we cannot make it a requirement of the rezoning. Tom Ashcraft, 24690 Fort Meigs Road, said that he is also against the rezoning, and he is concerned about the value of his home. He asked if any analysis has been done on the effect this would have on property values. Mr. Carry said that no analysis has been done. Mr. Ashcraft also expressed concern about traffic and emergency vehicles. Gwen Bailey, 2438 Cross Ridge Road, asked if these units would require multiple family zoning because they are connected. Mr. Carry said that it is correct. Ms. Bailey also expressed concern about property values. Bruce Gordon, 13490 Five Point Road, said that there is already increased traffic in that area.

Mr. Hudson moved to recommend approval of the rezoning of 24736 Five Point Road from R4 Single Family Residential to RM Multiple Family Residential, and that a public hearing be scheduled for June 5, 2018 at 6:15 p.m. Seconded by Mr. Wellstein. Ayes: Hudson, Lorenz, Mackin, Nicely, Pickerel, and Wellstein (6). Nays: Carry (1).

Tri-State Forest Products
13010 & 13100 Eckel Junction Road

Doug Smith, manager of Tri-State Forest Products, made a presentation to the Commission regarding proposed improvements to their property. Mr. Smith focused on how the improvements, including mounding and trees, will affect the view from Eckel Junction Road. Loren Hefner, 1048 Little Creek Drive, said that his house backs up to this property. He said that he never used to be able to see this business, but now he can. He encouraged the Commission to not just consider the front of the property. Mayor Mackin asked if improvements were made to the rear of the property since the property came into the City that did not go through the Planning Commission. Mr. Walters said there were. Mayor Mackin said that will also need to be addressed. No action was requested or taken since no formal plan was submitted.

There being no further business, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Mary Jo Sutton