

Sylvania  
Township

LAND  
USE  
PLAN

April  
2018





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# Acknowledgements

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Steering Committee Member	
John Crandall	Sylvania Twp. Board of Trustees
Daryl Graus *	Sylvania Twp. Zoning Department
William Harbert	Toledo-Lucas County Plan Commission
Mary Himmelein	Sylvania Twp. Zoning Commission
Adam Fineske	Sylvania Schools
John Zeitler	Sylvania Township

Growth and Development Subcommittee Member	
Joe Belinske	Sylvania Twp. Zoning Commission
Bill Bostleman	Devonshire REIT
Butch Brown	Cumberland Construction
Tom Creque	Sylvania Township Zoning Commission
Megan Foes	Toledo Regional Association of Realtors
Daryl Graus	Sylvania Township Zoning Department
Al Hayes	Sylvania Twp. Board of Zoning Appeals
Doug Haynam	City of Sylvania City Council
John Healey	Miller-Danberry Commercial Realty
Tom Helberg	Sylvania Twp. Board of Zoning Appeals
Michael Kott	Sylvania Twp. Zoning Commission
Bill Kurtz	Hanson Aggregates
Greg LaManna	Sylvania Twp. Board of Zoning Appeals
Ryan LaPointe	Devonshire REIT
Jennifer Lynch	Home Builders Association

Growth and Development Subcommittee Member	
Neal Mahoney *	Sylvania Twp. Board of Trustees
John Mangus	RE/Max
Jim McGowan	McGowan Properties
Don Miller	Sylvania Twp. Board of Zoning Appeals
Bill Sanford	City of Sylvania
Tim Schlachter	Sylvania Twp. Board of Zoning Appeals
Michelle Sprott	Sylvania Chamber of Commerce
Mike White	Buckeye Real Estate

Quality of Life Subcommittee Member	
Alan Bacho	Sylvania Schools
Dan Bollin	Sylvania Twp. Board of Zoning Appeals
Erika Buri	Olander Park System
Julie Bursten	Toledo-Lucas County Library
Daryl Graus	Sylvania Twp. Zoning Department
John Jennewine	Sylvania Twp. Board of Trustees
Michael Jones	Township Resident
Jeff Kowalski	Sylvania Twp. Fire Department
Joel Marcovitch	Jewish Community Center
Mike McMahon	Sylvania Area Joint Recreation District
Claire Proctor	Sylvania Senior Center
Robert Rood	Lourdes University
Bob Sabo	Sylvania Twp. Zoning Commission
Anita Sanchez-Serda	Sylvania Area Family Services, Inc.
Matt Sapara	Mercy Health
Amanda Siek	Sylvania Twp. Board of Zoning Appeals
April Smucker	ProMedica Health System
Stevie Stevenson	Township Resident
Craig Stough	City of Sylvania
John Zeitler *	Sylvania Township
Emily Ziegler	Metroparks Toledo
Jon Zvanovec	Metroparks Toledo

Transportation and Public Utilities Subcommittee Member	
Meg Adams	Toledo Edison
Kevin Aller	City of Sylvania
Rob Boehme	Sylvania Twp. Police Department
Matt Choma	Lucas County Sanitary Engineer
Dave Gedeon	TMACOG
Daryl Graus	Sylvania Twp. Zoning Department
Bill Kelly	TARTA
John King *	Sylvania Twp. Zoning Commission
Ron Myers	Lucas County Engineer
Rob Nash	Sylvania Twp. Road Department
Chad Penrod	Ohio Gas
Michael Sheahan	Buckeye Broadband
Dave Simko	Sylvania Twp. Board of Trustees
Mike Stormer	ODOT

\*denotes Committee Chairperson

This document was also prepared with the information gathered from numerous public and private organizations.

### Consulting Team





## Executive Summary

## Executive Summary

The Sylvania Township Land Use Plan is the Township's official document that outlines a plan of action to implement strategies in several areas such as connectivity, prosperity, land use, and quality of life. The Plan has several roles in shaping the community's quality of life, by acting as:

- ➔ The Township's primary coordination document relative to the built environment
- ➔ A record of the public's preferences and a guide of strategies and parties to implement them
- ➔ A scorecard of community progress

This Plan update was developed by reviewing the Township's past two plans (2000 and 2007) for continued relevance, and overlaying them on top of a fresh public outreach component, best practices, and current demographic and economic realities. It was forged over a 15-month period that was guided by over 60 stakeholders split between three focus groups: Growth and Development, Quality of Life, and Transportation and Public Utilities.

This Plan integrates the ideas presented by over 2000 residents that participated in this effort. All layers of the community were involved including 278 high school seniors from Sylvania's two high schools.

The Plan will be used by township officials and its Planning and Zoning Commission to evaluate development proposals, land use / zoning changes, create and enhance programs, and to make capital improvement decisions. It will be used by staff to promote important initiatives like updating the zoning resolution to help promote aesthetically-pleasing diverse mixed use developments. And lastly, as required by Ohio Revised Code Section 519, the Toledo-Lucas County Plan Commission will use this Land Use Plan to ensure that future township zoning and development proposals are "in conformance."

### Plan Themes and Initiatives

Several ideas and thoughts surfaced during this Land Use Plan update. These major Plan themes are:

#### Promote Mixed Land Uses



It is important that Sylvania Township reaches an optimal economy of scale through population growth and the right mix of land uses. The Township has a sizable footprint of land that does not generate property taxes, produces less than average property taxes for its land use type, or is located in a floodplain. Because Sylvania Township operates primarily on property taxes, it is extremely important that Township officials take the necessary steps to promote land uses that generate a positive rate of return. To ensure future tax revenues remain sufficient, the Land Use Plan recommends new

locations along Central Avenue, west of Centennial Road, for office and business park uses. This Plan also supports adaptive reuse and tactical densification where feasible to help generate additional property tax revenues.

#### Changing Demographic and Economic Trends



As the Township is approached by new growth and redevelopment opportunities, community officials should not only be cognizant of the preferences of its residents but by demographic and economic realities. According to current demographic trends, the Township's population is aging at a faster pace than regional, state and national averages, yet there are limited housing opportunities for seniors. The future of tomorrow's workforce is dependent upon young professionals, yet the township's housing market has limited housing opportunities geared toward this market. All of these issues can be corrected through incremental and reasoned zoning decisions.

#### Updated Zoning and Land Use Tools



As a document that guides the built environment, this Plan addresses a mixture of new or reoccurring ideas that will require the zoning resolution to be revisited. From the deployment of additional overlay zones, buffer zone, aesthetic and signage standards, to the development of a permissible use table, it is important that

the Township's Zoning Resolution be updated so that the community's full development potential can be embraced, especially in the undeveloped areas that are impacted by floodplains. Approximately 50% or more of the remaining undeveloped acreage in the Township is located in a floodplain.

#### Enhanced Property Maintenance Enforcement



While Sylvania Township boasts some of the highest property valuations in Lucas County, residents indicated a desire to see their neighborhoods receive additional code enforcement attention to abate property maintenance and other nuisance issues. To improve this situation, township officials could pursue the adoption of ordinances that require all vacant and/or rental properties to be registered and inspected. As a limited home rule urban township, Sylvania Township does have the authority to adopt property maintenance standards, and could adopt the International Property Maintenance Code like Perrysburg Township. Using these tools in unison with Lucas County Land Bank could be particularly useful.

#### Enhanced Connectivity and Branding



Past planning efforts reveal a continual theme of residents desirous of additional connectivity or "bonding" elements in the community. These bonding agents could evolve in way of improving existing pedestrian connectivity

elements like improving or enhancing the sidewalk, bike and trail network, or even providing more bike racks. However, to some residents, connecting the community takes on another version, and that is, exposing residents and its visitors to its unique assets through a series of wayfinding and gateway elements. Sylvania Township is replete with amenities that are unique, and unlocking these assets this way could assist in connecting the community to its true value in the region.

#### Heightened Beautification and Revitalization Efforts



The Plan supports the community's desire to provide additional attention to improving certain aspects of the community such as the revitalization of certain areas, the adaptive reuse of vacant properties, and the visual appearance and functionality of its commercial corridors. Tools like the already existing Community Reinvestment Area (CRA) program, Tax Increment Financing (TIF), Special Improvement Districts (SID), Community Development Block Grant (CDBG) and other resources could be used to encourage adaptive reuse and revitalization efforts.

#### Increase Community Planning Resources



Many of the planning issues that surfaced during this process had been raised in past planning efforts like nuisance abatement, updating or enforcing the zoning

resolution, or developing new corridor overlays. The implementation of these tasks requires that the planning and zoning department have sufficient resources and manpower.

#### Enhanced Partnerships



Sylvania Township and the City of Sylvania have a history of working together. Some of the issues that residents and students indicated during this planning effort, including revitalizing neighborhood and commercial corridors, improving recreational opportunities and the providing of cost effective community services will require additional due diligence between the Township and City officials, as well as other public/private sector groups.

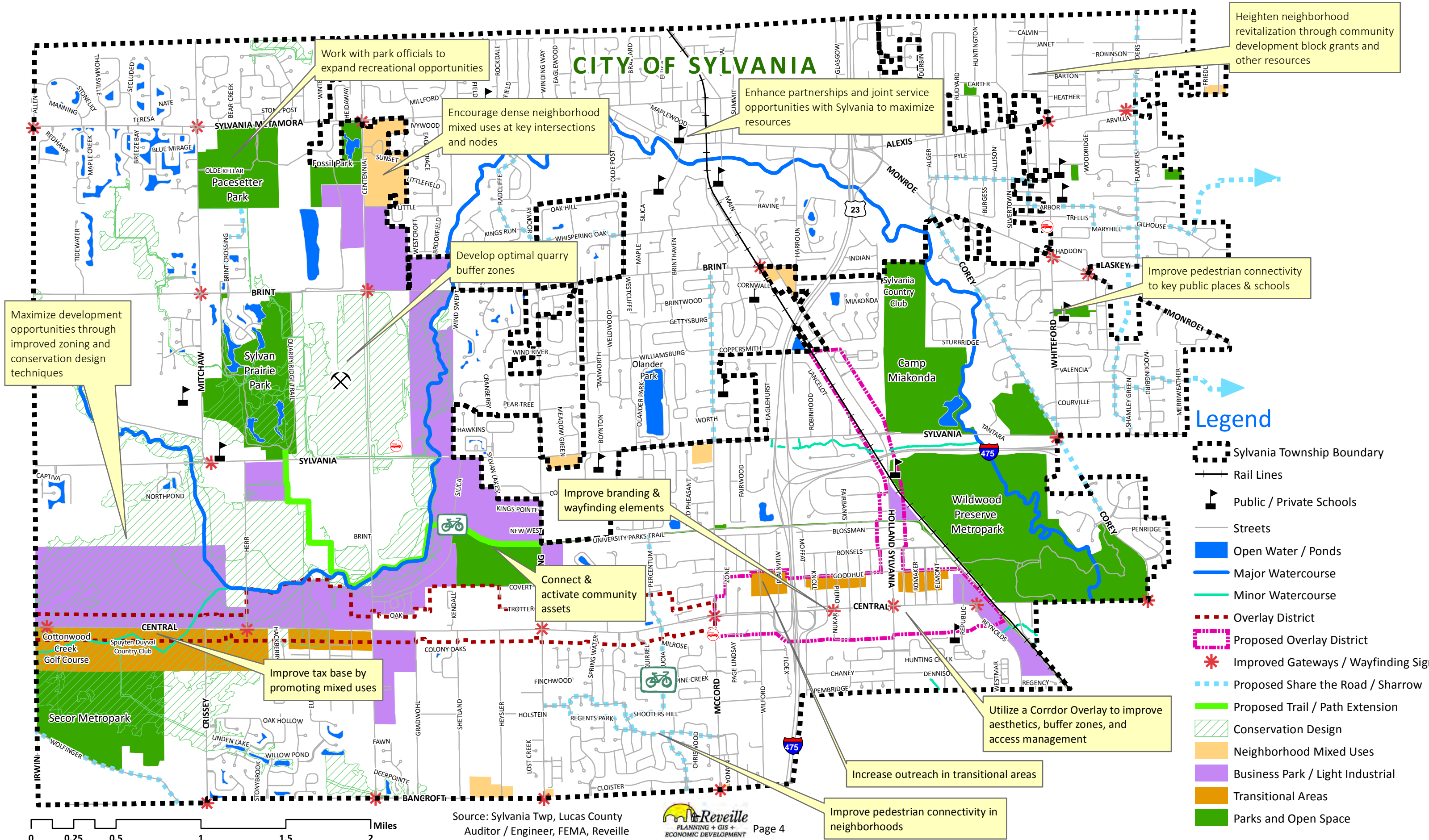
#### Refined Recreational Opportunities



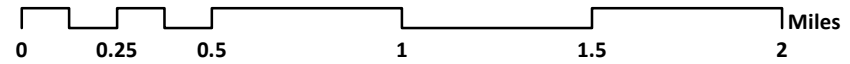
Sylvania Township is blessed to be home to three public recreational providers: The Olander Park System (TOPS), Sylvania Area Joint Recreation District (SAJRD), and Metroparks Toledo. Together, they maintain a large footprint in the Township. However, the residents and students both indicated in the community survey a desire for additional parks and recreational amenities. While the land use plan has limited enforcement in this area, it can be used to recommend modifications in the zoning and subdivision regulations in regard to parkland dedication and in the siting of new neighborhood parks.



# SYLVANIA TOWNSHIP LAND USE PLAN PLANNING THEMES / ISSUES



- ### Legend
- Sylvania Township Boundary
  - Rail Lines
  - Public / Private Schools
  - Streets
  - Open Water / Ponds
  - Major Watercourse
  - Minor Watercourse
  - Overlay District
  - Proposed Overlay District
  - Improved Gateways / Wayfinding Signs
  - Proposed Share the Road / Sharrow
  - Proposed Trail / Path Extension
  - Conservation Design
  - Neighborhood Mixed Uses
  - Business Park / Light Industrial
  - Transitional Areas
  - Parks and Open Space



Source: Sylvania Twp, Lucas County Auditor / Engineer, FEMA, Reveille





## Public Participation



## Public Participation

The Sylvania Township Land Use Plan Update was developed through an intensive public process that consisted of four primary elements: steering committee meetings, community forums, focus groups, and a year-long interactive community survey.

### Steering Committee Meetings

Five steering committee meetings were held to help frame the Plan's development. The committee consisted of township and school officials, and a representative from the Toledo-Lucas County Plan Commission. This diverse committee was tasked with guiding the planning process based on input gathered from the community.

### Focus Groups

The Plan was developed under the guidance and advice of three unique focus groups, each focusing on a different area of the community: Growth and Land Use, Transportation and Public Services, and Quality of Life. Together, over 60 individuals from private and public sector organizations with footprints in the township served on the focus groups (see the *Acknowledgments* section for a complete list of these individuals). They were active during the process by informing their peers of the survey and events that were scheduled for public participation.

### Community and Student Surveys

Two interactive surveys were utilized during the planning process: An 18 question community survey and a 12 question student survey. The community surveys were made available online and in hard-copy beginning December 2016 and remained open through November 2017.

The student survey was given to high school seniors during February – March 2017. Snapshots of the community survey were analyzed at incremental periods during the planning process to help frame this Plan. The following infographics provide a detailed outline of the results.

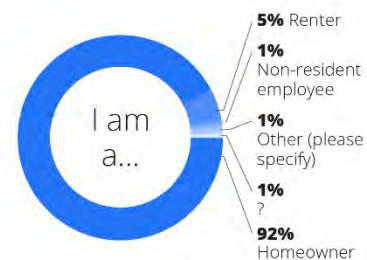
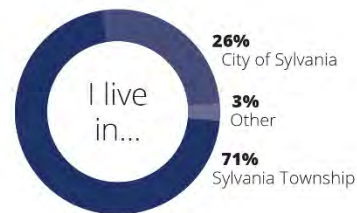
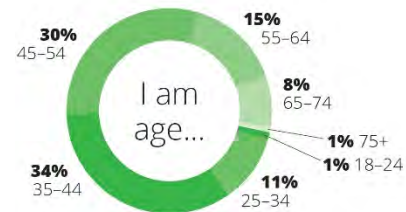
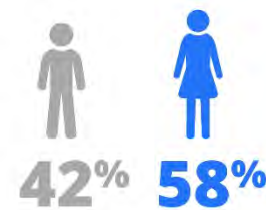


*Township Trustee Neil Mahoney discusses US 20 Corridor Overlay regulations with a property owner during a community forum.*

## Sylvania Township Land Use Plan Survey Snapshots

1,553 RESPONDED TO THE SURVEY

### PROFILE OF THE SURVEY RESPONDENTS



### OPINIONS ABOUT THE COMMUNITY

Rate your support for the following activities  
(1= No Priority 4= High Priority)



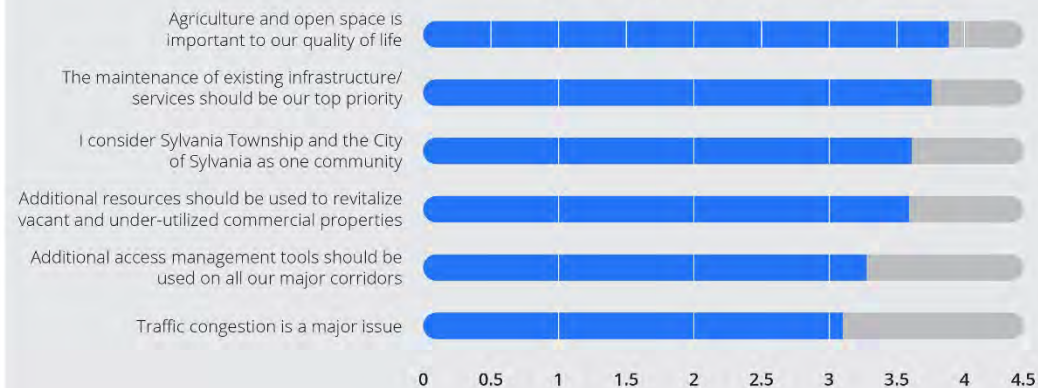
Biggest Concern about the Future of Sylvania Township?

- Excessive development
- Crime / Drugs
- Property taxes too high
- Abandoned buildings / Rundown houses
- Lack of trees and parks
- Too much traffic
- Annexation from Toledo / City of Sylvania
- How public schools are districted
- Too much industrial near residential areas

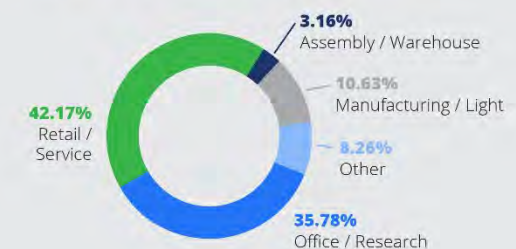
What other community services are needed in Sylvania Township?

- Public recreation center / New public pool
- Recycling options / Trash pickup
- Nightlife / Entertainment
- Senior housing
- Water treatment plant
- Public transportation
- Bike lanes
- Expanded retail services
- More parks
- Hotels

Do you agree with the following statements?  
(1 = Strongly Disagree 5 = Strong Agree)



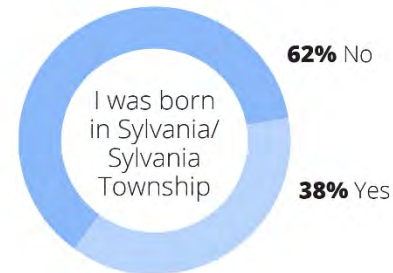
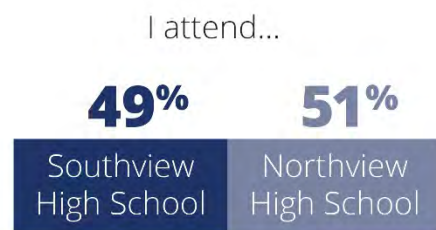
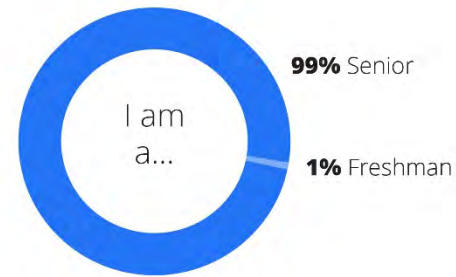
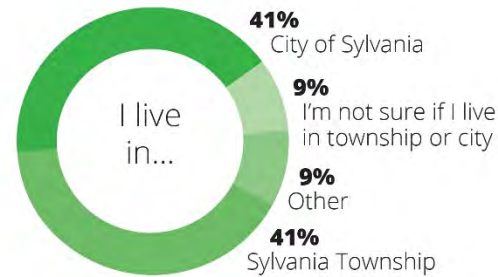
For non-residential tax base, what would be your preference?



## Sylvania Township Land Use Plan High School Student Survey Results

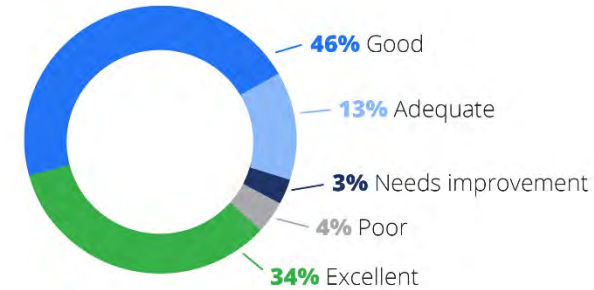
278 RESPONDENTS

### DEMOGRAPHICS

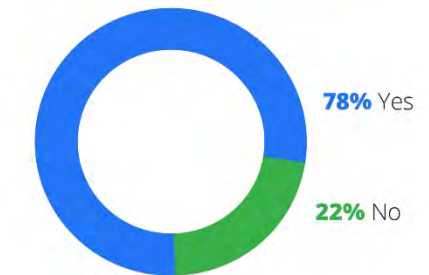


### QUALITY OF LIFE

Rate the "Quality of Life":



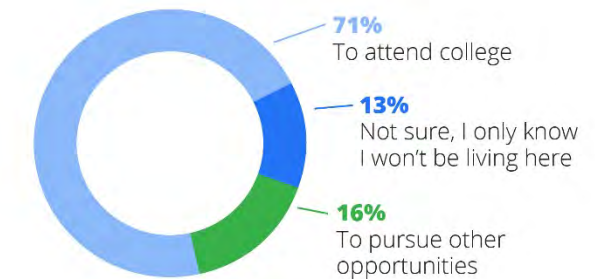
Would you consider raising a family in Sylvania Township?



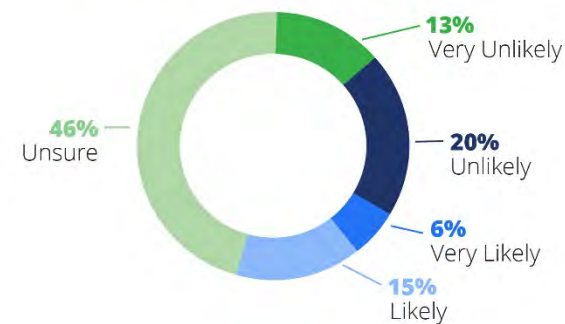
Do you plan on moving away after High School?



Why do you plan on moving away after school?



How likely is it that you will live here as an adult sometime in your life?



In twenty years, this community will be:



### If you were in charge of the community, what one improvement would you make?



More green spaces. Maybe neighborhood cleanups for people who need help or cannot do their own yard work.



Work on bringing together members of the community with different income levels.



I would work on alternative energy programs to place solar panels on buildings and build windmills.

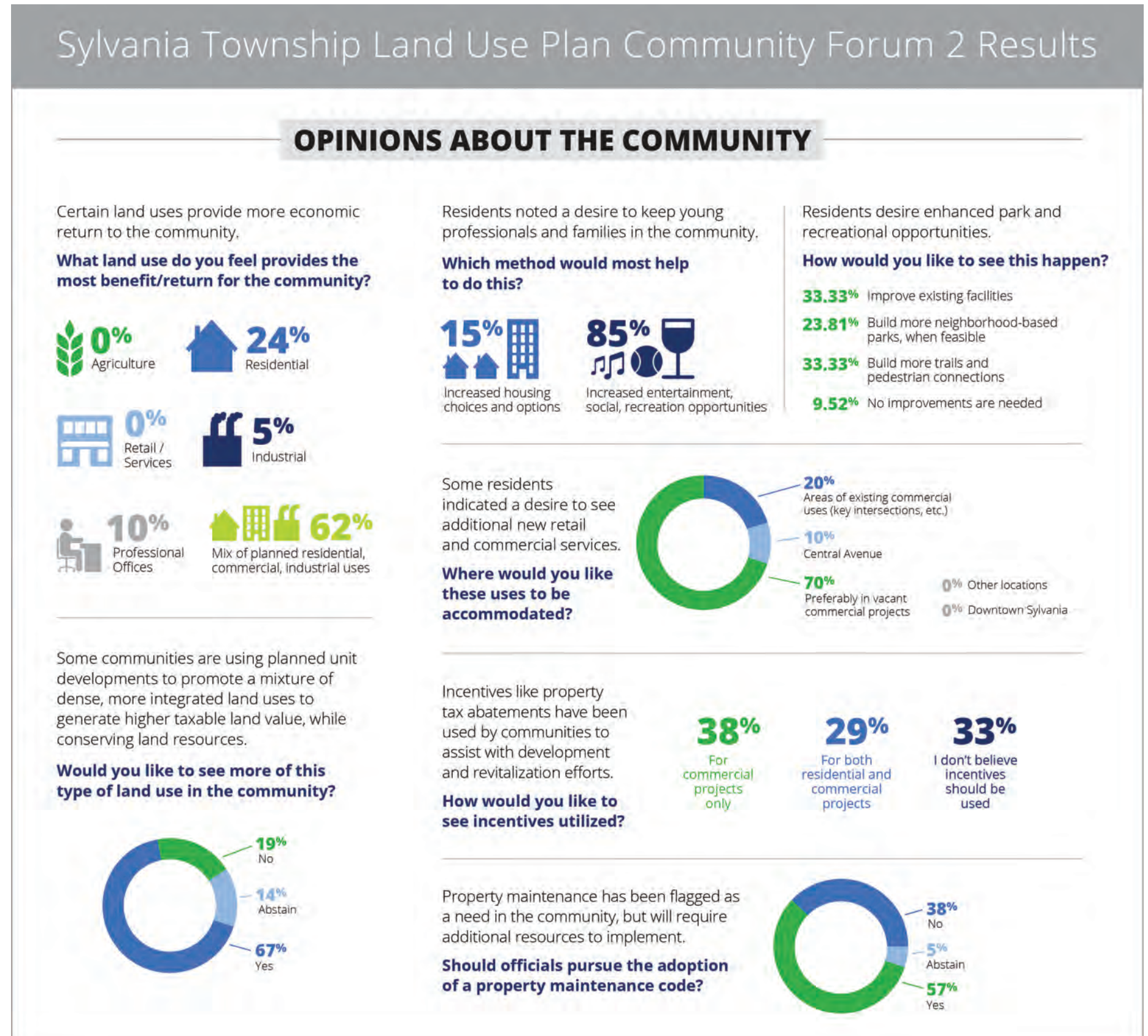


More bike paths people bike down the dangerous (including myself) 45 Mph limit roads and it does not feel or seem safe.

## Community Forums

Community forums were held during the planning process. At the first community forum held in December 2016, residents and community stakeholders were provided an overview of the planning process, a snapshot of the survey results, and were able to provide ideas and information to the planning team.

The second community forum was held in June 2017, with attendees participating in interactive visioning exercises. This community forum was primarily an exercise in visioning for the future of the Township. The audience received anonymous voting devices and was asked to weigh in on various questions and ideas. This visioning exercise helped to formulate and frame many of the Plan's strategies and the implementation table presented in this Plan. An overview of the results of the visioning exercise can be found in the following Infographics.





# Planning Conditions

## Planning Conditions

The planning conditions of Sylvania Township are important to understand as they often work alone, or in unison, to make the community attractive to existing and new residents and economic investment. Some of the key demographic and planning issues that affect Sylvania Township include:

- ➔ An aging population, with more empty nesters and retirees, housing opportunities for young professionals, and there are 9% fewer younger families since 2000. Younger families would be those households headed by 25-49 year olds.
- ➔ The Township has a sizable footprint of land that does not generate property taxes, produces less than average property taxes for its land use type, or is located in a floodplain. Over 13% of the township's total acreage is categorized as "Exempt" and used for public and institutional uses. This exceeds the acreage used for commercial purposes. While these land uses service the residential population, the property on which these facilities sit is generally not taxable. The quarry footprint, along with the space needed for buffering (roughly 825 acres), also limits the land available to generate additional property taxes and value for the community. This footprint accounts for 68% of the 1208 acres used for industrial purposes. Together, 20%, or 2500 acres, of the township has property tax limitations.

Another critical factor is that 21% of the township is situated in a floodplain. Roughly 50% or more of the 1,775 acres of remaining agricultural land potentially available for development is in a floodplain.

This reality makes it vital that the Township's leadership and planning and zoning officials attract and retain land uses that provide the greatest return, and should provide for densification where allowable. Studies indicate the dense, mixed land uses generate the highest property tax return.

- ➔ Hanson Aggregates has a large quarry footprint in the township. Although improvements continue to be made to reduce noise and air pollution, the nature of quarrying still creates impacts from which residential and other land uses should be buffered.
- ➔ A need for revitalization in some of the township's older neighborhoods in the Flanders / Whiteford Planning Area, namely residential areas north of Alexis Road (see *Map: Planning Areas*).
- ➔ Outward growth expansion along major commercial corridors continues to put pressure on the adjacent residential neighborhoods. Improved buffer zones are being recommended, as well as the deployment of expanded and new corridor overlays along Central, Holland-Sylvania, and possibly Alexis and Monroe.
- ➔ Although township planning and zoning officials encourage quality development, there is a growing desire by residents to improve building design,

aesthetics, and site access along commercial corridors. During the planning process it was recognized that increasingly, planning issues are focused on design matters – rather than land uses and the physical dimensions of the buildings.

- ➔ A need for improved pedestrian connectivity, bikeways and neighborhood recreational opportunities. The Whiteford Elementary School, Central Trail Elementary School and Timberstone Middle School have pedestrian connectivity challenges that could be mitigated with possible Ohio Department of Transportation (ODOT) grant resources. In addition, residents that completed the community survey indicated a desire for improved recreational opportunities, with momentum once again building for a community center with an indoor pool.

## Population and Demographics

A portion of this Plan Section is based upon a separate Demographics Benchmarks Report that was prepared as part of the planning process. At the guidance of the township leaders and focus group members, the Sylvania community (Sylvania Township and City of Sylvania) was compared to its next closest regional peer, the Perrysburg community (City of Perrysburg and Perrysburg Township). Some notable benchmark indicators that are favorable to Sylvania Township include:

- ➔ Population growth since 2000 that is 4 times higher than state average (9.2% compared to 2%).
- ➔ One of the region’s highest median household incomes, 16% higher than Perrysburg Township and 35% higher than Ohio. Only Ottawa Hills has a higher household income.
- ➔ Over 50% of employed residents work in management or professional occupations.
- ➔ A highly educated base of residents: Close to half of Sylvania Township’s residents over 18 years of age hold a bachelor’s degree or higher.

Some demographic areas of concern include:

- ➔ Median age is increasing faster than regional, state and national averages, with a higher percentage of households dependent upon retirement income.
- ➔ A decline in young family households headed by individuals in the 25-49 age group.

## Benchmarks

How do demographic, income, and social characteristics in the Sylvania community compare to the Perrysburg community and the U.S.?

Indicators	Sylvania Township	Perrysburg Township	Ohio	U.S.	
<b>Demographics</b>	Population Growth (% change, 2000-2015*)	9.2%	10.7%	2.0%	12.5%
	Median Age (2015*)	43.4	37.9	39.2	37.6
	Percent Population White Alone (2015*)	90.2%	91.3%	82.4%	73.6%
<b>Income</b>	Median Household Income (2015*)	\$76,137	\$64,204	\$49,429	\$53,889
	Per Capita Income (2015*)	\$39,061	\$34,995	\$26,953	\$28,930
	Percent of Households with Retirement and Social Security Income (2015*)	54.0%	45.0%	51.9%	47.8%
	Percent of Households with cash Public Assistance Income (2015*)	2.0%	0.9%	3.2%	2.8%
<b>Structure</b>	Percent Population 25 Years or Older without High School Degree (2015*)	4.6%	4.1%	10.9%	13.3%
	Percent Population 25 Years or Older with Bachelor's Degree or Higher (2015*)	45.4%	43.5%	26.1%	29.8%
	Percent of Houses that are Seasonal Homes (2015*)	1.4%	0.2%	1.1%	4.0%
	Owner-Occupied Homes where Greater than 30% of Household Income Spent on Mortgage (2015*)	20.5%	22.3%	26.4%	32.3%
	Renter-Occupied Homes where Greater than 30% of Household Income Spent on Gross Rent (2015*)	37.3%	37.1%	45.0%	47.9%

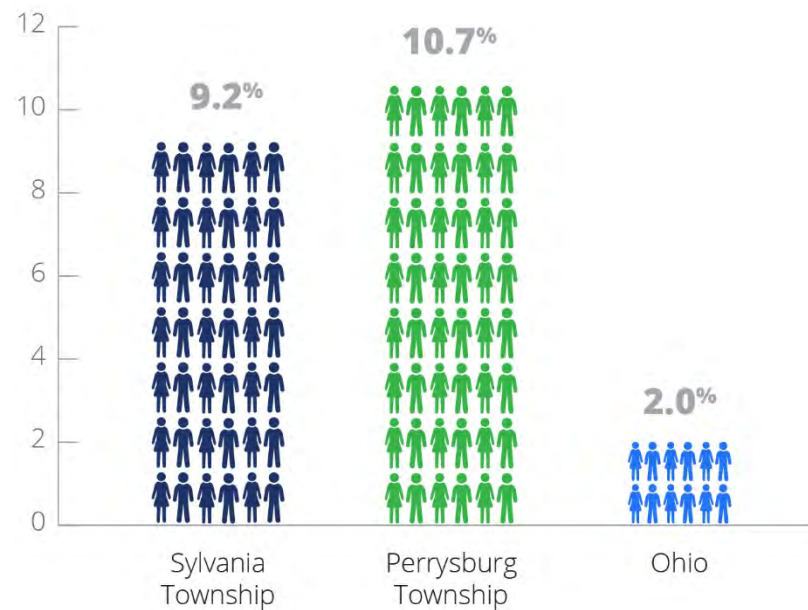
Population

According to the 2010 Census, the combined population of Sylvania Township (city and township) was 48,322, an increase of 3% since the previous decennial census.

**POPULATION**

**Percent Change in Population, 2000–2015**

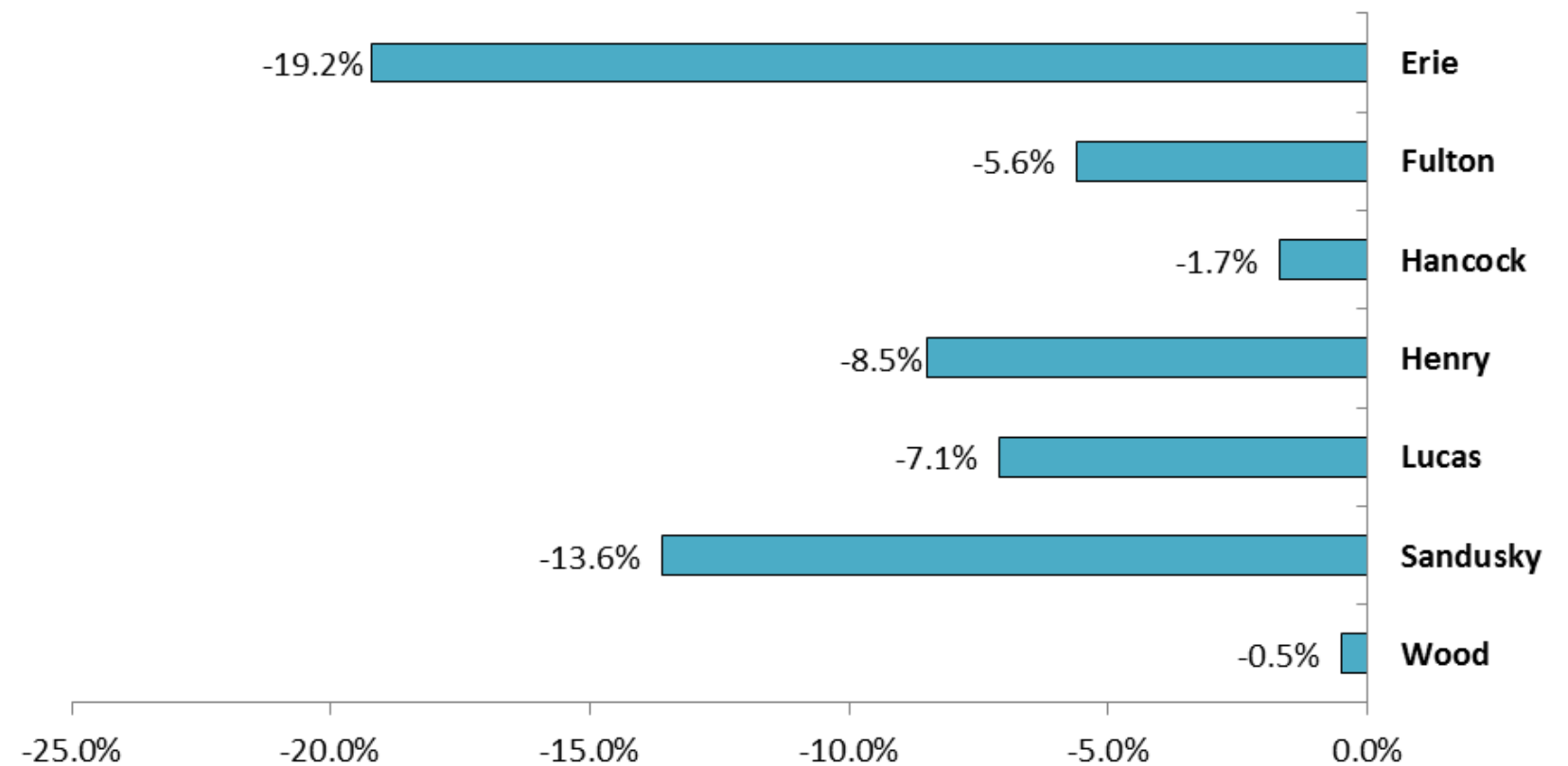
From 2000 to the 2009–2015 period, Perrysburg Township had the largest estimated relative change in population (10.7%), and Ohio had the smallest (2.0%).



Population Projections

According to projections prepared by Ohio Development Services Agency’s Office of Research, Lucas County is anticipated to decline in population through 2040, as is most of Northwest Ohio. Other counties located in the northwest Ohio footprint are also estimated to witness a decline in population. Wood County’s population is expected to remain the most stable due to an inflow of residents from Lucas County.

**Population Projections, 2010-2040  
Percent Difference**





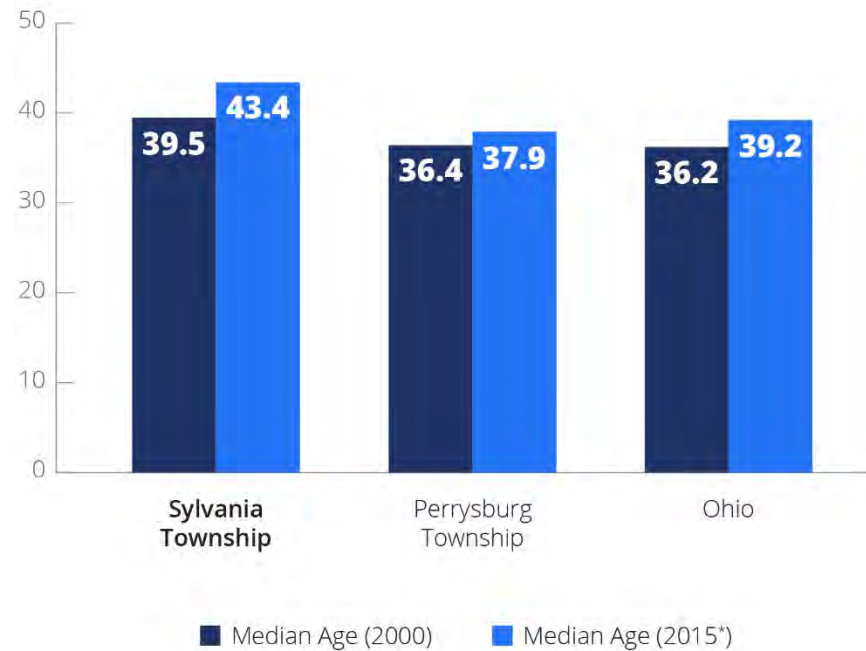
## Age

The median age of township residents is 43.3 years old, which is 5.5 years higher than residents in the Perrysburg community, and also higher than the State of Ohio (39.2). Since 2000, the township's median age has increased at a rate twice that of Perrysburg Township.

### AGE

#### Change in Median Age, 2000 & 2015

From 2000 to the 2009–2015 period, the median age estimate increased the most in Sylvania Township (9.9% increase) and increased the least in Perrysburg Township (4.3% increase).

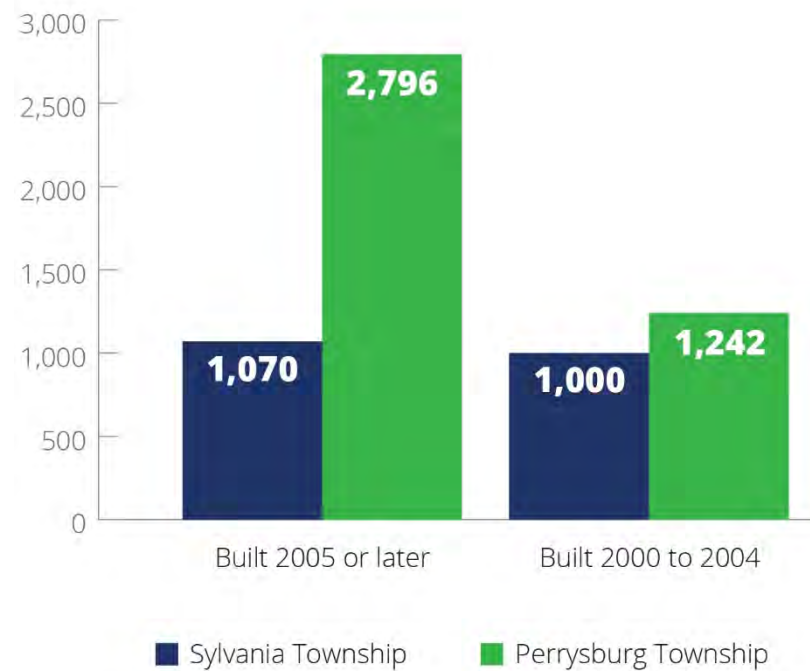


## Housing Trends

Leading up to the turn of the century, Sylvania Township's housing market exceeded growth rates of most communities in the region. However, after 2005, housing starts in the Perrysburg community and Wood County began to outpace Sylvania Township. Both communities and the region were equally affected by the housing market readjustments that began in 2008.

### HOUSING

#### Housing Trends



## Housing Costs

Housing costs, as a percentage of household income, are less burdensome to Sylvania Township residents. Ohio had the highest estimated percent of owner-occupied households where greater than 30% of household income was spent on mortgage costs (26.4%), and Sylvania Township had the lowest (20.5%). Ohio had the highest estimated percent of renter-occupied households where greater than 30% of household income was spent on gross rent (45.0%), and Perrysburg Township had the lowest (37.1%). Sylvania Township had the highest estimated monthly mortgage costs for owner occupied homes (\$1,580) and Ohio had the lowest (\$1,246). Perrysburg Township had the highest monthly gross rent (\$863), and Ohio had the lowest (\$730).

Housing Costs as a Percent of Household Income, 2015

	Sylvania Twp.	Perrysburg Twp.	Ohio
<b>Owner-occupied housing with a mortgage</b>	10,152	6,391	1,983,338
Monthly cost <15% of household income	2,837	1,619	486,212
Monthly cost >30% of household income	2,083	1,422	522,634
<b>Specified renter-occupied units</b>	4,565	4,679	1,544,640
Gross rent <15% of household income	766	900	198,823
Gross rent >30% of household income	1,705	1,734	695,047
<b>Median monthly mortgage cost<sup>^</sup></b>	\$1,580	\$1,559	\$1,246
<b>Median gross rent<sup>^</sup></b>	\$858	\$863	\$730
<b>Percent of Total</b>			
Monthly cost <15% of household income	27.9%	25.3%	24.5%
Monthly cost >30% of household income	20.5%	22.3%	26.4%
Gross rent <15% of household income	16.8%	19.2%	12.9%
Gross rent >30% of household income	37.3%	37.1%	45.0%

Source: ACS, US Census

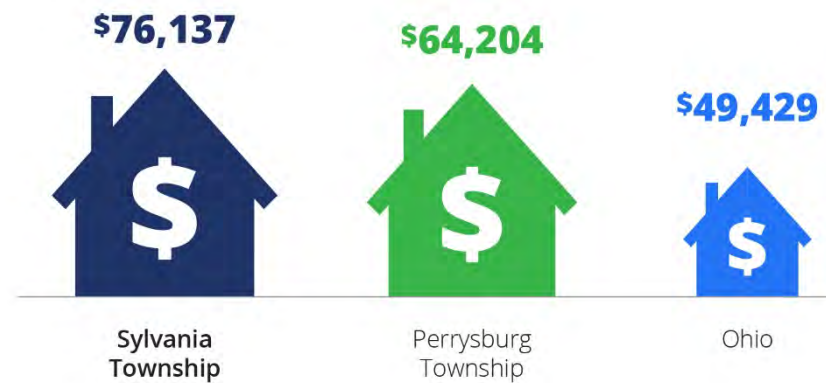
## Income

Median income is an important statistic as income may determine what goods and services a household can and cannot afford to purchase.

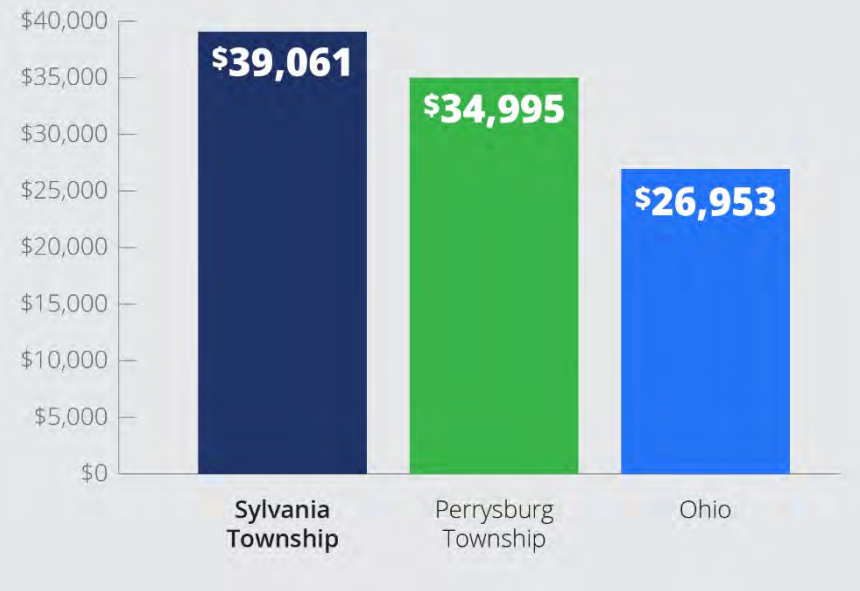
According to the US Census Bureau's, Sylvania Township's median household income in 2015 was \$76,137, 35% higher than the State of Ohio (\$49,429) and 16% higher than the Perrysburg Township (\$64,204). The township's per capita income, at \$39,061, is also higher than state and Perrysburg Township. When compared to other subdivisions in Lucas County and the region, only one community (Ottawa Hills) has a higher household income.

## \$ INCOME

Median Household Income, 2015



Per Capita Income, 2015



## Employment / Occupations

Sylvania Township is home to a strong base of residents employed in professional and management positions, as over 50% of working township residents are employed in these positions. Approximately 22% are employed in sales and office positions, with 14% employed in service fields, 9% are employed in the production, transportation and material moving sector. Less than 2% of employed residents, in 2015, worked in the construction trades or in the farming arena.

Employment by Occupation, 2015

	Sylvania Twp.	Perrysburg Twp.	Ohio
<b>Civilian employed population &gt; 16 years</b>	<b>23,573</b>	<b>17,401</b>	<b>5,366,673</b>
Management, professional, and related	12,020	8,280	1,881,496
Service	3,296	2,205	943,596
Sales and office	5,263	3,869	1,282,772
Farming, fishing, and forestry	27	34	17,094
Construction, extraction and maintenance & repair	473	381	221,547
Production, transportation, and material moving	2,175	2,141	846,296
<b>Percent of Total</b>			
Management, professional, and related	51.0%	47.6%	35.1%
Service	14.0%	12.7%	17.6%
Sales and office	22.3%	22.2%	23.9%
Farming, fishing, and forestry	0.1%	0.2%	0.3%
Construction, extraction and maintenance & repair	2.0%	2.2%	4.1%
Production, transportation, and material moving	9.2%	12.3%	15.8%

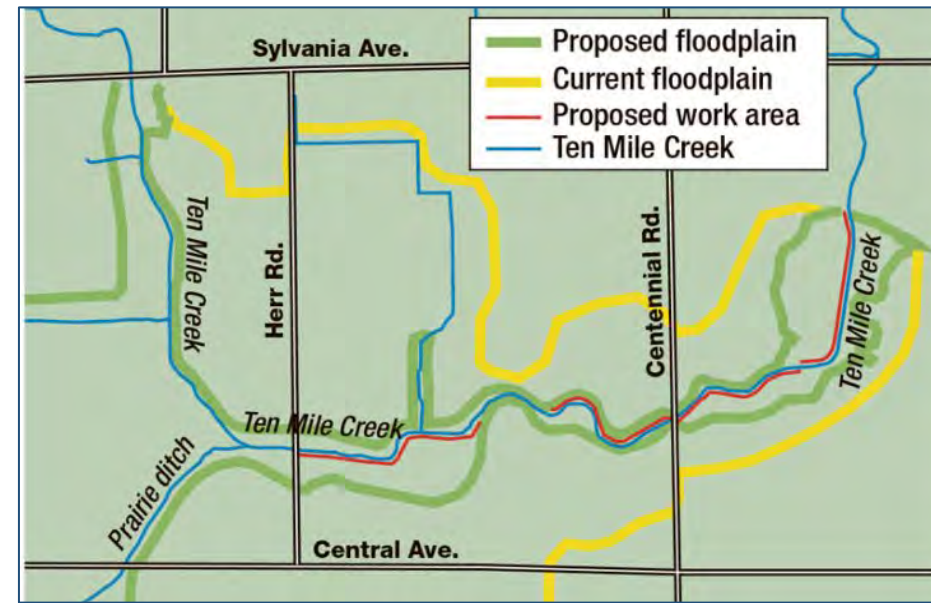
Source: ACS, US Census

## Environmental Considerations

It is obvious that key environmental features, and the legal protections attached to some of these features, are critical factors in the future development of the community, presenting both opportunities and obstacles. For a better understanding of these environmental areas, see *Map: Environmental Considerations*.

Ten Mile Creek is the primary watercourse in the township. It is the collector of water, sediments, and pollutants from the many smaller streams and ditches that flow into it. The condition of the creek is critical in given that it is the principal storm water carrier and that it flows through the core of the Township. Upstream development impacts, are also of concern due to their potential to impact the core of the Township. The watercourse has the potential to serve dual purposes of storm water management and recreation/open space.

In 2011, the Sylvania Township Trustees voted to adopt the Lucas County Storm Water Utility to help Lucas County comply with the Clean Water Act, and to help alleviate areas of known flooding along Ten Mile Creek and to reduce watershed runoff. The Storm Water Utility is based on an Equivalent Residential Unit (ERU) of 5,500 square feet of hard, impervious surface area. Property owners pay roughly \$48 per year and the proceeds are used to fund implementation tools like the \$1.8 million drainage project undertaken by the Lucas County Engineer to mitigate flooding of a 1.7 mile section of Ten Mile Creek along Herr



Road. The flooding affects about 40 residences and 11 businesses. It is anticipated that the floodplain boundary may change as a byproduct of the study, but such a change is not expected until 2020 or later.

Pockets of wetlands are scattered throughout the township clustered around hydric soils, floodplains, and in the Forest Lakes / Southwest Planning Area, south of Central Avenue and west of King Road. It is probable that wetland conditions exist if the parcel(s) is wooded, and possesses hydric soils or non-hydric soils with hydric inclusions.

Section 404 of the Clean Water Act regulates the discharge of fill material into waters of the United States, including wetlands. Day-to-day administration of the program is performed by the Army Corps of Engineers, in partnership with the Ohio EPA (Environmental Protection Agency). While the University of Toledo Wetland Inventory data

presented on the *Environmental Considerations Map* illustrates general areas where wetlands (or frequently wet soils) are present, it is not recommended to be used for site specific development purposes.

Two major floodways are present in Sylvania Township and their flood boundaries consume about 2,689 acres or 21% of the township's total acreage. While construction is not prohibited in these areas, the cost of complying with construction standards can increase development costs. In addition, filling and building in these area is likely to compound storm water problems elsewhere in the watershed area.

## Park and Recreational Assets

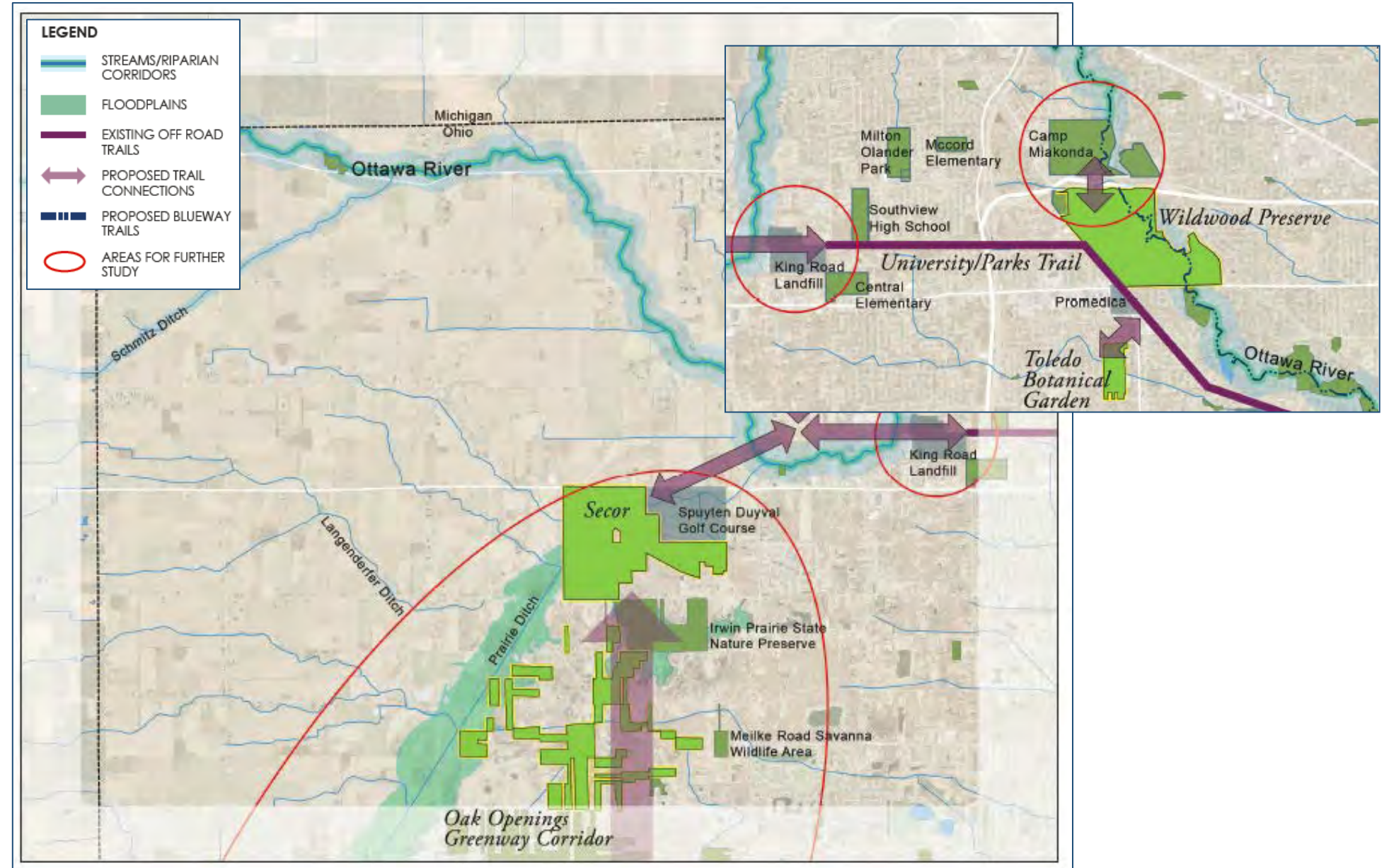
Land uses (and the Quality of Life) in Sylvania Township are supported by three park organizations: The Olander Parks System, the Sylvania Area Joint Recreation District, and Metroparks Toledo.

Most of Sylvania Township's parks include both Oak Openings and Great Black Swamp territory. This puts the township and its park stakeholders in an excellent position to help preserve and restore those unique ecosystems while simultaneously increasing public awareness of and engagement with them.

Metroparks Toledo currently oversees and promotes fourteen parks, two of which, Secor and Wildwood Preserve, have major footprints in the township.

The Olander Park System (TOPS) comprises seven properties, covering more than 260 acres. These parks offer a diverse array of amenities to serve the community, along with acres of habitat to support native wildlife. In 2016, TOPS created a Master Plan to outline improvements to four properties within The Olander Park System: Milton Olander, Sylvan Prairie, Fossil, and Whetstone Parks. In addition, TOPS works closely with the Green Ribbon Initiative Science Subcommittee to identify natural habitats in the township that are valuable for their ecological value to the Oak Openings Region. These areas are called Priority Conversation Areas.

The SAJRD was created in 1988 to provide recreation services to Sylvania area residents. Its mission is implemented by the property tax and program user fees generated by programs administered by the Sylvania Recreation Corporation (SRC), established in 1994, in order to develop top-notch recreational programs and facilities that includes a 138 acre multipurpose sports turf facility: Sylvania Pacesetter Park. Since its inception in 1988, program participation has grown by an incredible 200%.



*The primary goal for District 1 is to establish Secor Metropark as a prominent destination and visitor attraction in the northwest quadrant of Lucas County, functioning as a gateway to the Oak Openings Region and a link between the Oak Openings Corridor and the Ottawa River / Tenmile Creek Corridor. Park officials intend to provide a direct link between the University/Parks Trail, the Oak Openings Corridor, and Tenmile Creek.*

## Development Trends

Development in Sylvania Township has exceeded regional development trends in residential and commercial sectors. Leading up to the 2000s, residential development in the Sylvania community (the city and township, collectively) exceeded its next closest peer in the region- Perrysburg and Perrysburg Township in the residential housing sector (for more information, see: Demographic Benchmarks Report). Since 2000, over \$500 million of new residential investments have been made, with an average of 109 new residential units constructed annually.

Even after the Great Recession began in 2008, development in the township mirrored development patterns in the region- targeted and gradual. However, due to Sylvania Township’s location and stable residential base, the development community continues to make sustained investments. Investments in the residential arena in 2017 are back to near pre-recession levels. The last several years has also witnessed sustained investments with commercial development, as roughly 26 million dollars of new investment were announced in 2017, the highest level of investment recorded in 17 years. Commercial development accounted for 94.5% of the \$215.5 million in commercial / industrial development activity that has occurred since 2000.

**Single Family Residential Development Trends, 2000-2017**

Year	Permits	Total Value
2000	79	\$16,455,078
2001	113	\$28,276,568
2002	161	\$37,243,801
2003	220	\$52,154,266
2004	256	\$63,811,603
2005	242	\$58,723,260
2006	134	\$30,284,722
2007	89	\$21,233,832
2008	46	\$13,084,539
2009	28	\$8,830,400
2010	45	\$14,525,500
2011	43	\$13,452,000
2012	50	\$14,753,400
2013	81	\$21,809,000
2014	92	\$24,318,700
2015	98	\$26,095,000
2016	100	\$26,295,142
2017	93	\$28,883,233

Source: Sylvania Township Zoning Dept.

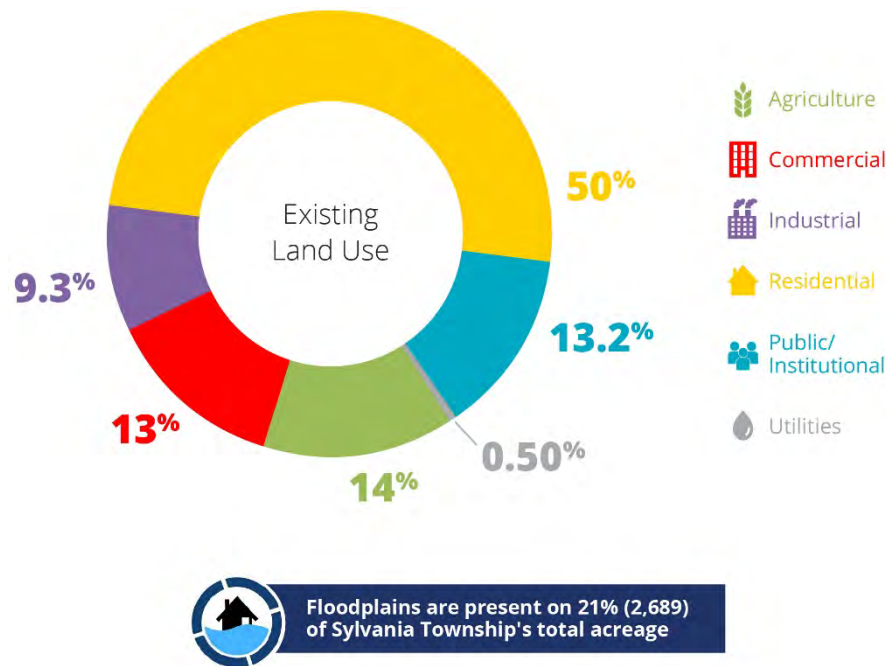
**Commercial and Industrial Development Trends, 2000-2017**

Year	Development Type	Permits	Total Value
2000	Commercial	17	\$24,008,680
	Industrial	12	\$638,105
2001	Commercial	18	\$12,842,100
	Industrial	7	\$500,000
2002	Commercial	18	\$10,288,000
	Industrial	4	\$2,670,000
2003	Commercial	17	\$18,792,000
	Industrial	1	\$288,832
2004	Commercial	17	\$15,759,000
	Industrial	12	\$2,517,945
2005	Commercial	15	\$18,649,990
	Industrial	3	\$470,000
2006	Commercial	15	\$12,880,615
	Industrial	2	\$1,320,000
2007	Commercial	9	\$4,830,000
	Industrial	0	\$0
2008	Commercial	6	\$4,580,000
	Industrial	0	\$0
2009	Commercial	6	\$3,840,000
	Industrial	0	\$0
2010	Commercial	5	\$8,013,773
	Industrial	0	\$0
2011	Commercial	4	\$1,975,000
	Industrial	1	\$1,000,000
2012	Commercial	4	\$3,375,000
	Industrial	0	\$0
2013	Commercial	6	\$8,856,000
	Industrial	1	\$275,000
2014	Commercial	8	\$17,558,042
	Industrial	0	\$0
2015	Commercial	4	\$3,150,000
	Industrial	2	\$2,060,200
2016	Commercial	6	\$7,392,824
	Industrial	0	\$0
2017	Commercial	9	\$25,960,000
	Industrial	0	\$0
2000-2007 Activity Value			\$126,455,267
2008-2017 Activity Value			\$88,035,839

Source: Sylvania Township Zoning Dept.

## Existing Land Use and Valuations

Residential land uses occupy 6,338 acres and comprise 50% of the Township’s assessed land use; however its taxable assessed value comprises almost 79% of the Township’s total valuation. Residential land uses yield the most property valuation at \$108,367 per acre. For better understanding of the Township’s existing land use patterns, see Map: Existing Land Use.



Many of Sylvania Township’s main corridors are devoted to commercial activity. This includes Central Avenue, Monroe Street, Alexis Road, and Holland-Sylvania Road. Commercial uses occupy 1,651 acres, or 13% of the Township’s assessed land usage. Its taxable assessed value comprises 19% of the Township’s total valuation. In 2016, commercial land uses generated \$100,775 per acre.

Land utilized for industrial purposes consume 9.5% of the township’s acreage or approximately 1,208 acres. Its taxable assessed value in 2016 comprised only 1.1% of the Township’s total valuation. Industrial land uses, which often yield high property valuations, only yield \$7,653 per acre due to most of the industrial land in the township being used for quarry operations.

Approximately 1,775 acres or 14% of the Township is occupied by agricultural land uses, most of which is enrolled in the Current Agricultural Use Value (CAUV) program. Its taxable assessed value comprises less than one half of one percent of the Township’s total valuation. Agricultural land uses generated \$2,476 per acre in property valuation in 2016.

Sylvania Township has a notable footprint of land utilized for public and institutional uses. Areas designated as public are lands developed by public funds and are usually operated as part of governmental function and are reserved for public use. Activities that are included in this category are park and recreational lands and facilities, churches, government properties, cemeteries, firehouses, post offices, public hospitals, libraries, museums, and public and private schools. Land dedicated to these uses amounted to 1674 acres, or 13.2% of the Township’s assessed land usage. These land uses, although taxable valuable is recorded, do not pay property taxes, but do pay special assessments in certain situations.

	Agriculture	Commercial	Industrial	Residential
Total Value	\$4,395,560	\$166,380,950	\$9,245,740	\$686,958,770
Total Acreage	1,775	1,651	1,208	6,338
Per Acre Value	\$2,476	\$100,775	\$7,653	\$108,367

Source: 2016 DTE 93, Lucas County Auditor

Approximately 72 acres of the township’s acreage is utilized for public utilities (Toledo Edison), all of which is located in the northwest corner.

## Land Use Conditions

The predominant land use in Sylvania Township is single-family residential. This single-family residential development includes a mix of established, estate-type neighborhoods near Corey Road and Whiteford Road in the eastern part of the township; older homes developed along unimproved streets north of Alexis Road east of U.S. 23, north of Central Avenue between Holland-Sylvania Road and McCord Road, and south of Central Avenue between King Road and Crissey Road; and many newer subdivisions located throughout the township but primarily in the more recently developed western and southern portions.

Attached and detached villa-type residential developments are also located throughout the township. The relatively

few multi-family residential developments include apartment complexes located on the east side of Holland-Sylvania Road, north of Sylvania Avenue; between Wilford Road and U.S. 23/I-475, south of Central Avenue; and south of Central Avenue between Centennial Road and Crissey Road (recently constructed). An additional multi-family development is currently under construction at the northeast corner of Sylvania Avenue and King Road.

In terms of commercial land uses, the township includes a major commercial corridor along Central Avenue, extending from Reynolds Road on the east to beyond Centennial Road on the west, including the recently upgraded U.S. 23/I-475 interchange at Central Avenue. The depth of this commercial corridor varies significantly, ranging from 400 feet from the Central Avenue centerline to a half mile from the centerline.

While the commercial uses are primarily retail stores and restaurants, there is also a large concentration of auto dealerships (“The Central Avenue Strip”) and many service businesses. An attractive business park is located north of Central Avenue off Meijer Drive (Port Sylvania/Cobblestone Woods), and a large medical office complex is located south of Central Avenue on the west side of Reynolds Road (Wildwood Medical Center).

There is also an emerging commercial corridor along Holland-Sylvania Road extending from just south of U.S. 23 on the north almost to the southern township boundary.

This corridor includes a mix of office and small retail/service businesses north of Sylvania Avenue, and a mix of small and large retail/service businesses south of Sylvania Avenue. A large, vacant commercial parcel that formerly housed a K-Mart Store is located at the intersection of these two commercial corridors at the northwest corner of Central Avenue and Holland-Sylvania Road. Commercial land uses are also located along the Monroe Street frontage and part of the Alexis Road frontage within the township limits.

Smaller commercial nodes are located at the intersection of Sylvania Avenue and McCord Road and the intersection of Sylvania-Metamora Road and Centennial Road (although parts of these intersections are located in the City of Sylvania), and along the north side of Bancroft Street between Shetland Road and Heysler Road. In addition to the previously mentioned business park off Meijer Drive, there are several smaller business parks including Kings Pointe, New West, Central Park West, Renaissance Place and Resource Park Drive.

Industrial uses in Sylvania Township are concentrated around the stone quarry operations along both sides of Centennial Road from Brint Road on the north to Central Avenue on the south. In addition to the quarry operations, this industrial area includes a number of small industrial uses and office/commercial uses along Silica Road, and some industrial uses at the southeast corner of Central Avenue and Centennial Road. Two older mobile home parks

are also located in this area between Central Avenue and Silica Road.



*Sylvania Township is home to Hanson Aggregates. The company owns a significant quarry footprint of contiguous land that surrounds for a buffer.*

Agricultural and large acreage residential uses are somewhat limited in Sylvania Township and are located mainly in the far western portion of the Township, west of Mitchaw Road, Herr Road and Crissey Road. A number of new residential subdivisions and planned unit developments have been approved for this area and are currently under construction. A significant portion of the area used for agriculture is within the Ten Mile Creek floodplain. Approximately 2,700 acres of floodplains are located in the township, a majority of which is located west of Centennial Road on undeveloped parcels (see *Map: Vacant Lands*).

Sylvania Township includes a significant amount of park land, recreational areas, and open space, located primarily in large parks and recreational facilities rather than in small neighborhood parks. The parks and recreational facilities include two metroparks (Wildwood Preserve Metropark and part of Secor Metropark), Sylvan Prairie Park, Fossil Park, Camp Miakonda, Stranahan Arboretum, Pacesetter Park, the Sylvania YMCA/JCC, Centennial Terrace and Quarry, and two golf courses (Spuyten Duyval/Cottonwood Creek and part of Sylvania Country Club). The University/Parks Trail also runs through a portion of the township along with a number of other existing and planned recreational trails.

### Zoning Conditions

The Sylvania Township Zoning Resolution includes one agricultural district “A-3” (one acre minimum lot area), seven residential zoning districts ranging from “A-4” (rural residential) to “R-5” (multi-family residential) with varying minimum lot areas, three commercial zoning districts (neighborhood commercial, general commercial and professional business/office), three industrial zoning districts (light industrial, restricted industrial and heavy industrial), a manufactured home park zoning district, a special district for public or semi-public land uses, a planned unit development overlay district and a Central Avenue overlay district.

The Sylvania Township Zoning Map (see *Map: Zoning*) shows the zoning classification for every parcel in the township, with most of the township zoned residential, primarily single-family residential, consistent with the predominant land use. There are relatively few areas zoned for multi-family residential, comprised of multi-family developments that are existing or under construction, and there does not appear to be any vacant land zoned multi-family residential. Much of the westernmost portion of the township is zoned agricultural, although a number of residential planned unit developments have been approved within the agriculturally zoned area.

Commercial zoning lines exist on Central Avenue from Reynolds Road on the east to Crissey Road on the west, including the U.S. 23/I-475 interchange at Central Avenue.

The depth of the commercially zoned area along Central Avenue varies considerably. The Central Avenue Overlay Zoning District includes all parcels that front on Central Avenue from McCord Road on the east to the Township line to the west, to a depth of 400 feet from the centerline of Central Avenue or the entire depth of the lot, whichever is greater.

Most of the Holland-Sylvania Road frontage is zoned commercial, along with most of the Monroe Street and Alexis Road frontage within the township limits. Smaller areas of commercial zoning are located along both sides of Centennial Road, south of Sylvania-Metamora Road, on the south side of Sylvania Avenue at the McCord Road intersection, and along the north side of Bancroft Street between Shetland Road and Heysler Road.



*Pockets of former residential land uses along Holland-Sylvania are being converted to commercial uses. A corridor overlay is recommended along Holland-Sylvania Road.*



A large industrially zoned area is centered on the quarry operations along Centennial Road and nearby areas, including Silica Road.

The Sylvania Township Zoning Resolution includes an “S-1” Special District zoning classification for public and semi-public uses, such as parks, schools and administrative buildings. While some parks and administrative buildings are zoned “S-1”, including Pacesetter Park, Sylvan Prairie Park, Wildwood Metropark and the township police building, others have retained the zoning classification they had prior to the establishment of the “S-1” zoning district.

### Transportation and Connectivity

It is important to consider transportation systems when planning for the future to ensure these systems can support future goals, such as pedestrian connectivity, changes in land use, and economic development. Transportation, as it applies to the township, includes not only the road system, but other means of non-vehicular mobility. These additional modes of transportation are addressed in this section.

There are approximately 175 miles of roads of which 131 miles are maintained by the Sylvania Township’s Road Department.

ODOT maintains 14 miles of interstate system (U.S. 23 and I-475) and state highways such as: Alexis, Monroe, Central, and Reynolds. The Lucas County Engineer’s Office maintains 31 miles of county arterial roads that includes: Bancroft,

Brint, Centennial, Crissey, Flanders, Herr, Holland-Sylvania, Sylvania, Laskey, McCord, King, Talmadge, and Sylvania-Metamora.

The Toledo Metropolitan Area Council of Governments (TMACOG), ODOT, and the County Engineer are also consulted when significant and costly improvement projects are needed. Other parties are also involved if federal and state resources are being used and additional oversight is needed.

### Existing Transportation Issues

During the planning process, a majority of the survey respondents indicated a desire to improve existing roads and pedestrian connectivity, and provide new growth areas with a full range of transportation and mobility choices. A map (see *Map: Transportation Issues*) was created that highlights the more common responses on transportation issue areas from the community survey.

The transportation issues mentioned most frequently were related to problematic intersections or the lack of pedestrian connectivity or safety. Areas with noted issues are:

### Top 5 Intersections

- Central & Percentum
- King & Sylvania
- Holland-Sylvania & Brint
- Crissey & Central
- Whiteford & Alexis

### Top 5 Corridors

- Central Avenue
- McCord Road
- Sylvania Avenue
- King Road
- Mitchaw Road

### Pedestrian/Bike Connectivity

- Whiteford Road (bike lanes needed)
- Mitchaw Road (improved pedestrian connectivity is needed to link new schools and residential areas. Past efforts to widen Mitchaw Road, however, were met with public opposition from the affected landowners).
- Improved pedestrian connectivity to Pacesetter Park and Centennial Quarry, and other key community assets.
- Many roads lack sidewalks
- Improved pedestrian/bike crossings needed at various locations
- Connect all bike and walkways together

### Pedestrian Connectivity

Pedestrian connectivity in Sylvania Township is promoted through a variety of dedicated facilities like University/Parks Trail, on-street bike lanes and sharrows, and sidewalks. Some newer neighborhoods like Berkshire Village have dedicated sidewalks, while other neighborhoods like St. James Woods have wider streets that allow for pedestrian connectivity. Some residential areas located along road frontages do not have dedicated sidewalks.

Local stakeholders created the Sylvania Area Bikeways Initiative Plan (January 2016) in which various routes throughout the Sylvania Township/Sylvania community have been identified for future connectivity improvements including bike paths, trails, or share the road/sharrow assets. These routes were also selected in cooperation with area bicyclists who proposed and recommended that specific routes be available to provide service between local residential neighborhoods and public or commercial attractions.

The Bikeways Initiative Plan inventoried existing facilities and developed routes for connecting parks, recreational areas, schools, commercial areas, and heavily developed residential areas. Implementation of the recommendations will be accomplished by jurisdictions such as Sylvania Township, Lucas County, City of Sylvania, City of Toledo, Richfield Township, Springfield Township, Spencer

Township, Toledo Area Metroparks, TMACOG, and public-private partnerships.

### Functional Classification System

National Functional Classification (NFC) is a planning tool which federal, state and local transportation agencies use as the basis for funding. Streets and highways are grouped into classes, or systems, according to the type of traffic service that they are intended to provide. There are five general highway functional classifications that all streets and highways are grouped into: Interstates; Other Freeways; Arterials; Collectors; and Local Roads (See *Map: Sylvania Township Functional Classification and Traffic Volumes*). Every 10 years following the census and Federal Highway Administration (FHWA) urbanized area boundary update, this network is updated which aids in designating roadways eligible to receive federal funding from Metropolitan Planning Organizations (such as TMACOG), ODOT, and FHWA. The road types in Sylvania Township are:

#### *Arterials (Principal and Minor)*

Principal Arterials generally carry long distance, through-travel movements and typically have heavier traffic volumes. They also provide access to important traffic generators, such as major airports or regional shopping centers. Portions of roadways in Sylvania Township designated as a Principal Arterial include Central Avenue; Sylvania Avenue; Monroe Street; Alexis Road; Holland-Sylvania Road; and Reynolds Road.

Portions of roadways designated as Minor Arterials include Sylvania Avenue; Monroe Street; Laskey Road; Brint Road; Main Street; King Road; McCord Road; Holland-Sylvania Road; and Whiteford Road.

#### *Collectors (Major and Minor)*

Major and minor collector roads tend to provide more access to property than arterials and generally have lower traffic volumes. Collectors also funnel traffic from residential areas to arterials. Road segments in Sylvania Township that have a portion of them classified as Major Collectors include Bancroft Street; Sylvania Avenue; Brint Road; Sylvania-Metamora Road; Corey Road; Crissey Road; Centennial Road; King Road; Harroun Road; and Whiteford Road.

#### *Local*

All other roads in Sylvania Township are classified as Local Roads and are generally the responsibility of the township and primarily provide access to neighborhoods.

### Traffic Impact / Access Management Requirements

A Traffic Impact Study and Access Management Plan are required for all proposed commercial, industrial, multifamily developments and for all single-family developments exceeding 100 dwelling units. These plans, which must be consistent with the Institute of Transportation Engineers (ITE) Generation Manual, are also required for all projects that generate 100 or more peak

hour trips regardless of lot coverage. Any proposed development on State Highways (Alexis, Central, Monroe, and Reynolds) is subject to the review, policy, standards and regulations of ODOT, and the Lucas County Engineer must be consulted for any proposed development on a County Highway or Township Road.

### Transit Services

The Toledo Area Regional Transportation Agency (TARTA) operates a fixed-route scheduled service throughout Lucas County, including five fixed routes that service the City of Sylvania and sections of Sylvania Township. Customers can access destinations along sections of King, Central, Sylvania Avenue, east of McCord, and Monroe, as well as Park and Ride opportunities at Centennial Terrace and Meijer. TARTA also provides on-call paratransit and other related services in the township.

### Transportation Resources

TMACOG is the Metropolitan Planning Organization (MPO) designated by the Governor of the State of Ohio for those localities in all urbanized areas with populations over 50,000 as determined by the U.S. Census. Major transportation projects receiving state or federal funding should be included in the Long Range Transportation Plan (LRTP) to improve funding program competitiveness. It is possible to receive funding and not be included in the LRTP; however the projects listed in the LRTP usually receive additional ranking points in funding applications to get

funded if they are listed in the LRTP. Projects that do receive state or federal funding must be listed in the TIP (Transportation Improvement Plan) and in the State Transportation Improvement Plan (STIP). In this capacity, TMACOG serves as the County's clearinghouse for federal funding and most state funding for transportation improvements. TMACOG is responsible for working with local officials in the development of, and periodic updates to the LRTP and the TIP.



*The City of Sylvania and Metroparks Toledo effectively utilize wayfinding signage within their jurisdictions. Similar wayfinding devices could be deployed to accentuate many of the township's assets.*



### Wayfinding

While wayfinding is present in many locations in the City of Sylvania and also utilized by the Metroparks Wildwood Preserve, it is not utilized in Sylvania Township to expose residents and visitors to key landmarks and destinations. A comprehensive wayfinding system is recommended to improve site accessibility and to improve community branding (*See Chapter: General Recommendations*). Water and Sewer Utility Conditions

Public water and sewer services are provided throughout Sylvania Township by three primary service providers: the City of Sylvania, Lucas County and the City of Toledo (*See Map: Water and Sewer Service Areas*). Some areas of the township closest to Sylvania receive both Sylvania water and sanitary sewer services, while a smaller base of customers located adjacent to this service area receive Toledo water service and Sylvania sewer service. Most of the township receives water service from Toledo and sanitary service from Lucas County. Storm sewers are also available in most areas of the township (*See Map: Storm Sewer Utilities*).

Public water and sewer services is potentially available to the entire western portion of Sylvania Township, subject to developers paying the cost to construct/expand pump stations and/or extend gravity lines and to extend water lines. The Sanitary Engineer's office would not hinder development in any area and would work with developers to deal with technical and financial issues. County funding

is available to assist with the cost of extending gravity lines that would eliminate existing pumping stations. Gravity mains are preferred over pump stations due to the long term costs of operating pump stations.

Water and sewer issues exist in the Forest Lakes/Southwest Planning Area. The Forest Lakes and Deerpointe developments each have sanitary sewer pump stations. The Forest Lakes pump station feeds into the Deerpointe pump station. Any additional development may require upgrades to these pump stations or extension of the gravity line sewer down Bancroft Street from the western edge of the St. James Woods development (Wimbledon Park Blvd.).

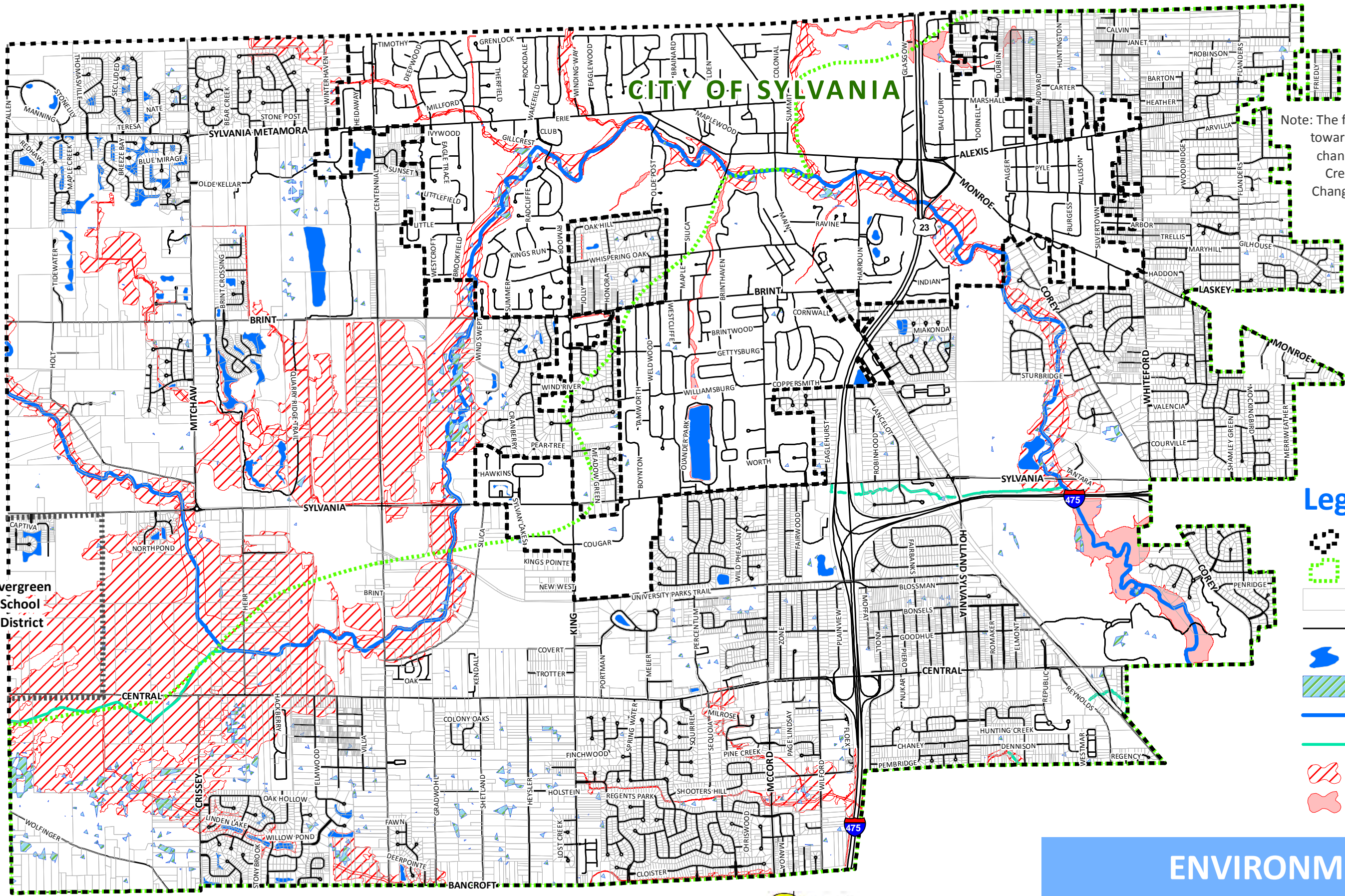
There is a gravity line sewer on Central Avenue that ends at Hackberry Boulevard, the new apartment development west of Centennial Road. Some of the streets on the south side of Central Avenue, west of King Road (Heysler and part of Holstein), have public water available due to a recent water line extension related to the King Road landfill closure agreement with the Ohio EPA. Shetland and Gradwohl are not served by public water lines.

An existing regional sanitary sewer pump station on Central Avenue west of Herr Road is sized to serve additional development in this area. Developers should contact the Lucas County Sanitary Engineers office to see if any fees are due to connect to this pumping station. This station discharges into a force main that runs along Central Avenue but developers are not allowed to tie directly into it.

There are water pressure issues in some parts of northwest Lucas County (Sylvan Prairie/West Planning Area) due to topography and the current density of users.

The water tower on Mitchaw Road provides sufficient water pressure (40 to 45 pounds per square inch), but during times of high demand the water pressure is less than in other areas of the county. A second water tower is proposed to be constructed on Mitchaw Road in the next 5 to 10 years. This second tower will provide more water and reduce the rate for pressure loss but will not increase the water pressure. Holt Road has a looped water line, but the sanitary sewer on Brint Road stops at Mitchaw Road and does not extend to Holt Road.

# SYLVANIA TOWNSHIP LAND USE PLAN

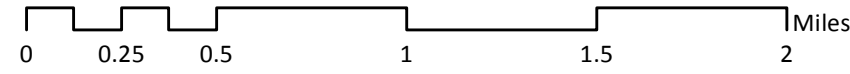


Note: The floodplain along Herr Road and west towards the township boundary may change as a finding of the Ten Mile Creek Study completed in 2017. Changes, if any, not likely until 2021.

## Legend

- Sylvania Township Boundary
- Oak Openings Boundary
- Sylvania Twp Parcels
- Streets
- Open Water / Ponds
- Wetlands
- Major Watercourse
- Minor Watercourse
- AE Flood Zone (Elevations Determined)
- A Flood Zone (Elevations Not Determined)

Evergreen School District

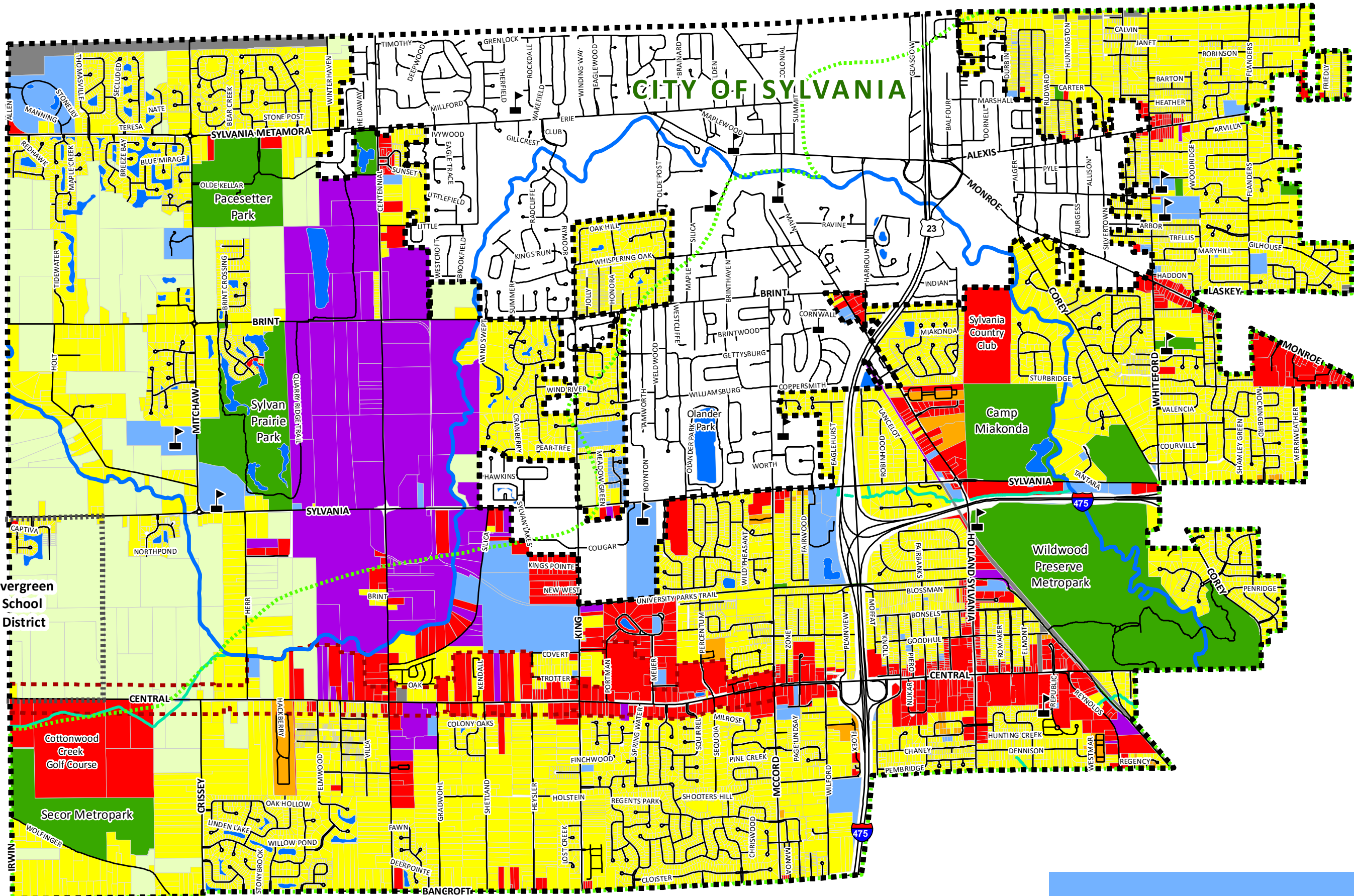


Source: Lucas County Auditor, Engineer, FEMA, U of Toledo (wetlands), Reveille



# ENVIRONMENTAL CONSIDERATIONS

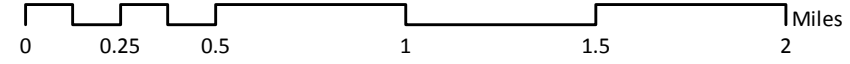
# SYLVANIA TOWNSHIP LAND USE PLAN



## Legend

- Sylvania Township Boundary
- Oak Openings Region Boundary
- Public / Private Schools
- Streets
- Open Water / Ponds
- Major Watercourse
- Minor Watercourse
- Overlay District
- Agriculture
- Industrial
- Commercial
- Residential
- Multi-family Residential
- Parks/Recreational Areas
- Public / Institutional
- Utility

Evergreen School District

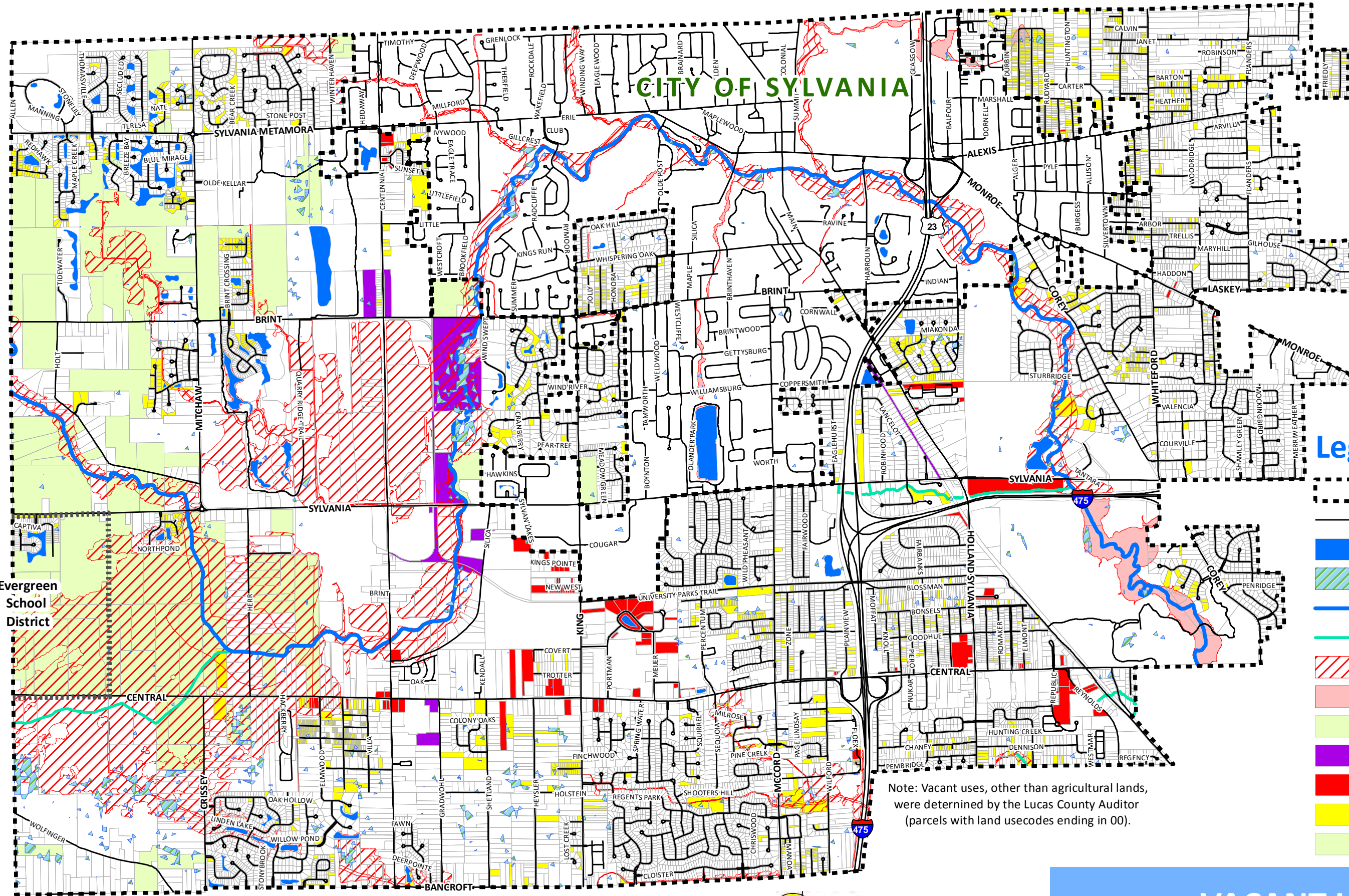


Source: Lucas County Auditor, Engineer, Reveille  
 Note: Land uses as determined by the Lucas County Auditor.



## EXISTING LAND USE

# SYLVANIA TOWNSHIP LAND USE PLAN

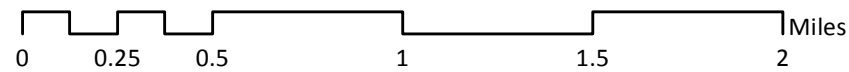


## Legend

- Sylvania Township Boundary
- Streets
- Open Water / Ponds
- Wetlands
- Major Watercourse
- Minor Watercourse
- AE Flood Zone (Elevations Determined)
- A Flood Zone (Elevations Not Determined)
- Agriculture
- Vacant Industrial
- Vacant Commercial
- Vacant Residential
- Agriculture

Note: Vacant uses, other than agricultural lands, were determined by the Lucas County Auditor (parcels with land usecodes ending in 00).

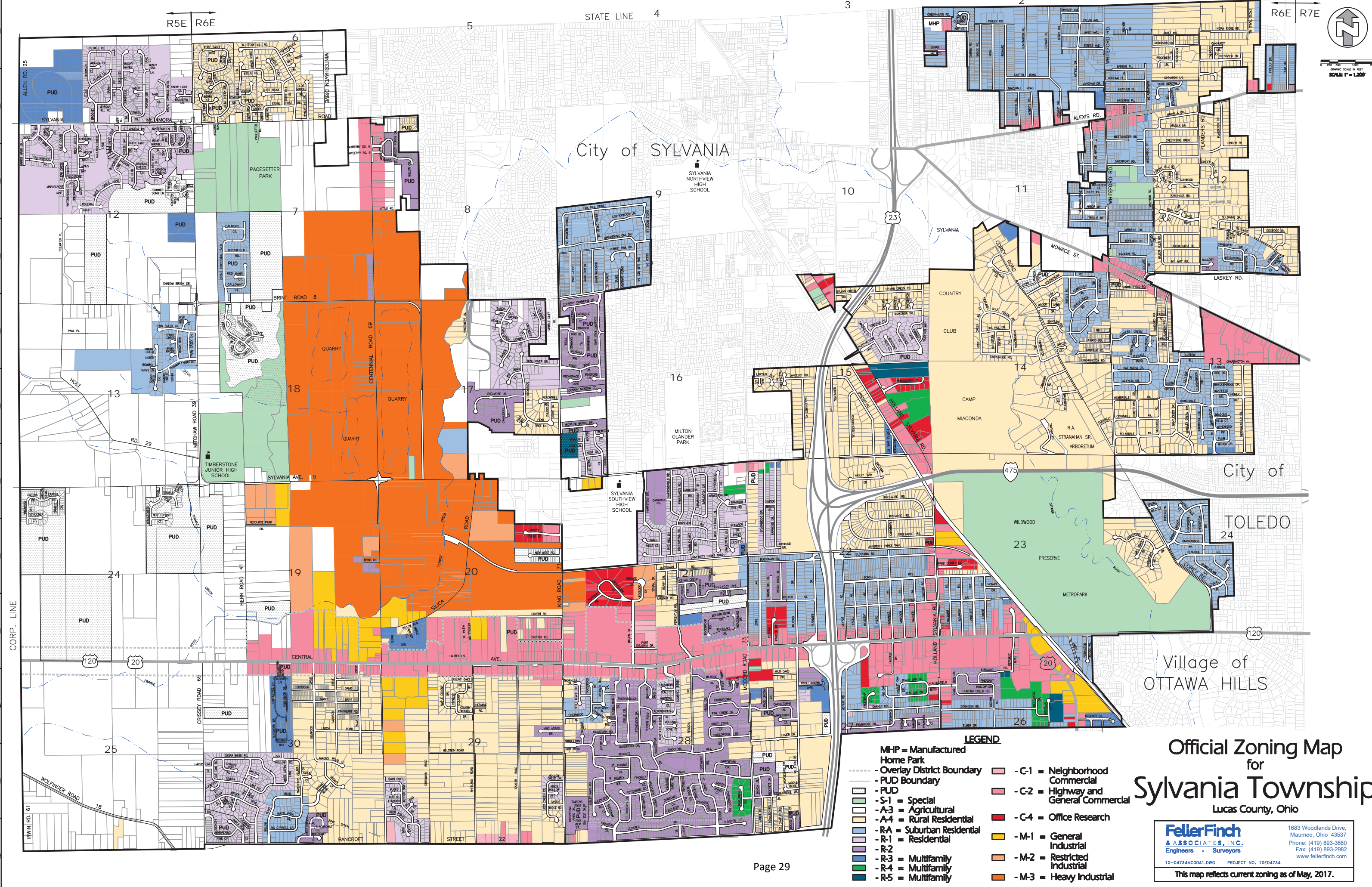
Evergreen School District



Source: Lucas County Auditor, Engineer, Reveille



## VACANT LANDS



GRAPHIC SCALE IN FEET  
SCALE 1" = 1,200'

City of SYLVANIA

City of TOLEDO

Village of OTTAWA HILLS

**LEGEND**

- MHP = Manufactured Home Park	- C-1 = Neighborhood Commercial
- Overlay District Boundary	- C-2 = Highway and General Commercial
- PUD Boundary	- C-4 = Office Research
- PUD	- M-1 = General Industrial
- S-1 = Special	- M-2 = Restricted Industrial
- A-3 = Agricultural	- M-3 = Heavy Industrial
- A-4 = Rural Residential	
- R-A = Suburban Residential	
- R-1 = Residential	
- R-2	
- R-3 = Multifamily	
- R-4 = Multifamily	
- R-5 = Multifamily	

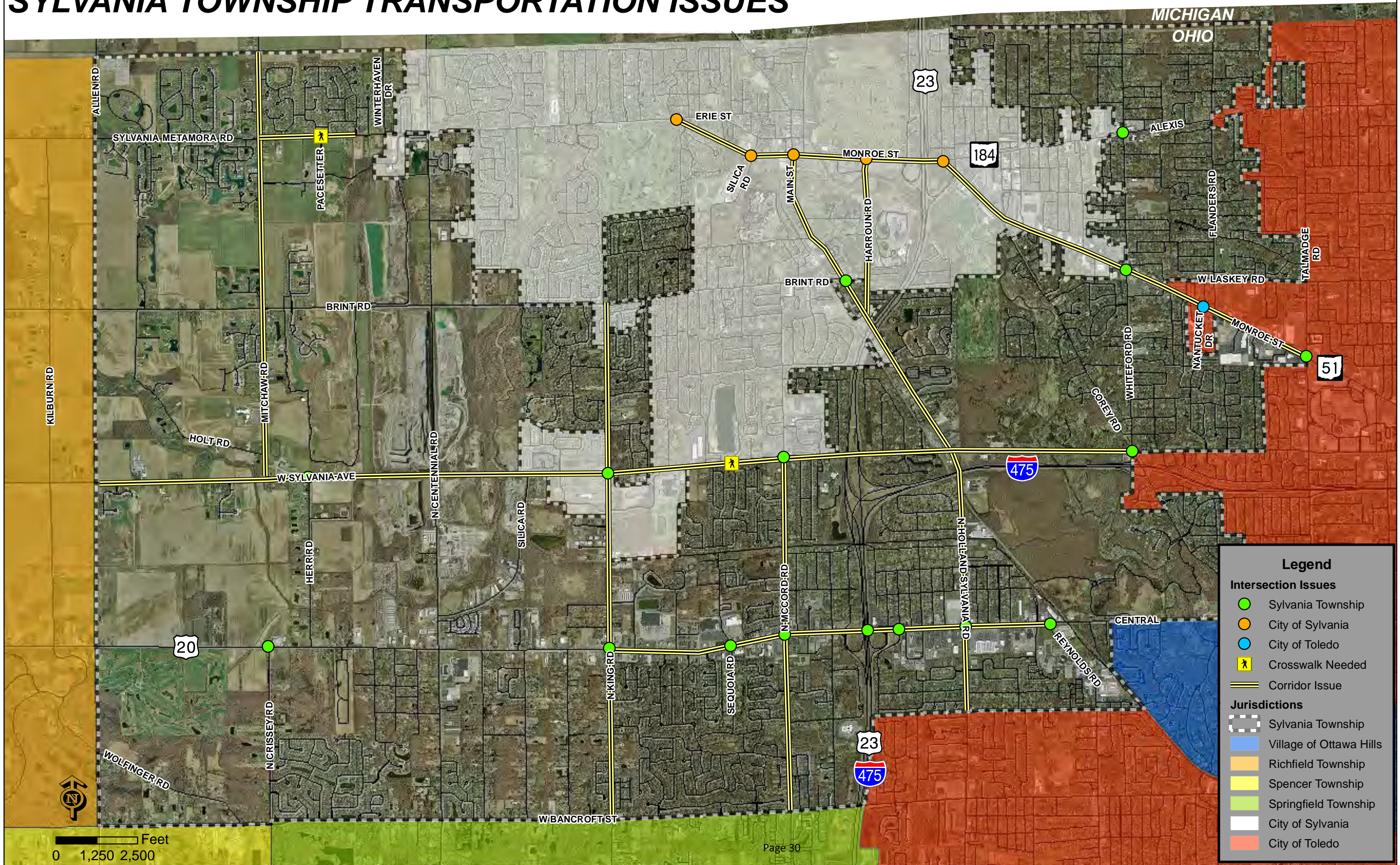
Official Zoning Map for Sylvania Township  
Lucas County, Ohio

**FellerFinch & ASSOCIATES, INC.**  
Engineers • Surveyors  
1683 Woodlands Drive, Maumee, Ohio 43537  
Phone: (419) 893-3680  
Fax: (419) 893-2982  
www.fellerfinch.com

This map reflects current zoning as of May, 2017.

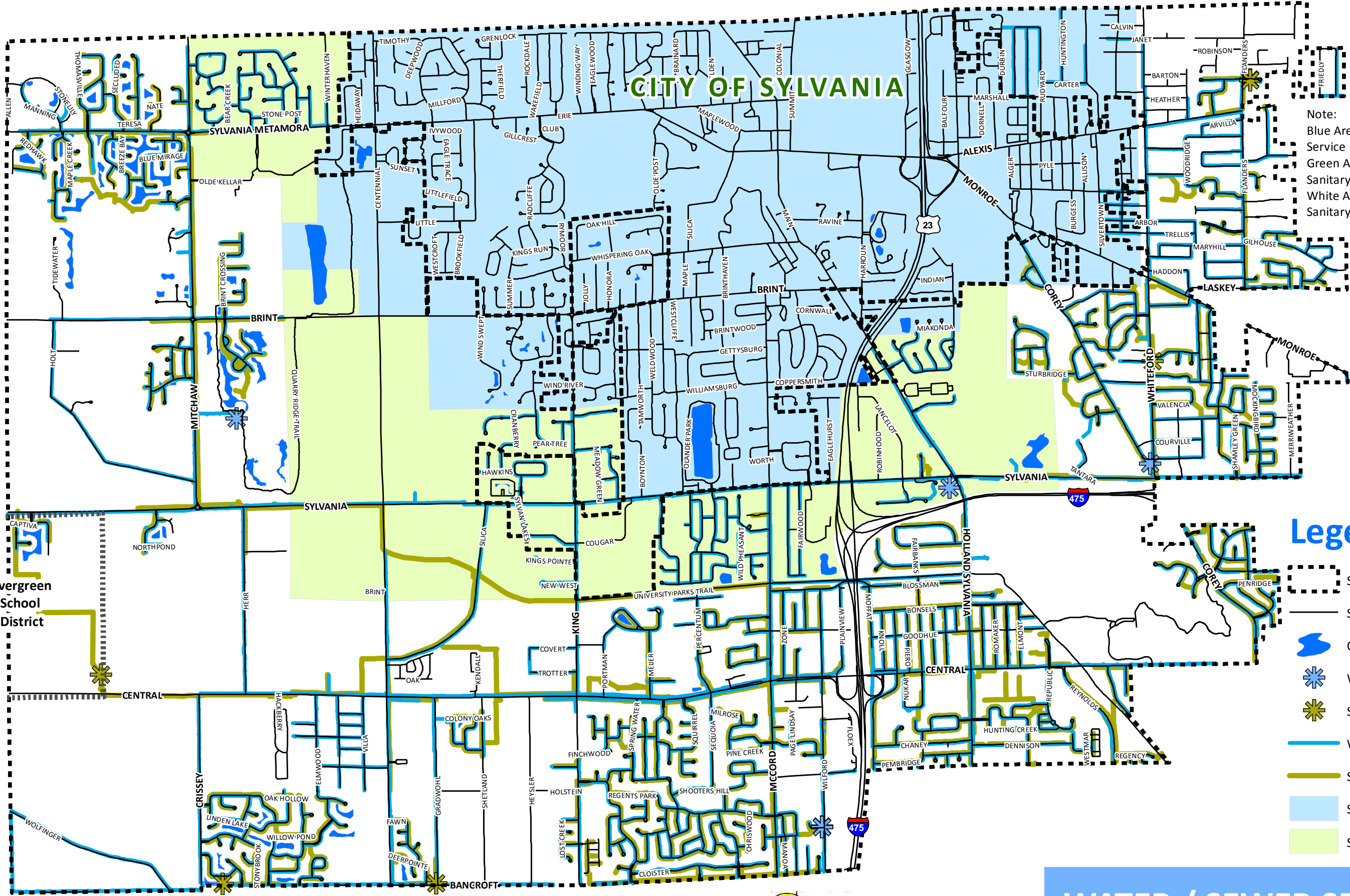


# SYLVANIA TOWNSHIP TRANSPORTATION ISSUES



0 1,250 2,500 Feet

# SYLVANIA TOWNSHIP LAND USE PLAN

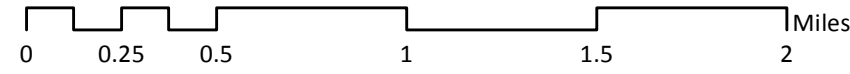


Note:  
 Blue Area = Sylvania Water & Sanitary Sewer Service  
 Green Area = Toledo Water Service / Sylvania Sanitary Sewer Service  
 White Area = Toledo Water Service / Lucas County Sanitary Sewer Service

### Legend

- Sylvania Township Boundary
- Streets
- Open Water / Ponds
- Water Liftstations
- Sanitary Sewer Pumpstations
- Water Systems
- Sanitary Sewer Systems
- Sylvania Water Service Area
- Sylvania Sanitary Sewer Service Area

Evergreen School District

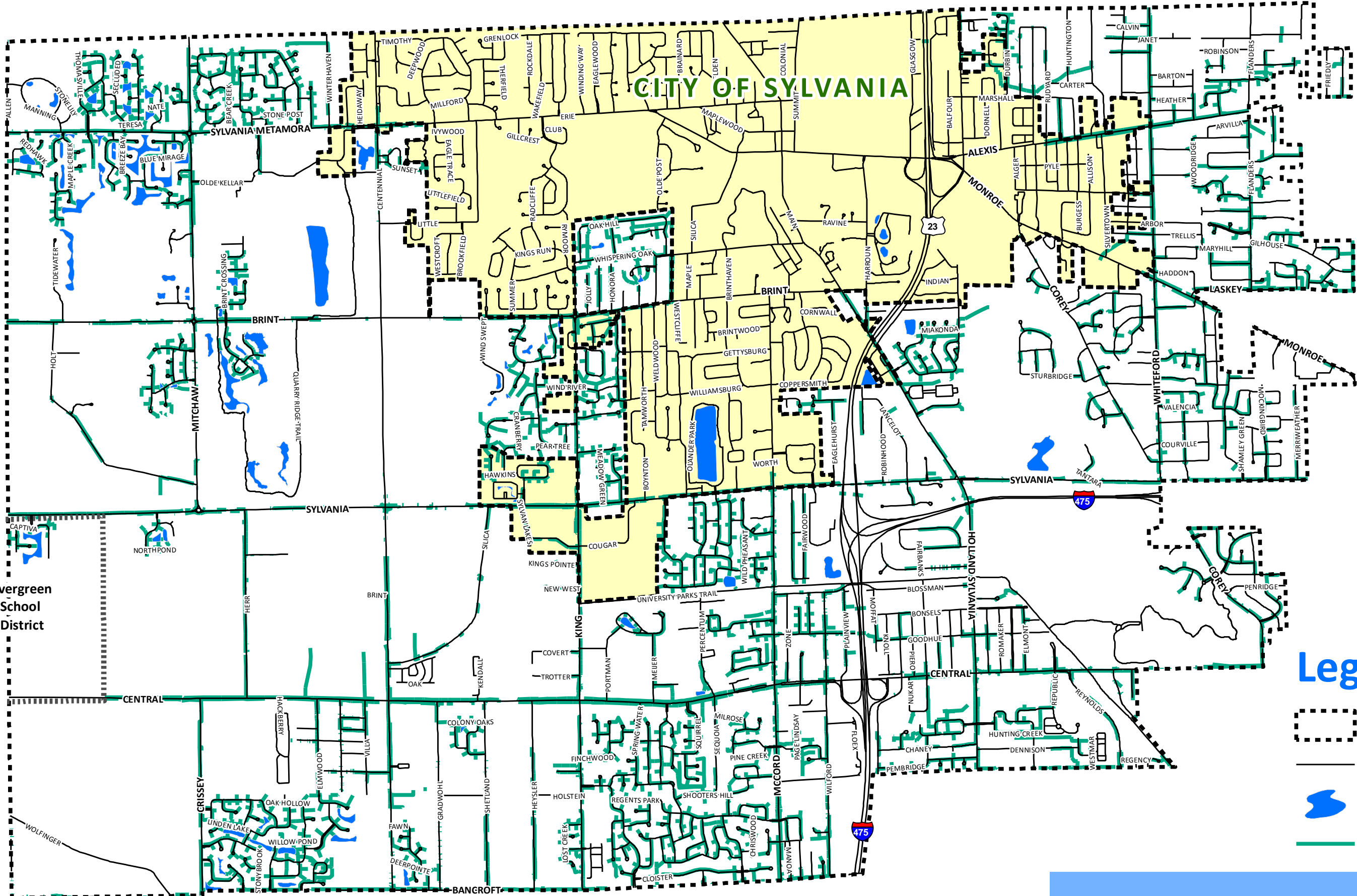


Source: Lucas County Auditor, Engineer, City of Sylvania, Reveille







## WATER / SEWER SERVICE AREAS

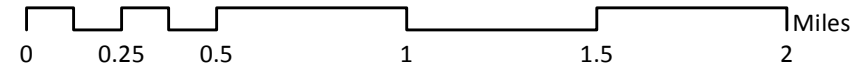
# SYLVANIA TOWNSHIP LAND USE PLAN



## Legend

-  Sylvania Township Boundary
-  Streets
-  Open Water / Ponds
-  Storm Sewers

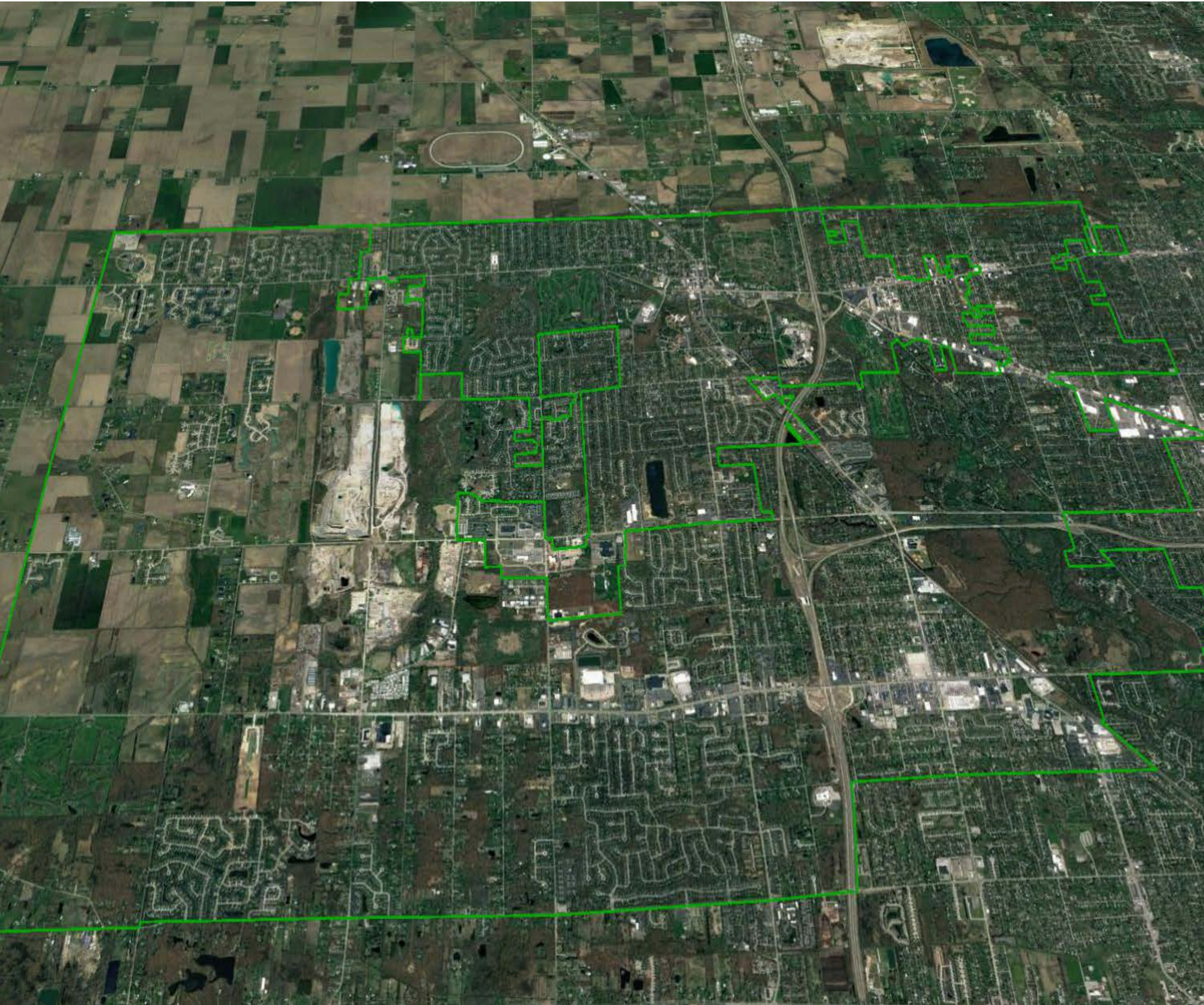
Evergreen School District



Source: Lucas County Auditor, Engineer, City of Sylvania, Reveille



# STORM SEWER UTILITIES



# Planning Area Issues and Recommendations

## Planning Area Issues and Recommendations

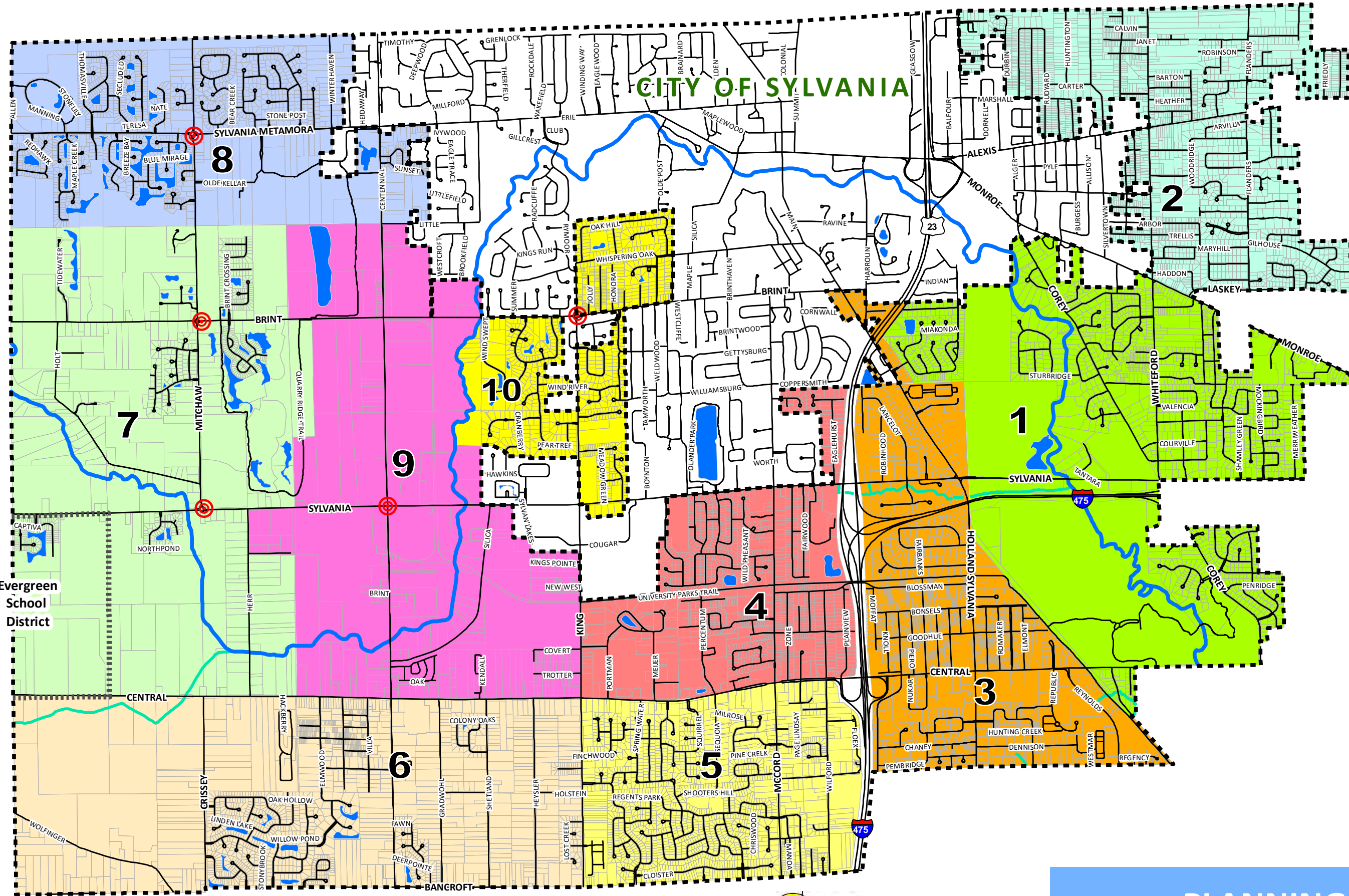
The planning team divided the Township into ten "planning areas" to make it easier for residents and community officials to relate to the Plan, identify and address issues specific to particular areas, and organize/manage recommendations.

The *Planning Area Map* can be found on the following page. It is meant to be used in conjunction with the planning issues narrative, and used as a reference when confronted with development proposals, zoning changes and amendments, and when planning for capital improvement projects.



*Secor Metropark is a natural symphony of contrasts featuring tall trees, rolling sands, wet lowlands, meadows and prairies. It is currently located directly south of the former Cottonwood Creek Golf Course on land that had once belonged to the Jacob Wolfinger Farm.*

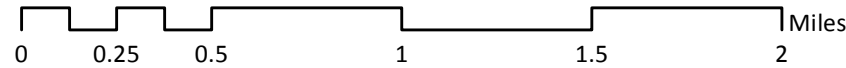
# SYLVANIA TOWNSHIP LAND USE PLAN



## Legend

- Sylvania Township Boundary
- Existing Roundabouts
- Streets
- Open Water / Ponds
- Major Watercourse
- Minor Watercourse
- 1. Corey/Whiteford Area
- 2. Flanders/Whiteford Area
- 3. Holland-Sylvania Area
- 4. Central Ave West/Farmbrook Area
- 5. St. James Area
- 6. Forest Lakes/Southwest Area
- 7. Sylvan Prairie/West Area
- 8. Pacesetter/Northwest Area
- 9. Timberstone Business Area
- 10. North King Area

Evergreen  
School  
District



Source: Lucas County Auditor, Engineer, Reveille



## PLANNING AREAS

## 1) Corey/Whiteford Area

The Corey/Whiteford Area is an established, built out single-family residential area in the eastern portion of the township. This area includes Sylvania Country Club, Camp Miakonda, Wildwood Metropark, Stranahan Arboretum and some Monroe Street commercial frontage and development.

### Existing Land Uses

- Single-Family Residential (majority)
- Commercial (Monroe Street)
- Office (Monroe Street)
- Parks, Preserves and Open Space (large percentage of the area)

### Environmental Considerations

- AE Flood Zone (elevations determined)
- A Flood Zone (elevations not determined)
- Wetlands

### Transportation

- Intersection issues at Sylvania / Corey / Whiteford and at Monroe / Talmadge (improvements are dependent on bridge improvements over I-475 on Corey / Whiteford).
- Pedestrian connectivity improvements needed:
  - Proposed Share the Road/Sharrow along Corey and Southbridge
  - Sidewalk needed along Whiteford to connect neighborhoods to Whiteford Elementary School



*Unlocking the development and redevelopment potential along Sylvania Avenue will be contingent on the establishment of proper buffer zones and planning and zoning tools.*

### Planning Issues and Areas of Concern

- Commercial development pressure along Sylvania Avenue west of Franklin Park Mall and in a block bounded by Monroe, Whiteford and Summerfield.
- Traffic safety improvements on Whiteford Road.
- Residential parcels in the Miner Park Area (northeast of Sylvania Avenue/Whiteford Road intersection) are still serviced via septic tanks rather than public sewers.

### Land Use and Zoning Recommendations

- A. Consideration was given to changing the future land use designation for the residential parcels along the section of Sylvania Avenue between Merriweather (west of Talmadge Road) and Whiteford Road to potentially allow more intense land uses.

However, given the established and predominantly well-maintained condition of this residential corridor, the considerable buffering that would be required for adjacent residential areas, and the existence of ample vacant commercial properties elsewhere in the Township, it was decided to instead retain the Low/Medium Density Residential designation for this area. However, if the township wishes to revisit this in the future, appropriate criteria that might be considered for the redevelopment of properties along this corridor for professional/business office use or medium density residential should include at a minimum that the site exceed ½ acre in area and 200 feet in depth in order to provide adequate screening and buffering.

## 2) Flanders/Whiteford Area

The Flanders/Whiteford Area is a predominantly built-out single-family residential area in the eastern portion of township between the Michigan border and Monroe Street. This area includes a mix of the older Huntington Farms area with some unimproved streets, newer residential developments along Flanders Road, and some Monroe Street and Alexis Road commercial frontage.

### Existing Land Uses

- Single-Family Residential (majority)
- Vacant residential (Rudyard/Durbin)
- Office (Whiteford)
- Commercial (Alexis/Whiteford) and (Monroe)

### Environmental Considerations

- A Flood Zone (elevations not determined)
- Minor wetlands

### Transportation

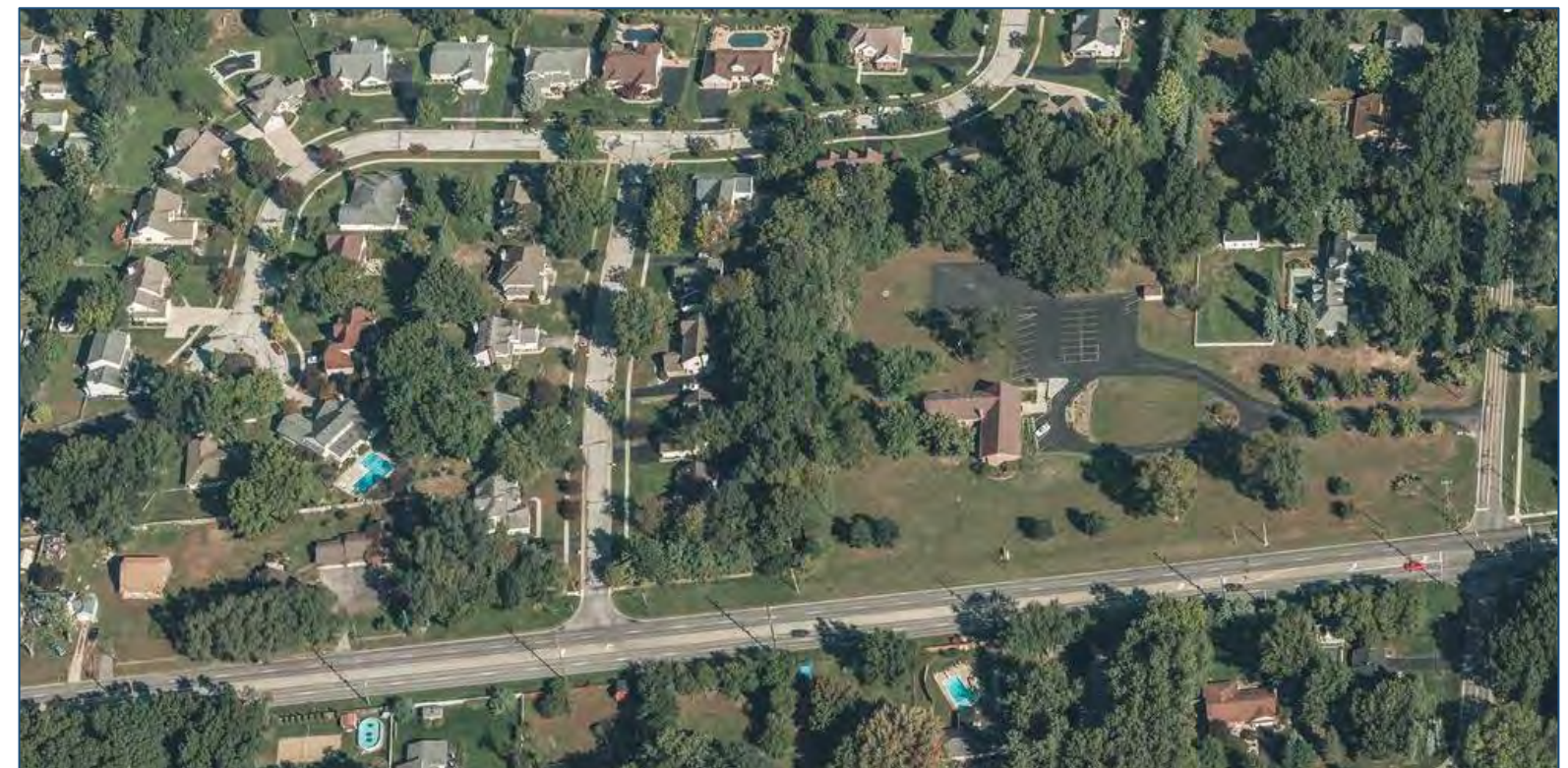
- Intersection issues at Alexis / Whiteford and Monroe / Whiteford
- Pedestrian connectivity improvements needed:
  - Proposed Share the Road/Sharrows along Flanders and along Arbor/Maryhill/Gilhouse
  - Sidewalks needed along Whiteford to connect the Arbor Hills and Hill View schools to the adjacent neighborhoods

### Planning Issues and Areas of Concern

- Housing revitalization and infrastructure improvements.
- Possible commercial overlays on Monroe Street and Alexis Road.
- Property maintenance of commercial buildings along Monroe Street.
- Water and Sewer issues along Flanders Road while some residential properties still served by private well and septic systems.
- Code enforcement for nuisance residential properties.
- Development potential of some of the Township's underutilized Alexis Road frontage.

### Land Use and Zoning Recommendations

- A. Limited township frontage on Alexis Road and Monroe Street minimizes the benefits of establishing commercial overlay districts on those streets unless undertaken in conjunction with the City of Sylvania and/or the City of Toledo. The Township should consider working with these abutting jurisdictions to develop a coordinated approach to improving these commercial corridors.
- B. The area on the north side of Alexis Road between Friedly Drive and Rega Drive has been designated for Neighborhood Mixed Uses on the future land use map. These parcels are located on a major roadway and are surrounded by commercial development to the east, west and south.



*The increased deployment of additional planning tools like a corridor overlay and the creation of a community reinvestment area zone to incentivize residential property improvements could help to spur renewal efforts along the Alexis Road corridor and its adjacent neighborhoods.*



### 3) Holland-Sylvania Area

The Holland-Sylvania Area includes major commercial corridors along Central Avenue, Holland-Sylvania Road, and Reynolds Road; older, established single-family residential areas; and some multi-family developments.

#### Existing Land Uses

- Multi-family Residential (Holland-Sylvania)
- Office (scattered)
- Single-Family Residential (majority)
- Vacant residential (scattered)
- Commercial (Central and Holland-Sylvania)
- Vacant commercial (Central/Republic)(Central/Holland-Sylvania)

#### Environmental Considerations

- AE Flood Zone (elevations determined)
- Minor wetlands

#### Transportation

- Intersection issues at:
  - Holland-Sylvania / Brint / Main; Holland-Sylvania / Harroun; and Harroun / Brint
    - A study of this triangular area for roundabouts is being conducted (2017-2018)
  - Holland-Sylvania / Central
  - Central / Reynolds
  - Central / I-475

- Pedestrian Connectivity improvements needed:
  - Proposed Path along Holland-Sylvania Road
  - Proposed sidepath along Reynolds Road
  - Norfolk Southern Railroad (If this railroad line is abandoned in the future it should be considered for a potential Rails to Trails project for the area to improve non-motorized transportation connectivity).

#### Planning Issues and Areas of Concern

- Older single-family area north of Central Avenue experiencing development pressure from commercial development along Central Avenue.
- Traffic issues on Central Avenue.
- Possible commercial overlays on Central Avenue east of U.S. 23/I-475 and on Holland-Sylvania Road.
- Residents expressed concerns over housing / commercial revitalization and infrastructure improvements issues, such as:
  - Residents concerned about widening Sylvania Avenue west of Holland-Sylvania Road.
  - Pressure to change zoning of residential properties on Holland-Sylvania Road north of Sylvania Avenue.

*The vacant lot (former K-Mart) on the corner of Central Avenue and Holland-Sylvania Road is an area in need of adaptive reuse and revitalization efforts. A new corridor overlay district along Central Avenue and Holland-Sylvania Road is being proposed to help improve access management, buffering and overall aesthetics.*

- The vacant lot on the northwest corner of Holland-Sylvania Road and Central Avenue identified as possible “redevelopment area” pending CarMax plans.

#### Land Use and Zoning Recommendations

- A. Establish commercial overlay districts on Central Avenue from U.S. 23/I-475 east to Reynolds Road and on Holland-Sylvania Road.
- B. Meet with businesses and residents to establish criteria and limits for the extension of commercial zoning north of Central Avenue.
- C. Transitional and Higher Density Residential future land use designations are shown on the future land use map for areas abutting the Central Avenue commercial corridor.



#### 4) Central Avenue West/Farmbrook Area

The Central Avenue West/Farmbrook Area includes most of the township's primary commercial corridor along Central Avenue, office uses including a business park off Meijer Drive, Farmbrook and other residential subdivisions east of Southview High School, and an older single-family area north of Central Avenue, abutting U.S. 23/I-475.

##### Existing Land Uses

- Single-Family Residential
- Vacant residential (scattered)
- Commercial
- Vacant Commercial
- Office (Central)
- Multi-family residential
- YMCA/JCC

##### Environmental Considerations

- Minor Wetlands

##### Transportation

- Intersection issues at:
  - Sylvania / McCord
  - Central / McCord
  - Central / Sequoia
  - Central / King

- Pedestrian connectivity improvements needed:
  - Crosswalk needed on Sylvania Avenue and Farmbrook Drive (improved crosswalks could be considered in the 2019 county resurfacing project on Farmbrook Drive).
  - Proposed Share the Road/Sharrow on Percentum
  - Committed future bike lane on McCord

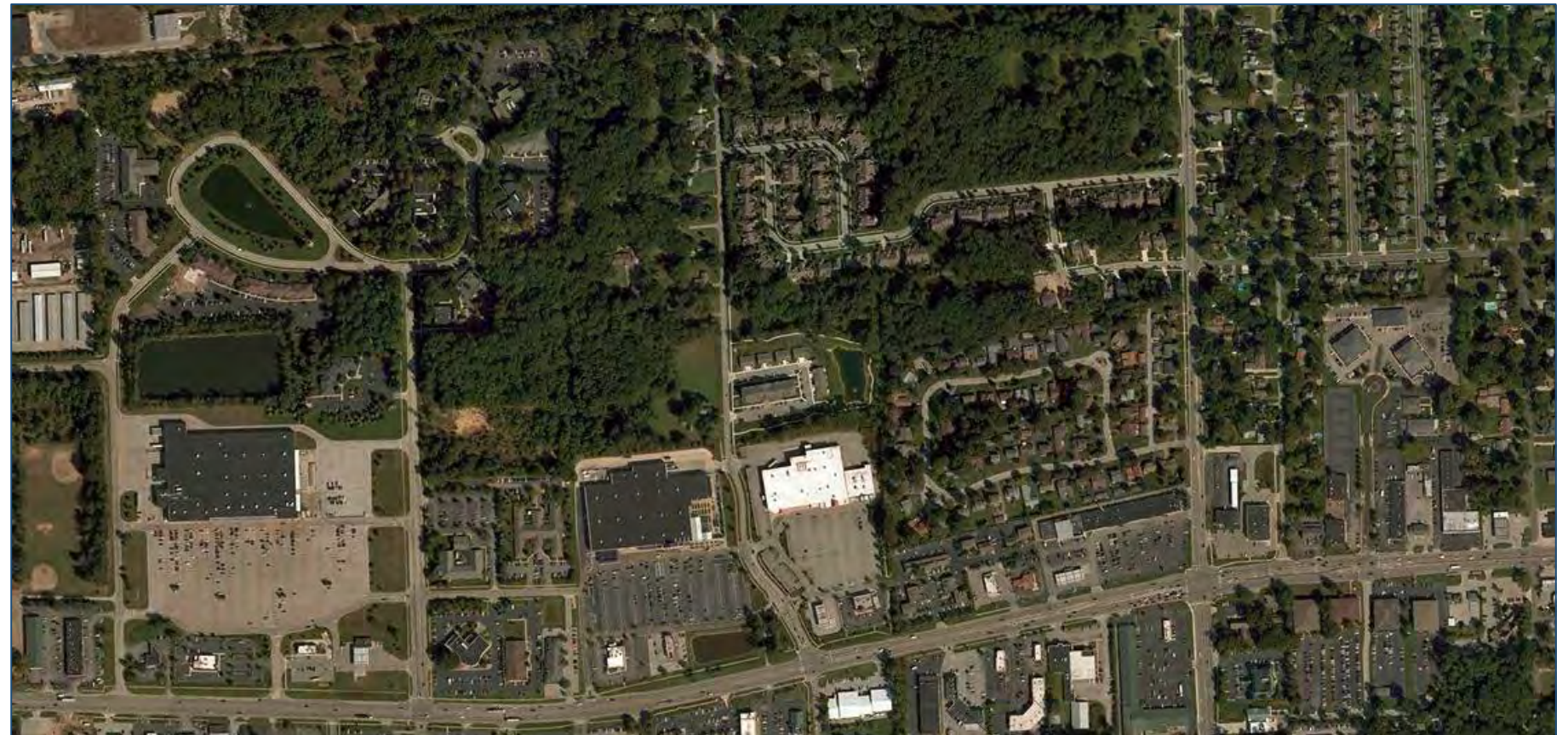
##### Planning Issues and Areas of Concern

- Older single-family area north of Central Avenue experiencing development pressure and buffering issues from commercial development along Central Avenue.

- Traffic issues on Central Avenue.
- Potential redevelopment of single-family residential parcels along McCord Road.
- Possible mixed-uses at Sylvania/McCord intersection.

##### Land Use and Zoning Recommendations

- A. Meet with business and residents to establish criteria and limits for the extension of commercial zoning north of Central Avenue.
- B. Transitional and Higher Density Residential future land use designations are shown on the future land use map



*Areas north of Central Avenue have been transitioning to commercial uses for the past 20 years or more. The additional deployment of new planning and zoning tools, and additional discussions with property owners, should help bring additional investments to this area of the corridor.*

for areas abutting the Central Avenue commercial corridor.

- C. The southwest corner of Sylvania and McCord is designated as a Neighborhood Mixed Use node on the future land use map.
- D. Consideration was given to changing the future land use designation for the residential parcels along the section of McCord Road from Ridgewood Trail (north of Central Avenue) to Sylvania Avenue to potentially allow more intense land uses. However, given the established and predominantly well-maintained condition of this residential corridor, the considerable buffering that would be required for adjacent residential areas, and the existence of ample vacant commercial properties elsewhere in the Township, it was decided to instead retain the Low/Medium Density Residential designation for this area.

However, if the township wishes to revisit this in the future, appropriate criteria that might be considered for the redevelopment of properties along this corridor for professional/business office use or medium density residential should include at a minimum that the site exceed  $\frac{1}{2}$  acre in area and 200 feet in depth in order to provide adequate screening and buffering.



*Large lot residential land uses exist along McCord Road that could be assembled for higher density residential opportunities.*

## 5) St. James Area

The St. James Area is comprised of several large, connected single-family subdivisions and villa-type developments. This area also includes some multi-family development between Wilford Road and U.S. 23/I-475 and some commercial development on the south side of Central Avenue. The St. James Area is largely built-out with minimal undeveloped acreage remaining but some infill development opportunities.

### Existing Land Uses

- Single-Family Residential (majority)
- Commercial and Office (Central)
- Public/Institutional (along U.S. 23/I-475)
- Multi-family residential (along U.S. 23/I-475)

### Environmental Considerations

- AE Flood Zone (elevations determined)
- Minor wetlands

### Transportation

- Pedestrian connectivity improvements needed:
  - Proposed Share the Road/Sharrow along Sequoia/Shooters Hill/Regents Park



*St. James Woods remains the largest subdivision to ever be platted in Lucas County. Issues to address in this Planning Area are few, but include improving pedestrian connectivity and ensuring the proper buffering between existing and new developments.*

### Planning Issues and Areas of Concern

- Maintaining buffers between established residential and commercial areas.
- Residential development and redevelopment in Wilford Road area.
- Depth of zoning on west side of McCord Road.
- Concerns about cell phone towers placement, sign standards, landscape standards, and the preservation of green spaces and trees.

### Land Use and Zoning Recommendations

- A. Low/Medium Density future land use designation retained for Wilford Road area with exception of Higher Density Residential area shown abutting existing multi-family complex between Wilford Road and U.S. 23/I-475.
- B. For the Wilford Road area, consider buffer zone standards (setbacks and screening) between single-family and multi-family uses similar to existing buffer zone standards for commercial uses abutting residential uses.

## 6) Forest Lakes/Southwest Area

The Forest Lakes/Southwest Area includes many acreage parcels on unimproved streets with older homes, some of which may be attractive for redevelopment; several newer single-family residential subdivisions; a new multi-family development; a small industrial area along Centennial Road; Spuyten Duyval golf course; and a portion of Secor Metropark. This area also includes some commercial development on the south side of Central Avenue.

### Existing Land Uses

- Single-Family Residential (mix of acreage parcels and subdivisions)
- Vacant Residential
- Commercial and Industrial (Central/Centennial)
- Parks, Preserves and Open Space

### Environmental Considerations

- Large AE Flood Zone (elevations determined)
- Many Wetlands

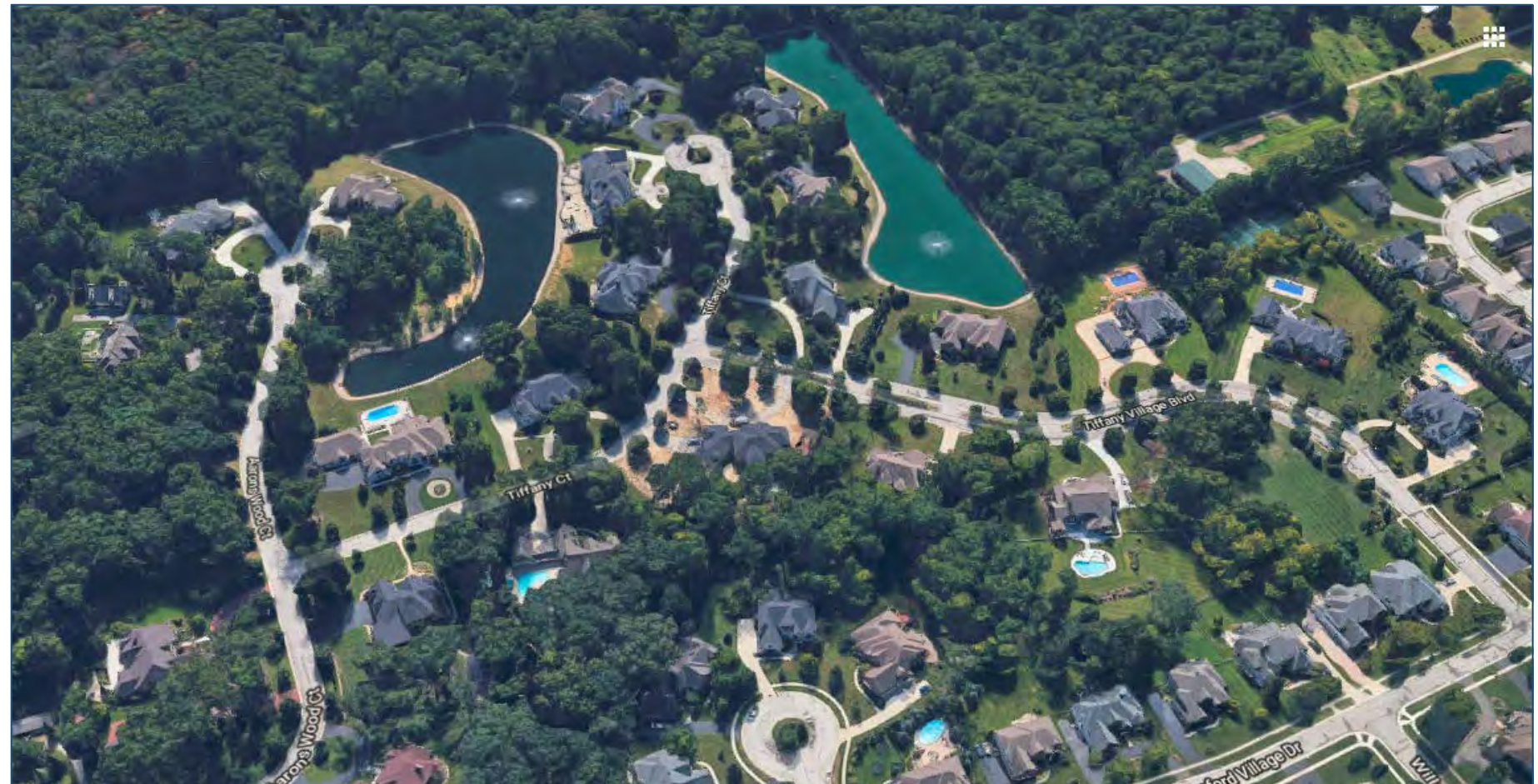
### Transportation

- Intersection issues at Central / Crissey
- Pedestrian connectivity improvements needed:
  - Proposed Share the Road/Sharrow along Wolfinger Road to provide safe bike access to the MetroParks.

### Planning Issues and Areas of Concern

- Potential redevelopment of acreage residential parcels between Central and Bancroft when assembled for more intense residential development.
- Consideration of alternate uses, perhaps business, for all or part of golf course parcel.
- Limitations on development due to floodplain.
- Central Avenue design standards, buffers, traffic and potential widening.
- Desire for enhanced tax base with business development along Central Avenue corridor.

- Concerns regarding water and sewer as Central Avenue develops westward.
- Residents along Wolfinger Road are happy with the residential/park land uses.
- Former Reichert Stamping plant at southeast corner of Central and Centennial identified as possible adaptive reuse and redevelopment area.



Forest Lakes / Southwest Planning Area: Waterford Village Subdivision

### Land Use and Zoning Recommendations

- A. A corridor along the south side of Central Avenue, including a portion of the golf course parcel, is designated for transitional uses on the future land use map. While development of this area may be somewhat limited due to floodplain issues, it could be attractive for the type of tax-base generating development desired by the Township due to its location on a heavily traveled state route, accessible from the U.S. 23/I-475 interchange in close proximity to water and sewer service.
- B. Most of the area between Central and Bancroft, which already has a number of recent residential subdivisions and is in close proximity to public water and sewer, is designated for Low/Moderate Density residential.
- C. Establish criteria for consideration of residential developments proposed for the acreage residential parcels located between Central, King, Bancroft and Centennial. There have already been three residential developments in this area involving the assemblage of acreage parcels for more intense residential development (Kings Hollow, Colony Oaks and Deerpointe) and more are likely as public water and sewer service are potentially available per discussion with the Lucas County Sanitary Engineer's Office.

*Large lot single family residential land uses exist along Centennial and Crissey Road that could be assembled for higher density residential opportunities, and linked to adjacent subdivisions. Also, to help promote additional residential development in this area, improved residential to residential buffer zones could be implemented.*



## 7) Sylvan Prairie/West Area

The Sylvan Prairie/West Area includes most of the township’s remaining large, undeveloped parcels, including some agricultural parcels. This area also includes some acreage residential parcels, newer subdivisions in various stages of completion, several approved but unbuilt planned unit developments and Sylvan Prairie Park.

### Existing Land Uses

- Agricultural (majority)
- Single-Family Residential (mix of acreage parcels and subdivisions)
- Vacant residential (scattered)
- Office (scattered)
- Parks, Preserves and Open Space

### Environmental Considerations

- Large footprint of natural habitat “patches” or lands (*Priority Conservation Areas*) identified by the Green Ribbon Initiative Science Subcommittee and park officials for their ecological value to the Oak Openings Region
- Scattered wetlands and hydric soils

### Transportation

- Potential new north-south connection between Central and Sylvania Avenue.

- Pedestrian connectivity improvements needed:
  - Committed Future Bike Facility (bike lane) along Kilburn
  - Proposed path along Bowman Farms Lane
  - Proposed sidepath / sidewalks along Mitchaw
  - Proposed Share the Road/Sharrows along Brint Crossing

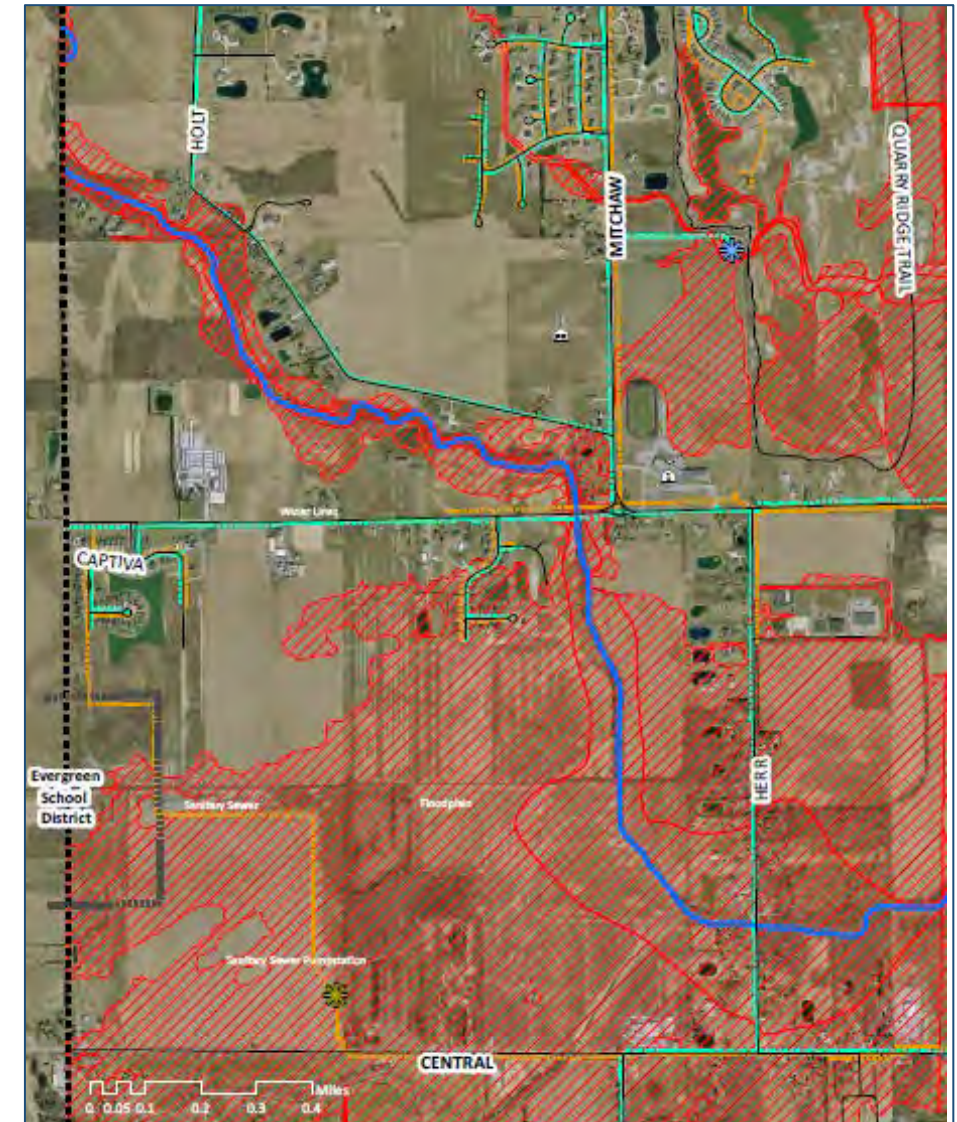
### Planning Issues and Areas of Concern

- Determining the most appropriate use for the bulk of the township’s remaining undeveloped acreage.
- Agricultural and open space considerations.
- Limitations on development due to floodplain.
- Pedestrian connectivity challenges between neighborhoods and public assets like schools (Central Trail Elementary School and Timberstone Junior High School) and parks.

### Land Use and Zoning Recommendations

A. There are a small number of parcels used for agricultural purposes and a number of planned unit developments have already been approved for this area. While the community survey found that there was support for preserving agricultural land and open space, the focus appeared to be on open space and park land. This area contains the bulk of the Township’s remaining undeveloped acreage and public water and sewer service are potentially available per discussion with the Lucas County Sanitary Engineer’s Office. This area

appears suitable for suburban residential development and zoning, subject to floodplain considerations best accommodated through conservation-type designs.



Floodplains exist on over 50% of the remaining undeveloped land in this Planning Area.

B. An area approximately one-half mile in depth on the north side of Central Avenue, west of Herr Road, has been designated for Business Park/Light Industrial development in recognition of the fact that, due to its location on a heavily traveled state route accessible from the U.S. 23/I-475 interchange in close proximity to water and sewer service, this area could be attractive for the type of tax-base generating development desired by the Township. This area connects to areas designated for similar uses in the Timberstone Business Area. Like the area on the south side of Central Avenue, development may be somewhat limited due to floodplain issues.

*New residential development is occurring in Bridge Creek, on the southwest corner of Sylvania and Mitchaw. New schools in the planning area should increase the demand for residential development.*



*Timberstone Junior High, opened in 1997, and the newly built Central Trail Elementary School, could benefit from additional pedestrian connectivity elements. Sidewalk gaps exist along Mitchaw Road.*



## 8) Pacesetter/Northwest Area

The Pacesetter/Northwest Area is predominantly built-out with new single-family subdivisions. This area also includes Pacesetter Park, Centennial Terrace and Quarry, small-scale commercial and mixed-use development (Mayberry) along Centennial Road, some acreage parcels along Sylvania-Metamora Road, and some undeveloped acreage.

### Existing Land Uses

- Single-Family Residential (majority)
- Parks, Preserves and Open Space
- Neighborhood Mixed Use (east side of Centennial south of Sylvania-Metamora)
- Utility substation along Allen Road north of Sunset Village

### Environmental Considerations

- Footprint of natural habitat lands (*Priority Conservation Areas*)
- Minor wetlands

### Transportation

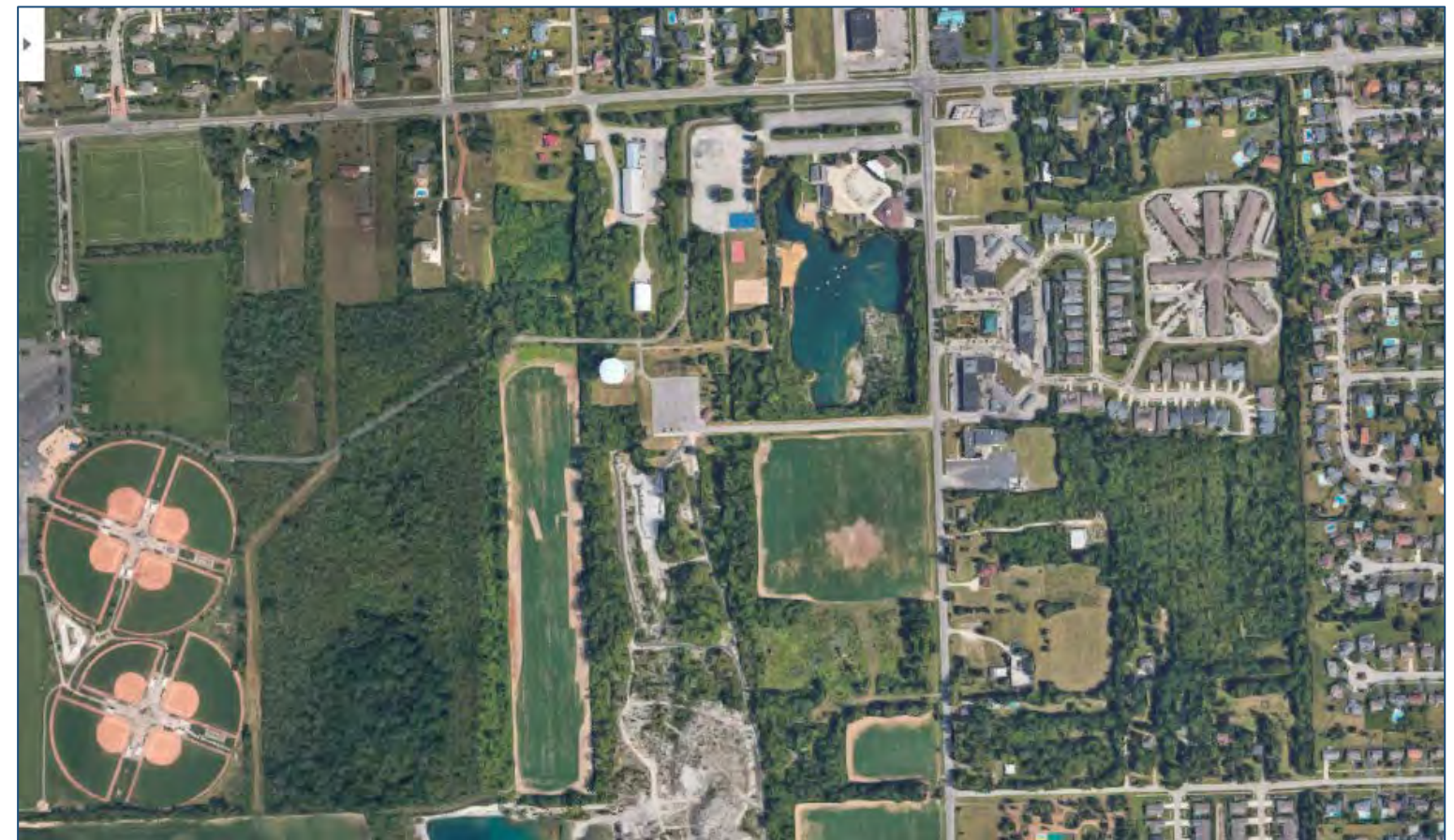
- Pedestrian connectivity improvements needed:
  - Additional traffic control measures needed at crosswalk at Sylvania Metamora / Pacesetter.

### Planning Issues and Areas of Concern

- Connectivity of park areas and public schools with nearby developments.
- Most appropriate development for parcels on both sides of Centennial Road between Sylvania-Metamora Road and Little Road.

### Land Use and Zoning Recommendations

- A. The undeveloped parcels remaining on the east side of Centennial Road from Sylvania-Metamora Road to Little Road are designated for Neighborhood Mixed Uses on the *Future Land Use Map*.



*To provide essential neighborhood services in this Planning Area, areas directly south of the Mayberry development have been designated for neighborhood mixed uses.*

## 9) Timberstone Business Area

The Timberstone Business Area is a large, primarily industrially-zoned area surrounding the quarry operations. This area includes industrial/office uses along Silica Road, several small business parks and industrial areas, a unique row of quarry-related homes along Centennial Road, several mobile home parks, former landfill, and commercial development on the north side of Central Avenue.

### Existing Land Use

- Industrial (majority)
- Office
- Mobile Home Parks
- Commercial (scattered)

### Environmental Considerations

- Large AE Flood Zone (elevations determined)
- Footprint of natural habitat lands (*Priority Conservation Areas*)
- Wetlands
- King Road Landfill

### Transportation

- Pedestrian connectivity improvements needed:
  - Committed future bike facility (bike lane) along Brint
  - Proposed path in Resource Park/Ten Mile Creek/Silica



Numerous planning challenges exist within the Timberstone Planning Area, to include: The establishment of proper quarry buffer zones, the location of floodplains, and nonconforming land uses, and the former King Road Landfill.

- Extension of University/Parks Trail west through the Former King Road Landfill.

### Planning Issues and Areas of Concern

- Enhancements to the area to attract additional business development and tax base.
- Provision of necessary setbacks and screening around perimeter of area to buffer abutting residential, open space and other less intense land uses from quarry operations and other industrial uses.

- Finalizing adaptive reuse and pedestrian connectivity strategies for the former King Road Landfill with the Lucas County Commissioners and other stakeholders.
- Preservation of the quarry-related homes along Centennial Road, north of Brint Road.
- The most appropriate future land use for the small residential area on Covert Road and Trotter Road.
- Developers have concerns with ODOT’s access management policies along Central Avenue, including the section of Central Avenue within this planning area.

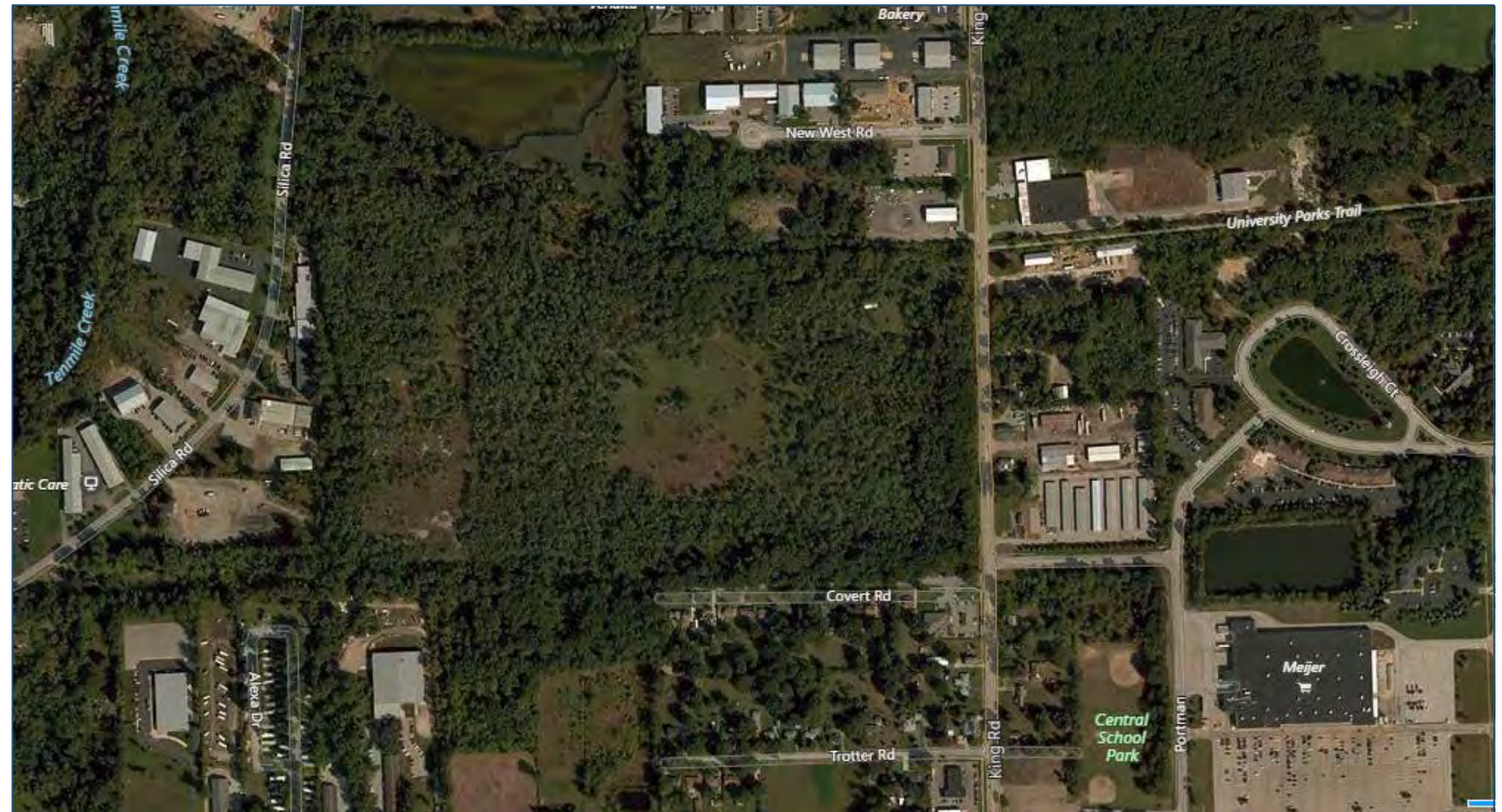
- Area along north side of Central, east and west of Silica Road, including Central Truck Parts and two mobile home parks (one on Silica Road and one on Central Avenue) identified as possible adaptive reuse and redevelopment areas.

#### Land Use and Zoning Recommendations

- The undeveloped parcels in this area still owned by France Stone are designated for Industrial and Business Park uses on the future land use map.
- The former quarry homes on the west side of Centennial Road, north of Brint Road, are designated for Low/Medium Density residential on the future land use map.
- The required buffers for the industrial zoning districts, including development standards and required setbacks abutting residential uses, should be reviewed to ensure adequate buffering is provided for quarry and other industrial operations.
- The Covert Road/Trotter Road area is designated General Commercial on the future land use map, consistent with the 2007 Land Use Plan and with the zoning for most of the area. This small residential area is bordered by commercial uses to the south (Central Avenue) and the Former King Road Landfill to the north.



*Historic properties once used to house Quarry workers exist along Centennial Road.*



*After years of trying to figure out what to do with the vacant King Road Landfill, County and Township leaders are closer to establishing a plan to make it a community asset. Park officials have plans to extend the University/Parks Trail through the site to link up with Silica Road.*

## 10) North King Area

The North King Area is a small, predominantly built-out area developed with several newer single-family subdivisions and villa-type developments located in the middle of the township and bordered by the City of Sylvania on three sides.

### Existing Land Uses

- Residential (majority)
- Vacant Residential (several lots on Jolly, Honora)
- Public / Institutional (police station)
- Multi-Family Residential (under construction)

### Environmental Considerations

- AE Flood Zone (elevations determined)
- Wetlands

### Transportation

- Pedestrian connectivity improvements needed:
  - Committed future bike facility (bike lane) along King
  - Proposed Share the Road/Sharrows along Whispering Oak

### Planning Issues and Areas of Concern

- Establishing the most appropriate use for the few remaining undeveloped parcels.

### Land Use and Zoning Recommendations

- A. Northeast corner of Sylvania and King is designated for Higher Density Residential (north half) and Office Commercial (south half) on the future land use map. South side of Sylvania, east of King, is designated as Neighborhood Mixed Uses on the Future Land Use Map.



*Creating the optimal buffer zone between the quarry operation and other development types remains a key action item in this Planning Area.*



## General Recommendations

## General Recommendations

The Land Use Plan Strategies will be based on four main themes: Connectivity, Economic Prosperity, Quality of Life, and Land Use / Zoning.

### Connectivity Solutions

#### 1. Continue the transportation planning discussion to address vehicular, bicycle/pedestrian mobility, capital improvements planning, and access management strategies.

Per Sylvania Township Board of Trustees Resolution 16-096, all new developments and redevelopments of properties within the Township shall be required to have pedestrian access (sidewalks) on all sides of the property that adjoin a highway, street or roadway. These requirements mirror Lucas County Subdivision Regulations Sec. 518.a, that requires sidewalks to be constructed on both sides of all streets. Nevertheless these regulations were adopted after much of the township was developed, and there are many areas of the township in need of pedestrian connectivity improvements. These transportation issues surfaced during the planning process. Issues in need of further planning include:

- ➔ The identification of critical open space areas for trail and habitat linkages
- ➔ The expansion and or location for public transit services (such as TARTA)
- ➔ The adoption of a Transportation Master Plan

- ➔ Consider the development of a “connectivity committee” to inventory local sidewalk conditions and sidewalk-bikeway-trail network gaps, and develop tools and strategies to fill in the sidewalk gaps in the township. The committee could also work on implementing recommendations of the Sylvania Area Bikeways Initiative Plan.

These connectivity issues were some of the more consistent comments made in the community survey responses. Residents indicated they appreciate what they have in place already and it is critical to maintain these existing facilities. However, the responses also indicated there is a strong desire to better connect the existing facilities by filling in gaps in sidewalk coverage areas, connecting bike path/lane facilities, and developing a network to promote healthy transportation alternatives.

- Timeframe: Ongoing
- Lead Party: Sylvania Township Administration

#### 2. Improve the efficiency of the north-south corridor (involving Crissey Road / Herr Road / Mitchaw Road) between Central Avenue and Sylvania Avenue

Improving north-south traffic flow and access in the western portion of Sylvania Township has been a discussion point over the past two decades and was a priority issue in two past township land use plans (2000 and 2007). The thought previously was to extend Crissey Road northward to align with Mitchaw Road. Currently, Crissey Road dead ends into Central Avenue, and to continue northward a

driver must turn right and travel a quarter mile to Herr Road and then turn left onto Herr Road and travel north for one mile until Herr Road dead ends into Sylvania Avenue, then turn left and travel another quarter mile to Mitchaw Road at which point the driver turns right to continue northward. A north-south connector (approximately one mile) between the Central & Crissey intersection to the roundabout at the intersection of Sylvania and Mitchaw Road would provide a direct north-south route, however this would not be economically and environmentally feasible. The connector road would be difficult to build given large areas of flood plains; impacts to Tenmile Creek; impacts to Prairie Ditch; would require two bridges; and the fact that Herr Road is only 1,200 feet east of where the connector road would be located. Thus, it is instead recommended that intersection improvements at Crissey & Central (US20); Herr & Central; and Herr & Sylvania be considered to enhance the efficiency of the traffic flow on this north-south corridor. Potential considerations are a roundabout at Crissey & Central; add eastbound left turn lane and westbound right turn lane on Central at Herr intersection; and add eastbound right turn lane and westbound left turn lane on Sylvania at Herr intersection. The intersection of Mitchaw & Sylvania was in recent years improved to a modern roundabout design, and therefore needs no improvements. The widening of Herr Road should also be considered as the roadway width currently has narrow lanes (approximately 9 feet).

- Timeframe: Medium Term
- Lead Party: Sylvania Township Administration

### 3. Formalize access management policies

While Sylvania Township is already covered by the Lucas County Access Management Regulations, they are empowered as an Urban Township under Ohio Revised Code (ORC) 5552 to pursue their own local access management guidelines to consolidate multiple access points/curb cuts and promote safety along corridors. This appears to be an unresolved issue remaining from the last comprehensive planning effort in 2007. If Township leaders decide they prefer to develop their own access management policies they have the option of doing so. However, any township access management policies would only apply and supersede township roadways and would not cover County Road or State/Federal designated roadways.

At the time of this Land Use Plan Update (2018), the Lucas County access management regulations were being formally updated. Given that the Lucas County access management regulations are being updated, and the fact that any township access management regulations would only apply to township roadways, there should be strong consideration given by Sylvania Township to officially adopt the Lucas County regulations once they are updated. This would provide consistency on both Township and County designated roadways in the implementation of access management policies.

- Timeframe: Short Term
- Lead Party: Planning and Zoning Commission



### 4. Explore the feasibility of adopting a Complete Street Policy

Residents and stakeholders that completed the community survey and attended the community forums expressed a desire to see a comprehensive approach towards improving pedestrian connectivity, as they believe connectivity could be improved in certain neighborhoods, along key corridors, and adjacent to key community destinations. Complete streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and

transit riders of all ages and abilities within the context of their location when feasible.

A Complete Street Policy does not have to include all modes, it can simply evaluate what can feasibly be incorporated into a roadway when improvements are being planned (resurfacing, rehabilitation, etc.).

A Complete Streets Policy is a commitment that all future transportation projects will take into account the needs of everyone using the road and evaluate the feasibility of

incorporating various complete street aspects. Township officials could pursue many routes toward this strategy: Adopt the City of Sylvania’s Complete Street Policy (adopted via Resolution 14-2014 in June 2014); Adopt TMACOG’s Complete Street Policy; or develop a hybrid policy using best practice models.

- Timeframe: Short Term
- Lead Party: Township Road Department

**5. Implement the Sylvania Area Bikeway Initiative Plan in phases as funding allows**

Township officials should coordinate with the County Engineer to place additional “Bikes May Use Full Lane” signs along key routes identified in the Sylvania Area Bikeway Initiative Plan, and also for the Nantucket/Flanders connection and the St. James / Jamesford area.

- Timeframe: Ongoing
- Lead Party: Township Road Department



**6. Connect vital assets within the community**

During the planning process, stakeholders discussed several ideas to help bind the Sylvania community together as they believed that key assets could be better linked (see Map: Future Connectivity Improvements).

Some of the key ideas that surfaced include:

- ➔ Team with public and private schools in updating the Sylvania School Travel Plan and pursue grant funding

from ODOT through the Safe Routes to School Program. The City of Sylvania worked with school officials to develop a School Travel Plan in August of 2011 but the plan did not include Whiteford Elementary, and Central Trail Elementary and Timberstone Junior High School (these facilities did not exist then). Developing a School Travel Plan would allow for the pursuit of grants for sidewalk improvements and enhanced roadway crossings on designated school routes, especially along Whiteford Road (from Monroe Street going north), Mitchaw Road (linking the new schools with the neighborhoods and parks), Holland-Sylvania Road, and between Monroe Street and Alexis Road. School, township, and park officials believe connectivity improvements may be warranted in these locations. Possible grant resources include: ODOT Safe-Routes-to-School (SRTS) grants; Ohio Department of Natural Resources (ODNR) grants; and Transportation Alternatives Program (TAP) grants.

- ➔ Partner with Lucas County and other stakeholders to implement connections to community assets. In 2017, Township officials teamed up with the Toledo Lucas County Library, the City of Sylvania, school officials, and the Lucas County Engineer to construct a new sidewalk along the south side of Sylvania Avenue.
- ➔ Link Pacesetter Park to Sylvan Prairie Park, then eastward through the former King Road Landfill to

the University/Parks Trail on King Road, and southwesterly to Secor Metropark and The Oak Openings Greenway Corridor.

- ➔ Future plans exist to extend the University/Parks Trail west to link up with the Sylvan Prairie Park. According to the Lucas County Engineer’s Office, the project will consist of several phases, one phase going west to Silica Road, and another phase extending the trail west along Ten Mile Creek to west of Centennial Road. The King Road Landfill remediation plan allows for the abandoned rail line at the property’s north side to be developed for extension to Silica Road.
- ➔ Improve the north-south pedestrian connectivity in the western-most areas of the township. To this end, Kilburn Road (located in Richfield Township) will have bike lanes from Central Avenue (Secor Metropark Entrance) to Sylvania-Metamora Road. It is currently under design by the Lucas County Engineer’s Office on behalf of Richfield Township. The project will tie the entrance of Secor Metropark to the west end of the Sylvania-Metamora Road multi-use path, constructed in 2017.
- Timeframe: Ongoing
- Lead Party: The Olander Park System



**7. Establish a dedicated capital improvement fund to finance future road and pedestrian connectivity improvements**

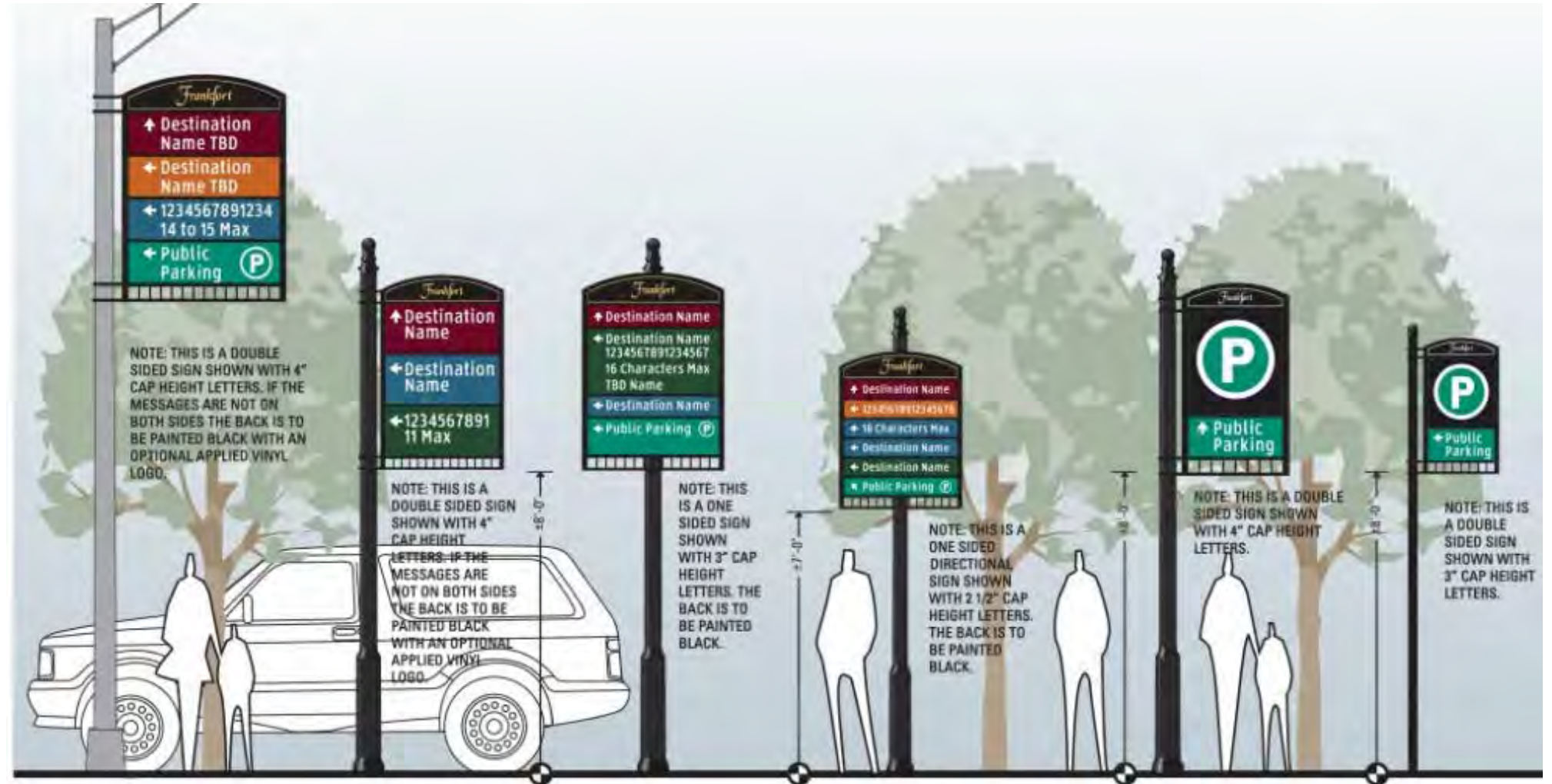
At the present time, capital improvements to the township road infrastructure and related assets are funded out of the general fund. During the planning process, the township leadership concluded that the implementation of transportation planning efforts and the improvement of the Township’s transportation systems will be best served by the establishment of a dedicated capital improvement fund (see Map: Future Transportation Improvements).

- Timeframe: Short Term
- Lead Party: Township Road Department

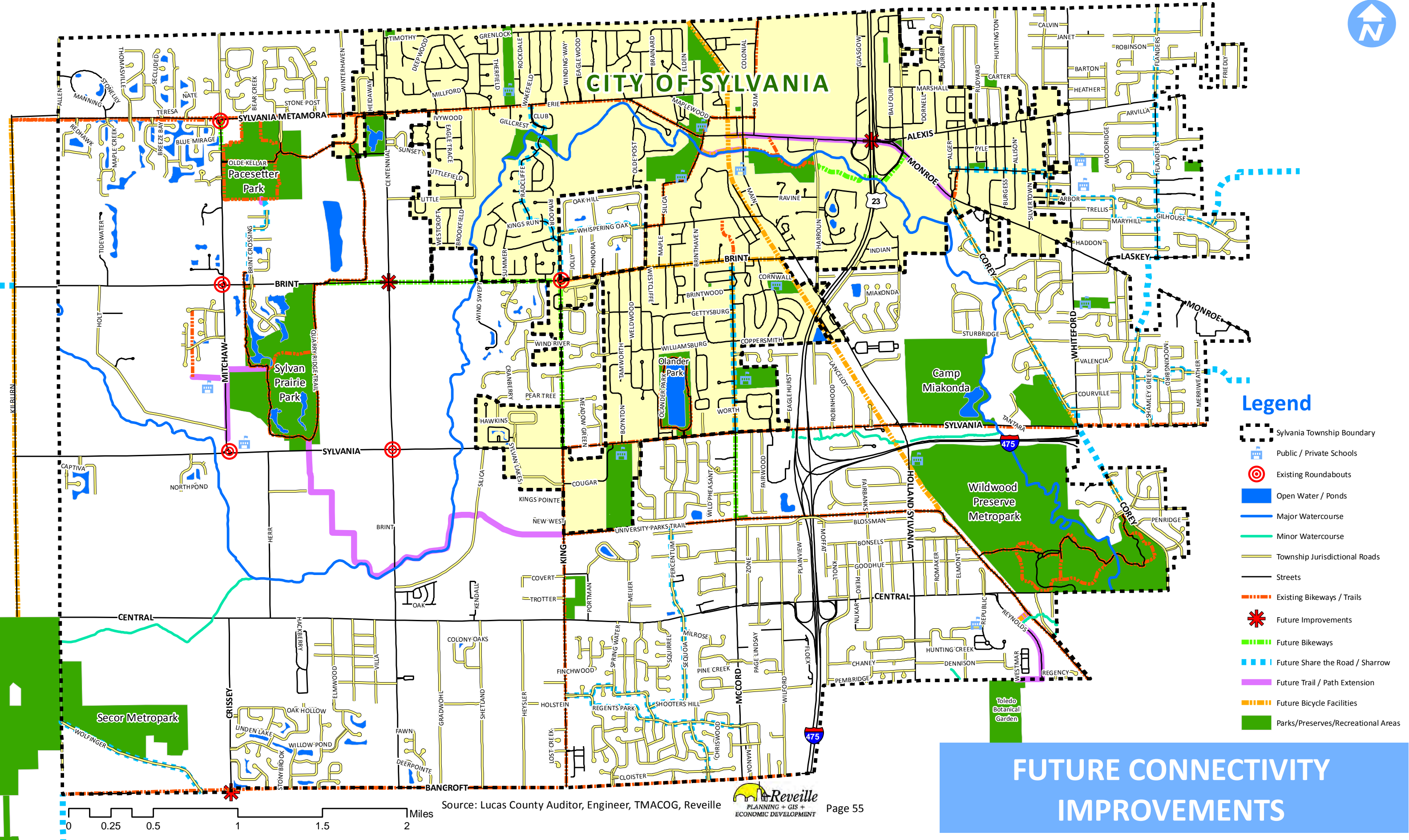
**8. Develop a Wayfinding Plan**

In an effort to help better market and brand the Sylvania Community, township officials should work with interested stakeholders to link and connect community assets through beautification and wayfinding techniques. A wayfinding signage system would allow for residents and visitors to easily locate parks, bike paths, recreational facilities, shopping centers, schools, libraries, public offices, key industries/businesses, etc.

- Timeframe: Medium Term
- Lead Party: Sylvania Area Community Improvement Corporation



# SYLVANIA TOWNSHIP LAND USE PLAN



## Legend

- Sylvania Township Boundary
- Public / Private Schools
- Existing Roundabouts
- Open Water / Ponds
- Major Watercourse
- Minor Watercourse
- Township Jurisdictional Roads
- Streets
- Existing Bikeways / Trails
- Future Improvements
- Future Bikeways
- Future Share the Road / Sharrow
- Future Trail / Path Extension
- Future Bicycle Facilities
- Parks/Preserves/Recreational Areas

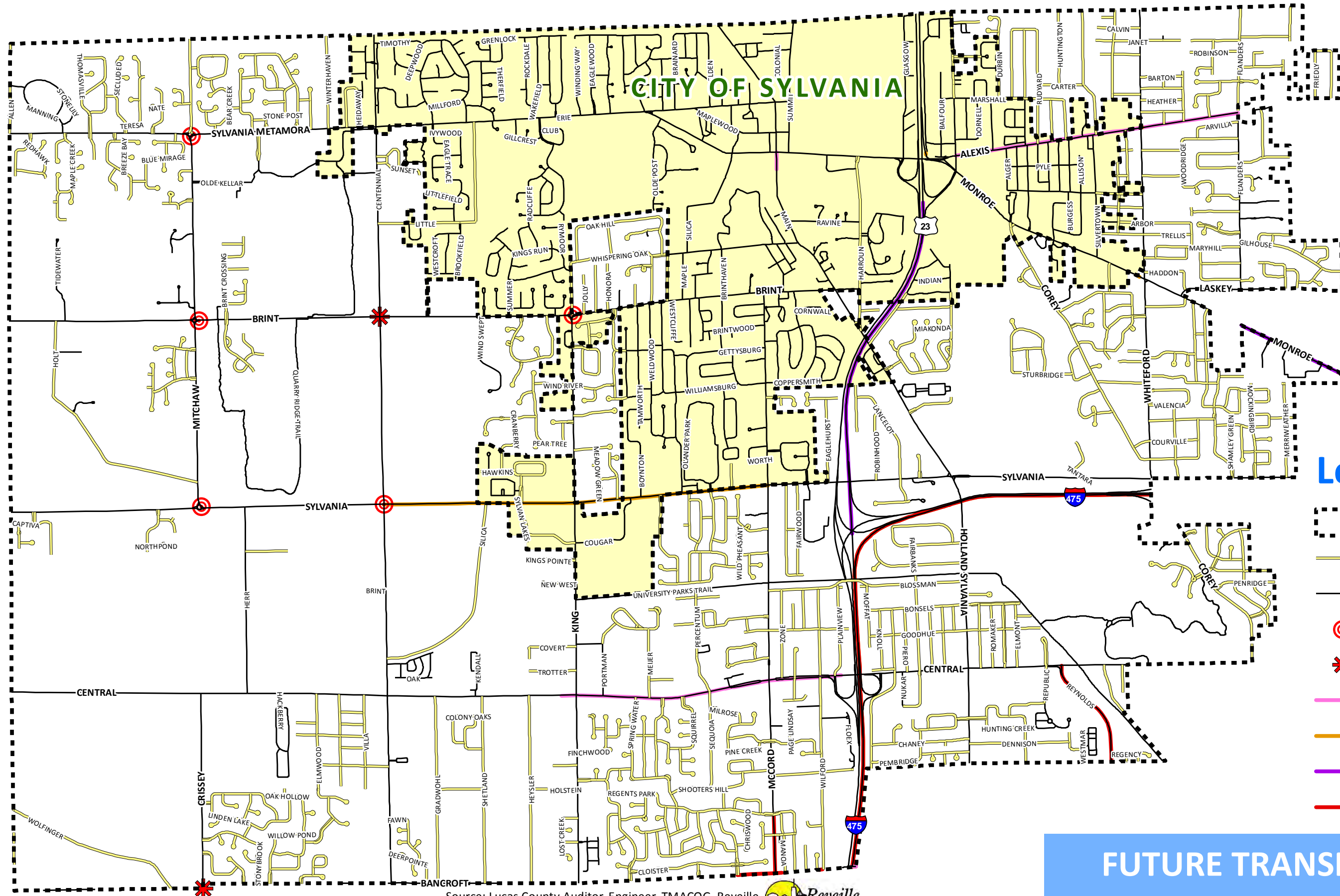
## FUTURE CONNECTIVITY IMPROVEMENTS

Source: Lucas County Auditor, Engineer, TMACOG, Reveille




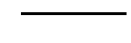







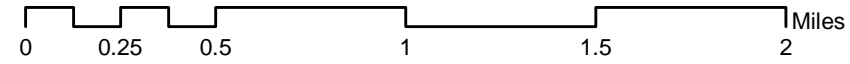
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# SYLVANIA TOWNSHIP LAND USE PLAN



## Legend

-  Sylvania Township Boundary
-  Township Jurisdictional Roads
-  Streets
-  Existing Roundabouts
-  Proposed Improvements
-  2018 TMACOG TIP
-  2019 TMACOG TIP
-  2020 TMACOG TIP
-  2021 TMACOG TIP

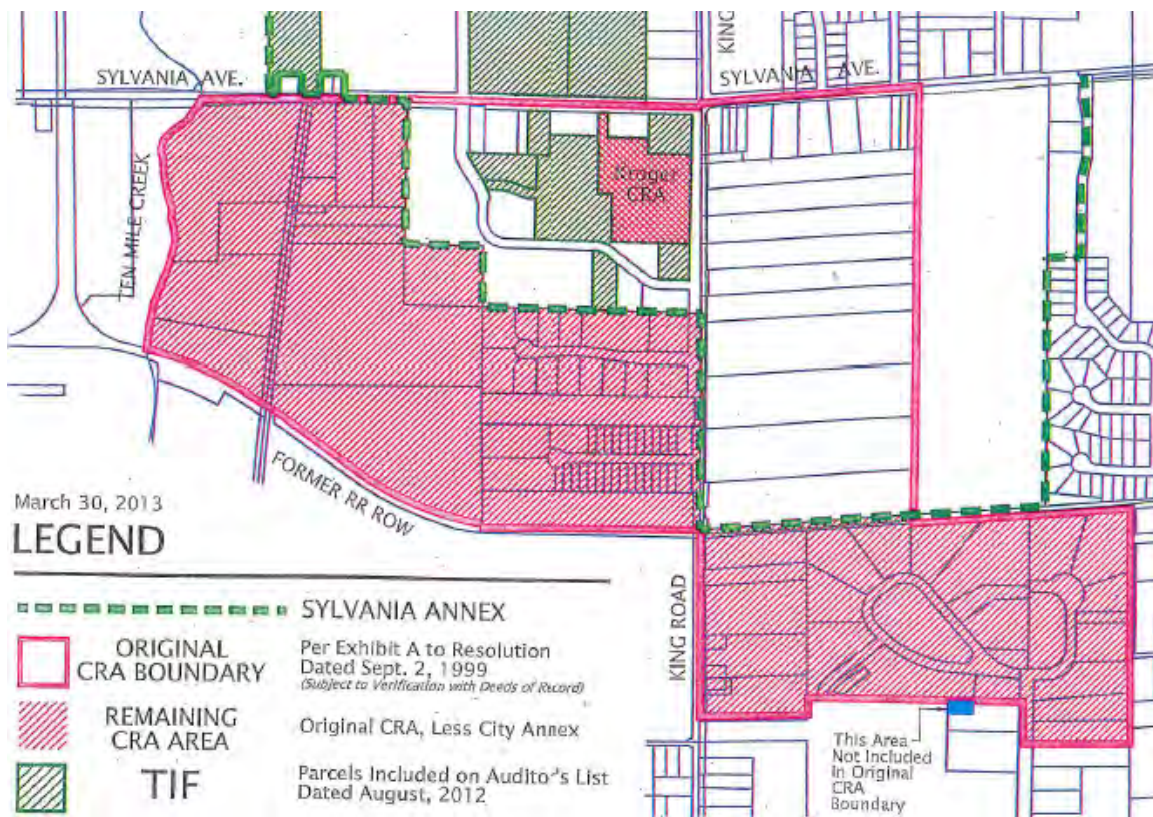


# FUTURE TRANSPORTATION IMPROVEMENTS

## Economic Prosperity Solutions

### 1. Expand community reinvestment area (CRA) zones in the township to encourage revitalization, redevelopment, and a new tax base

Sylvania Township officials created a CRA in December 1999 to promote growth in a specific area of the township. However, the program is not utilized to its fullest potential and only one active agreement exists (with 6800 West Central Unit E-1, LLC). Sylvania Township is also part of an Enterprise Zone (Zone #297) that could be utilized to provide industrial property abatements, but no active enterprise zone agreements exist. Eight Pre-94 CRAs and two Post-94 CRAs currently exist in the City of Sylvania.



Under the Ohio Revised Code, final approval for CRA abatements must be done by the Board of County Commissioners. Township officials should work with County Commissioners and Sylvania Schools to develop a mutually-beneficial incentive structure. This program could be used to help promote growth and revitalize key commerce corridors and neighborhoods. Target areas could include aging residential neighborhoods in the Flanders/Whiteford Planning Area and commercial properties along the commerce corridors of Holland-Sylvania Road, Central Avenue, and Monroe Street (Beverly Hills Plaza).

- Timeframe: Short Term
- Lead Party: Sylvania Township Administration

### 2. Develop effective nuisance and property maintenance standards

Residents indicated on the community survey the importance to reduce nuisances and property blight. As a limited home rule township, township officials are authorized under ORC 504.01 to adopt additional tools to minimize these issues. Approximately, 75% of the 30 urban home rule townships in Ohio have adopted some level of property maintenance standards.

Township officials could, like Perrysburg Township, adopt the International Property Maintenance Code, or work with their zoning board to adopt a hybrid form of this code.

Another tool township officials should pursue is the development of a vacant property registration resolution that could minimize neighborhood issues that arise from unkempt and vacant properties.

- Timeframe: Short Term
- Lead Party: Zoning Department

### 3. Leverage incentives and tools for maintenance and improvement of housing and public infrastructure in targeted neighborhoods

Sylvania Township officials should work with the Lucas County Planning and Development office to tap into additional grant resources to address property blight and promote neighborhood revitalization. Additional effort should be placed on targeted specific eyesore properties, working in cooperation with the Lucas County Land Bank.

Although not typically utilized in the past due to eligibility issues, Township officials should pursue Community Development Block Grant resources for specific neighborhoods, where feasible. Household surveys would be required to determine whether or not the target area is low-to-moderate (LMI) income eligible. If eligible, grant resources could be attained to improve public infrastructure and other assets.

- Timeframe: Long Term
- Lead Party: Sylvania Township Administration

#### 4. Pursue and develop mutually-beneficial economic development tools with the City of Sylvania

Sylvania Township and the City of Sylvania have partnered for the last forty years to ensure a preferred outcome for residents and businesses. While the township and city have formal mutual aid agreements for police and fire services and the joint recreation district, and have informal agreements for servicing roads, some other areas for potential collaboration could include:

- ➔ Pursuing the development of a business park in the township in cooperation with the Sylvania Area Community Improvement Corporation (CIC). Some communities are, once again, collaborating on developing “spec” buildings to help attract and retain industrial employers, and the township and city could look to utilize the CIC in this endeavor.
- ➔ Utilizing cooperative economic development agreements (CEDA), annexation agreements, and/or joint revenue sharing agreements to promote additional services and revitalization where needed. The village of Whitehouse and City of Waterville / Waterville Township currently utilize annexation agreements, while Monclova Township utilizes Joint Economic Development Zone agreements with the Toledo, Maumee, and Whitehouse to promote growth.

<sup>1</sup> The study concluded that the only way to save substantial resources was to merge both communities together.

- ➔ Exploring areas of potential shared services with the City of Sylvania. In 2003, the Sylvania Area CIC commissioned a study that looked at the potential consolidation of services. The goal of the study was to look for methods to save resources and reduce the proliferation of taxes.<sup>1</sup> Township officials could work with the CIC in pursuing the feasibility of another similar study or pursue other arrangements for road service and other shared operations. Township and city officials currently have mutual aid agreements for police and fire, and currently have a Memorandum of Understanding (MOU) to pursue additional opportunities as needed.

- Timeframe: Ongoing
- Lead Party: Sylvania Township Administration

#### 5. Improve gateways

To help reinforce a sense of place and community identity, there is a level of consensus that more effort should be out forth to establish gateways to Sylvania Township. While annexation is always a possibility, further steps to accentuate key areas of the community could include:

- ➔ The development of landmark gateways at I-475 and Central Avenue, and at I-475 and Corey Road.
- ➔ Pursue the development of unified City of Sylvania / Sylvania Township gateways located along Alexis Road and Monroe Street.
- ➔ Reinvigorate gateways/ signage along key corridors entering the township, such as: Holland-Sylvania/Elmer Drive, Reynolds Road/Elmer Drive, Bancroft/McCord, Bancroft/King, Bancroft Centennial, Bancroft/Crissey, and the western township boundaries located along Central and Sylvania avenues, and Sylvania Metamora Road.
- Timeframe: Medium Term
- Lead Party: Sylvania Area Community Improvement Corporation

## Quality of Life Solutions

### 1. Promote Public/private partnerships that enhance neighborhood quality of life

Township officials work with various entities to ensure the proper functioning and quality of life of the community. Unlike cities that have resources to have full time staff, Sylvania Township relies on the guidance of the Lucas County Engineer, Lucas County Sanitary Engineer, Lucas County Commissioners, Toledo-Lucas County Plan Commissions, and its three park districts, to name a few. Within the next few years, the most pressing planning issues that will require additional coordination include:

- ➔ Working with the Lucas County Commissioners and other stakeholders in developing a long-range plan for the former King Road Landfill so that it can become a useful community asset.
- ➔ The Lucas County Sanitary Engineer has identified three areas in the township (northwest portion of township) where water pressure needs improved and existing water lines need upgraded. Coordination will be vital to ensuring that residents are informed on the timing of the improvements.
- ➔ Coordinating with the County Engineer in regards to addressing floodplain issues and maximizing the development potential of lands located in the flood zones.
- ➔ Working with the Lucas County Land Bank to minimize neighborhood blight.

- ➔ Working with property owners and developers in pursuing the feasibility of utilizing special improvement districts and tax increment financing to improve and update vital public infrastructure in growth and redevelopment areas.

- Timeframe: Ongoing
- Lead Party: Sylvania Township Administration

### 2. Commission a study to pursue the feasibility of a new community facility with an indoor/outdoor pool

A discussion for a community center and an indoor community pool has surfaced for almost the past two decades. Although there are several recreational providers with outdoor pools in the Sylvania community, and in spite of the Northview High School indoor swimming pool, there is a mounting desire to have an indoor pool available for public use.

SAJRD officials could create a focus group to discuss the preparation of a feasibility study to address capital and operation costs.

- Timeframe: Short Term
- Lead Party: Sylvania Area Joint Recreation District

### 3. Identify potential locations and / or criteria for the location of neighborhood parks and other community facilities

While Sylvania Township is home to several large parks and three park districts, some residents indicated during the planning process a desire to have access to recreational outlets closer to their neighborhoods. Many of the township's recreational outlets require driving a vehicle to the location. Although township resources to promote these activities are limited, officials indicated a desire to work with Olander Park officials to pursue a potential park location in the Forest Lakes/Southwest Planning Area.

In the past, some communities worked with developers to place neighborhood parks in developments, with park upkeep and maintenance being the responsibility of a homeowner's association. Over time, as homeowner's associations became overwhelmed with other funding needs, the upkeep and utilization of these areas began to decline. In Sylvania Township only one neighborhood park exists, which is in the St. James Woods Area and is maintained by the homeowners association.

- Timeframe: Long Term
- Lead Party: The Olander Park System

#### 4. Establish additional access points and “portals” to Ten Mile Creek.

A variety of natural vistas exist along Ten Mile Creek, and the Olander Park System has future plans to provide additional portals along this riparian corridor for area residents to enjoy. In 2016, the park district developed a master plan that identified potential locations for these portals along the creek, as well as planned improvements at its various park facilities. It is important that Township Officials continue to work in unison with park officials to continue planned improvements. Additional locations identified by Township Officials include locations along Ten Mile Creek at Silica Road and Herr Road.

- Timeframe: Long Term
- Lead Party: The Olander Park System



*Olander’s Master Plan calls for the development of new locations for interpretative locations using bridges and boardwalks in Sylvan Prairie Park. Similar facilities and design approach could be utilized in establishing new vistas along Ten Mile Creek.*

## Land Use / Zoning Solutions

### 1. Update the Zoning Resolution

Township officials should update the zoning resolution to help streamline the zoning resolution, improve the visual appearance and enhance the community “brand”, and to promote additional density while protecting the environment. Possible action items could include:

- A. Reduce the overall number of zoning districts (i.e. C-3: Community Commercial district is represented on the zoning map but not discussed in the zoning resolution, etc.).
- B. Rezone parks and publicly-owned land to S-1.
- C. Develop a mixed use district zoning classification.
- D. Review existing permitted and conditional uses allowable in zoning districts.
- E. Develop a permissible use chart showing on one master table the permitted and condition uses of all zoning districts.
- F. Township officials should update Article 30 of the Township’s zoning resolution, and revise landscape buffer zone standards and distances between land uses, to include improving buffer zone standards (setbacks and screening) between single-family and multi-family uses, and, improving the required buffers for the industrial zoning districts, including development standards and required setbacks abutting residential uses, to ensure adequate buffering is provided for quarry and other industrial operations.



*The zoning resolution could be updated to provide encourage density, where appropriate, as a way to increase revenues through additional property taxes.*

- G. Incorporate green infrastructure practices into parking design standards, landscape standards, and other applicable sections of the zoning resolution.
- H. Pursue the feasibility of adopting the county model riparian setbacks zoning guidelines. County officials currently enforce 100 foot riparian setbacks along Ten Mile Creek, per Section 4.13 of the Lucas County Floodplain Damage Prevention Regulations. Similar, but enhanced development and setback requirements could be established for riparian areas along other floodway areas of the township.
- I. Develop additional landscaping and design guidelines in designated areas and overlay zones. To assist with this endeavor, township officials could utilize a certified landscape architect during the site planning and plan review process.

- J. Pursue the feasibility of developing an architectural review board (ORC 519.171) to promote better landscaping and architectural standards (and updated environmental standards). This board would consist of five residents, one member of which would be a licensed landscape architect or engineer.

- Timeframe: Short Term
- Lead Party: Zoning Department

### 2. Update the existing Central Avenue Overlay District.

The existing boundary for the Central Avenue Overlay District, from King Road to the Township’s western boundary is 400 feet or the depth of the lot, which may need adjusting to ensure the most appropriate usage of the highway frontage. Township zoning officials should pursue the feasibility of working with the affected property owners and stakeholders in this area to adjusting the boundaries and updating the development/screening standards to make the area “development-ready.”

To promote access management, Township and planning officials should utilize combined access drives, minimize curb cuts and require service roads (or access “parallel” roads where practical).

- Timeframe: Short Term
- Lead Party: Sylvania Township Administration



### 3. Develop new overlay zoning districts.

Sylvania Township is blessed with a variety of commercial corridors. However, controversy has surfaced over the past decade or more in regard to the encroachment of commercial development into residential areas along many of the township's commercial corridors. With the continued pressures from more office/retail development and even residential development, land use impact on adjacent existing residential areas continues to be an issue. The future potential of some of the corridors will rest upon adopting additional mechanisms that improve aesthetics, accessibility, buffer zones, and minimize land use conflicts (See *Map: Planning Themes and Issues*). To this end, Township Officials should:

- ➔ Extend the Central Avenue corridor Overlay District east from McCord Road to Reynolds Road.
- ➔ Develop an overlay district for Holland-Sylvania Road.
- ➔ Discuss with Sylvania City Officials the potential of an overlay district along Alexis Road and Monroe Street.
- Timeframe: Medium Term
- Lead Party: Sylvania Township Administration

### 4. Develop a Mixed Use Zoning District to promote higher density residential and commercial uses.

Currently, no zoning district provides for the innovative deployment of both land uses. The Township's current Planned Unit Development (PUD) section permits some mixture of uses but provides minimal guidance, stating

simply that "any additional uses proposed in an overlay (PUD) may not make up more than 40% of the overall proposal" and density remains to be established by each underlying zone district's requirement.

Zoning officials should look to deploy the new mixed use zoning along key major corridors where higher density residential, commercial and office uses are preferred to promote highest and best uses, and to help to provide buffers to existing single family residential uses. Allowing for increased density in transitional and other compatible areas could help promote a better economy of scale and provide for resources that improve buffering and site aesthetics.

- Timeframe: Short Term
- Lead Party: Zoning Department

### 5. Implement the recommendations of the 2017 Ten Mile Creek 9 Element Watershed Plan.

For the past year or more, Olander Park officials, along with representatives from Green Ribbon Initiative, have been preparing Nonpoint Source Plans for three contiguous watersheds located in the Oak Openings region. One of these plans is for the Ten Mile Creek and highlights nonpoint source restoration strategies and potential funding opportunities to improve and restore the watershed and areas that border it.

- Timeframe: Medium Term
- Lead Party: The Olander Park System

### 6. Meet with businesses and residents in the transitional areas identified on the Future Land Use Map to establish criteria and limits for the extension of commercial zoning into the residential areas.

To minimize the encroachment of incompatible land uses, and to ensure the highest and best use for lands adjacent to areas of commerce and along major thoroughfares, Township officials should reach out to property owners and businesses in transitional areas north of Central Avenue between U.S. 23/I-475 and Elmont Road to the east and between U.S. 23/I-475 and McCord Road to the west.

- Timeframe: Short Term
- Lead Party: Sylvania Township Administration

### 7. Establish criteria for consideration of residential developments proposed for the acreage residential parcels located between Central, King, Bancroft and Centennial.

Large lot, single family residential parcels still exist along some of the township's main corridors. There have already been three residential developments in this area involving the assemblage of acreage parcels for more intense residential development (Kings Hollow, Colony Oaks, King Acre, and Deerpointe) and more are likely as public water and sewer service are potentially available per discussions with the Lucas County Sanitary Engineer's Office.

- Timeframe: Short Term
- Lead Party: Zoning Department







### Future Land Use Plan






The Future Land Use Map is a primary element of the Land Use Plan. It is based upon an analysis of existing conditions, a review of previous planning policies for community and regional development, results of the community survey, and other issues that surfaced during the planning process.

It helps to set the tone for future growth and development, not only in pattern of development, but development type, density, and flavor. The vision it outlines is ultimately implemented through tools such as the zoning resolution and subdivision regulations, and should also become incorporated into the much larger scope of daily activities of Sylvania Township’s public and private sectors.

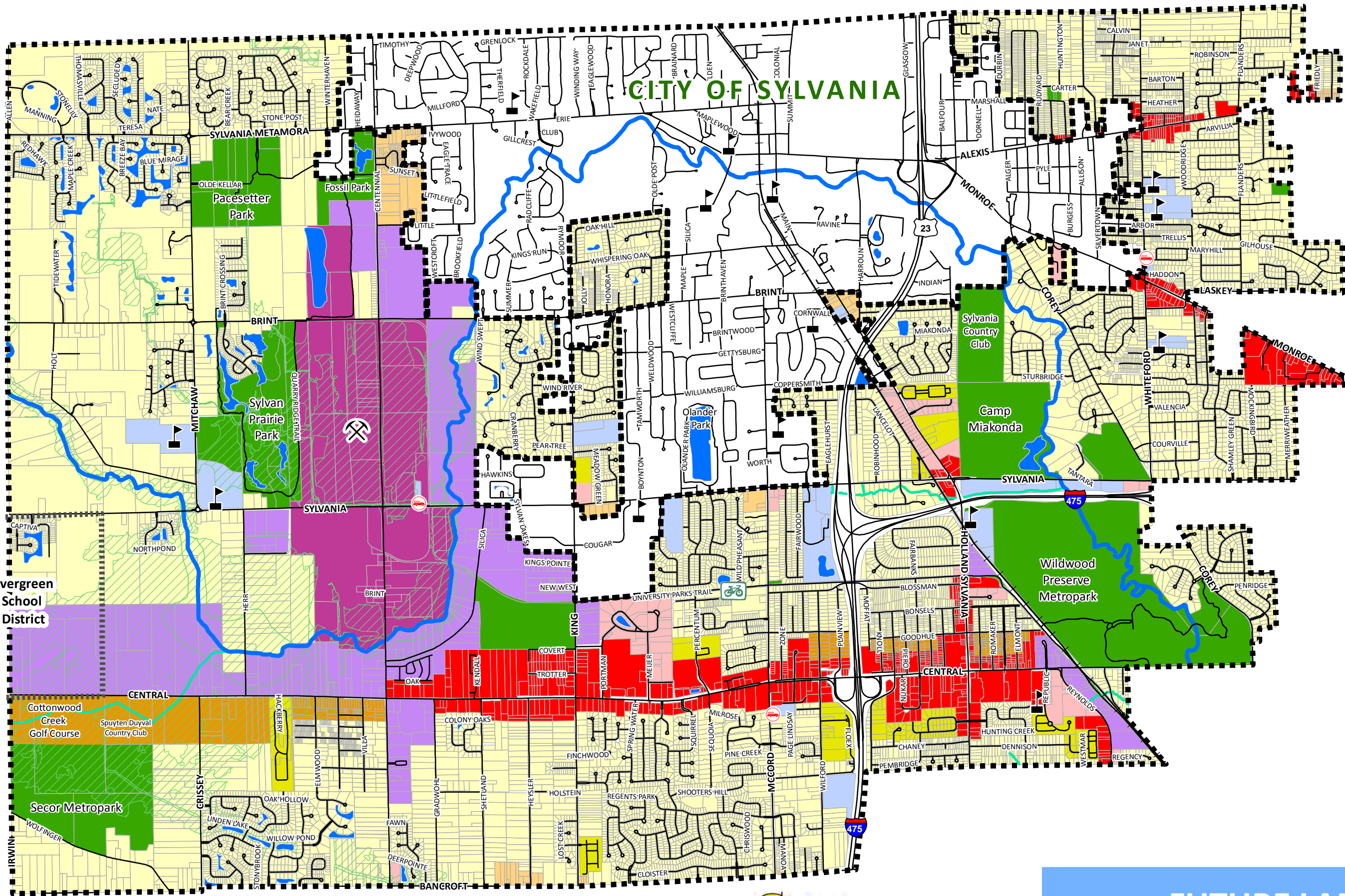
Collaboration and coordination between Sylvania Township, the City of Sylvania, Toledo-Lucas County Plan Commission, other respective county agencies, and property owners will be needed to ensure the intent of the Future Land Use Map is met.

### Future Land Use Map Legend

-  Low/Medium Density Residential  
 Single-family and related uses (schools, churches, parks, etc.) permitted or conditional. Density generally ranges from one unit per acre to six units per acre. **Corresponding zoning districts: A-3, A-4, R-A, R-1, R-2.**
-  High Density Residential  
 Single-family, two-family and multi-family and related uses (schools, churches, parks, etc.) permitted or conditional. Density generally exceeds six units per acre. **Corresponding zoning districts: R-3, R-4, R-5.**
-  Neighborhood Mixed Uses  
 All uses and activities are inside buildings that do not exceed 10,000 square feet in size. May include small local businesses with convenience-type goods, personal services, office buildings, and high density residential uses. Typically located at neighborhood activity nodes such as major street intersections. **Corresponding zoning districts: C-1, C-4, R-3, R-4.**
-  General Commercial  
 Generally larger commercial uses along major highways or thoroughfares, including sales, eating and drinking establishments, services and professional offices oriented to customers from a larger area. **Corresponding zoning districts: C-1, C-2.**
-  Office Commercial  
 Professional offices, research facilities, and related uses in individual buildings or office park settings. **Corresponding zoning district: C-4.**
-  Business Park/Light Industrial  
 Professional offices, research facilities, and related uses in individual buildings or office park/campus settings. May also include larger commercial uses along major highways or thoroughfares, distribution centers, warehouses, light and restricted industrial uses, and supportive facilities such as hotels. **Corresponding zoning districts: C-4, M-1.**

-  Industrial  
 Professional offices, research facilities, and related uses in individual buildings or office park/campus settings. May also include distribution centers, warehouses, and light, restricted, and heavy industrial uses. **Corresponding zoning districts: C-4, M-1, M-2, M-3.**
-  Transitional  
 Appropriate transitional uses providing adequate buffers for areas with significant existing or potential commercial expansion into established residential areas. Appropriate transitional uses include professional offices, two-family and multi-family uses at densities ranging from ten to fifteen units per acre, small local businesses with convenience-type goods, and personal services. All uses and activities are inside buildings that do not exceed 10,000 square feet in size. **Corresponding zoning districts: C-1, C-4, R-3, R-4.**
-  Parks/Open Space  
 Local and regional parks, golf courses, reserves and outdoor recreational areas. **Corresponding zoning district: S-1.**
-  Public/Institutional  
 These land uses generally include schools, large church campuses, community facilities, township facilities and government buildings. **Corresponding zoning district: S-1.**
-  Conservation Design  
 Areas of the township designated for conservation design include undeveloped areas within the floodplain requiring conservation design and subject to applicable floodplain regulations. **No corresponding zoning districts.**

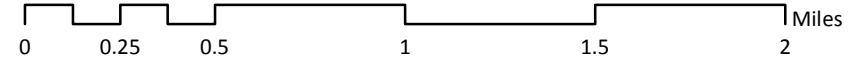
# SYLVANIA TOWNSHIP LAND USE PLAN



## Legend

- Sylvania Township Boundary
- Rail Lines
- Sylvania Twp Parcels
- Public / Private Schools
- Streets
- Open Water / Ponds
- Major Watercourse
- Minor Watercourse
- Conservation Design
- Low / Medium Density Residential
- Higher Density Residential
- Neighborhood Mixed Uses
- General Commercial
- Office Commercial
- Business Park / Light Industrial
- Industrial
- Transitional
- Public and Institutional
- Parks and Open Space

Evergreen School District



Source: Sylvania Twp, Lucas County Auditor, FEMA, Reville



# FUTURE LAND USE



## Plan Implementation

## Plan Implementation

The Plan's strategies are by no means completely exhaustive. They were developed in conjunction with public input, and take into account past, current and projected issues. Over time, each strategy may need to be revised or amended to reflect the current planning environment, and removed when accomplished. Some strategies are defined by a short, medium or long term timeframe, while other strategies are ongoing. Some of these strategies will need additional consideration and research, and possibly be subjected to further scrutiny by public officials and residents.

### How to Use the Plan

This Plan provides Township officials, residents, and other stakeholders with visions and strategies to help build a more perfect union. To this end, the Plan should be used in the following situations:

#### 1. Planning and Zoning

Land Use and Housing strategies are primarily delegated to the Planning and Zoning Department, Planning Commission, Road Department, and ultimately Planning and Zoning Commission and Township Trustees. After public approval and adoption, all planning and zoning decisions should be made in accordance with this Plan.

#### 2. Interpreting the Future Land Use Map

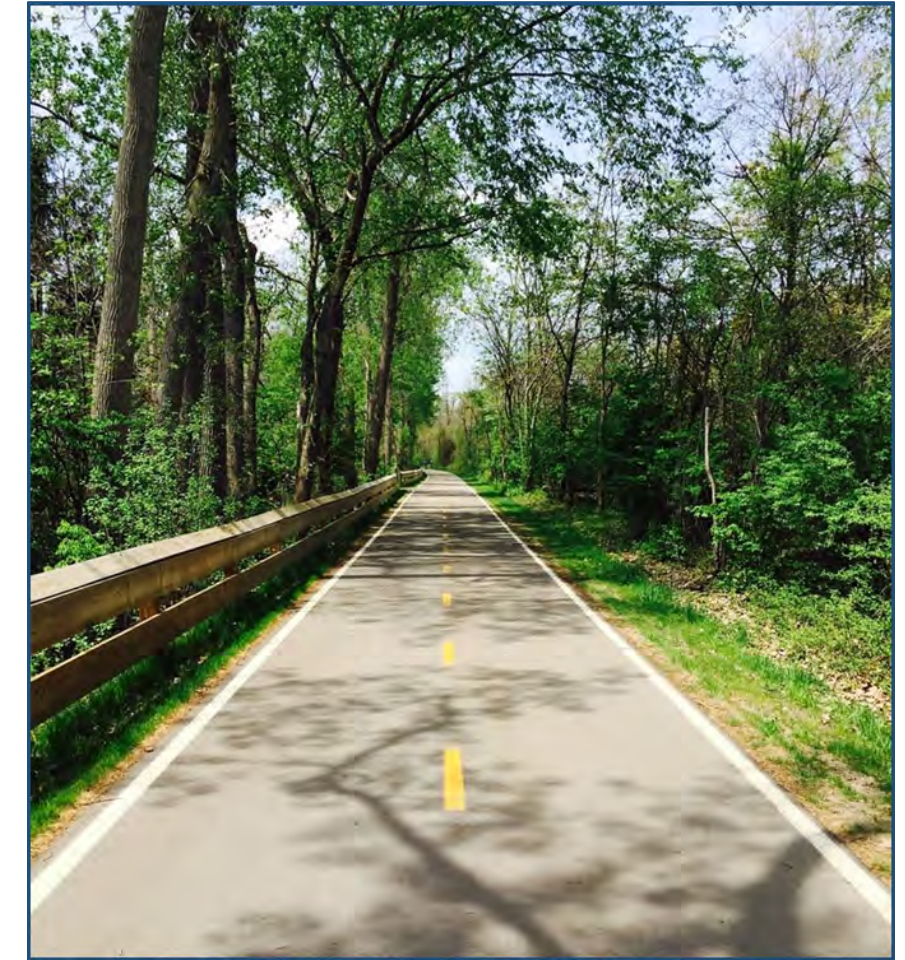
Consistency is especially important with land use issues, as a majority of any community's growth and financial well-being often occurs through private sector investment decisions that involve property transactions, either for agricultural, residential, commercial, or industrial development. Consistency with land use decisions will promote a better growth pattern in Sylvania Township. Land use decisions should be made in conjunction with the most current information possible and be decided broadly rather than daily.

#### 3. Neighborhood and Capital Improvements

This Plan assists in highlighting areas that were identified throughout the planning process as those most preferred to promote the quality of life. Whether it is the extension of pedestrian connectivity elements, the extension of infrastructure, or any other neighborhood improvements, it should be done in accordance with the Plan's vision.

#### 4. Intergovernmental Relations

This Plan should be used to develop a stance on joint issues and programs, and also be utilized to move forward on programs and initiatives in which Sylvania Township and the City of Sylvania, and other entities could mutually benefit from.



*University/Parks Trail is a primary asset that links the community together.*

#### 5. Plan Review

It is recommended that this Plan be reviewed annually by the Planning and Zoning Manager, Planning and Zoning Commission, and Township Trustees to ensure progress is being made. This discussion should identify the Plan's beneficial impacts and recognize areas where the Plan may not have assisted in facilitating the visions and strategies. To further assist discussion, planning stakeholders can assign a "percentage complete" to each plan strategy (See: *Plan Implementation Table*).



Plan Implementation Table

Plan Element	Strategy	Collaborating Entity or Organization								
		Twp. Trustees	Planning / Zoning Commission	Twp. Departments	Parks / Rec Organizations	Area Schools	County Organizations	Local/Other Organizations	Time Frame	Percent Complete
<b>CONNECTIVITY</b>	Continue the transportation planning process	X	X	Administration * Road Dept.	Olander Park System; Sylvania Area Joint Rec. District		County Engineer; MetroParks; TARTA TMACOG	Neighborhood Groups; Business and Property Owners	O	
	Pursue the development of a new north-south connector road between Central Avenue and Sylvania Avenue, west of Herr Road.	X		Administration * Road Dept.			County Engineer; TMACOG	Property Owners	L	
	Formalize access management policies	X	*	Road Department			County Engineer	Business and Property Owners	S	
	Explore the feasibility of adopting a Complete Street Policy	X	X	Road Department*			County Engineer; TMACOG	City of Sylvania	S	
	Implement the Sylvania Area Bikeway Initiative Plan in phases as funding allows			Road Department *		X	County Engineer	City of Toledo	S	
	Connect vital assets within the community	X	X	Road Department	The Olander Park System* Sylvania Area Joint Rec. District	X	MetroParks, TMACOG, Toledo-Lucas County Plan Commission	Sylvania Area CIC; City of Sylvania; Business Owners; Nonprofits	O	
	Develop a Wayfinding Plan	X	X	Road Department	The Olander Park System Sylvania Area Joint Rec. District	X	County Engineer; MetroParks; Toledo Lucas County Library	Sylvania Area CIC*; City of Sylvania; Business Owners; Nonprofits	M	
	Establish a dedicated capital improvement fund	X		Road Department* Fiscal Department					S	

Implementation Timeframe: Short Term (S), Less than 2 years. Medium Term (M), 3-5 years. Long Term (L), 6-10 years. Ongoing (O)  
 \* = Strategy Lead



Plan Element	Strategy	Collaborating Entity or Organization								Time Frame	Percent Complete
		Twp. Trustees	Planning / Zoning Commission	Twp. Departments	Parks / Rec Organizations	Area Schools	County Organizations	Local/Other Organizations			
<b>LAND USE / ZONING</b>	Update the Zoning Resolution	X	X	Zoning*			Toledo-Lucas County Plan Commission	Sylvania Area CIC; Business and Property Owners	S		
	Extend and update the existing Central Avenue Overlay District	X	X	Administration* Zoning			Toledo-Lucas County Plan Commission	Business and Property Owners	S		
	Develop new Overlay Zoning Districts	X	X	Administration* Zoning			Toledo-Lucas County Plan Commission	Sylvania Area CIC; Business and Property Owners	M		
	Develop a Mixed Use Zoning District to promote higher density residential and commercial uses.	X	X	Zoning*			Toledo-Lucas County Plan Commission	Sylvania Area CIC; Business and Property Owners; Developers	S		
	Meet with businesses and residents in the transitional areas identified on the Future Land Use Map to establish criteria and limits for the extension of commercial zoning into the residential areas.	X	X	Administration* Zoning			Toledo-Lucas County Plan Commission	Business and Property Owners	S		
	Implement the recommendations of the 2017 Tenmile Creek 9 Element Watershed Plan		X	Zoning	The Olander Park System* Sylvania Area Joint Recreation District		MetroParks; Lucas County Soil and Water Conservation District	TMACOG; Nature Conservancy; Maumee Area of Concern Committee; Property Owners; Farmers; Interested Stakeholders	M		

Implementation Timeframe: Short Term (S), Less than 2 years. Medium Term (M), 3-5 years. Long Term (L), 6-10 years. Ongoing (O)  
 \* = Strategy Lead



Plan Element	Strategy	Collaborating Entity or Organization								Time Frame	Percent Complete
		Twp. Trustees	Planning / Zoning Commission	Twp. Departments	Parks / Rec Organizations	Area Schools	County Organizations	Local/Other Organizations			
<b>PROSPERITY</b>	Expand community reinvestment area (CRA) zones in the township to encourage revitalization, redevelopment, and a new tax base	X	X	Administration* Zoning		X	County Commissioners	City of Sylvania Sylvania Area CIC Business Owners Property Owners	S		
	Develop effective nuisance and property maintenance standards	X	X	Administration Zoning*			Health Department Lucas County Land Bank; Toledo Lucas County Planning Commission	Property Owners Neighborhood Groups	S		
	Leverage incentives and tools for maintenance and improvement of housing and public infrastructure in targeted neighborhoods	X	X	Administration* Zoning			Lucas County Land Bank; Toledo Lucas County Planning Commission; Lucas County Planning and Development	Property Owners Neighborhood Groups	L		
	Pursue and develop mutually-beneficial economic development tools with the City of Sylvania	X		Administration*				City of Sylvania Sylvania Area CIC City of Sylvania Business Owners	O		
	Improve gateways	X	X	Zoning* Road Department	The Olander Park System		Lucas County Engineer ODOT	City of Sylvania Interested Stakeholders	M		

Implementation Timeframe: Short Term (S), Less than 2 years. Medium Term (M), 3-5 years. Long Term (L), 6-10 years. Ongoing (O)  
 \* = Strategy Lead





Plan Element	Strategy	Collaborating Entity or Organization								
		Twp. Trustees	Planning / Zoning Commission	Twp. Departments	Parks / Rec Organizations	Area Schools	County Organizations	Local/Other Organizations	Time Frame	Percent Complete
<b>QUALITY OF LIFE</b>	Promote Public/private partnerships that enhance neighborhood quality of life	X	X	Administration*	The Olander Park System		Sanitary Engineer Health Department Lucas County Land Bank	Property Owners	O	
	Commission a study to pursue the feasibility of a new community facility with an indoor/outdoor pool			Administration	The Olander Park System; Sylvania Area Joint Rec. District*	X		City of Sylvania; JCC/YMCA; Lourdes; Mercy; Promedica; Interested Stakeholders	S	
	Identify potential locations and / or criteria for the location of neighborhood parks and other community facilities	X	X	Administration Police and Fire Departments	The Olander Park System* Sylvania Area Joint Rec. District	X		Neighborhood Groups; Developers;	L	
	Develop Access Portals to Ten Mile Creek	X		Administration	The Olander Park System*	X	MetroParks	Neighborhood Groups; Developers;	L	

Implementation Timeframe: Short Term (S), Less than 2 years. Medium Term (M), 3-5 years. Long Term (L), 6-10 years. Ongoing (O)  
 \* = Strategy Lead