

Apartment Complex

The Lucas County Plan Commission has recommended approval for a zoning change on Central Avenue between Centennial and Crissey roads for the construction of a 214-unit apartment development.

The development, to be known as The Lakes at Central Reserve, will be "a luxury apartment community," according to George Oravec, of Oravec Consulting and Engineering Services, the engineer for the project.

The applicant for the zoning change is Redwood Development Co., of Beachwood, OH. Mr. Oravec told commissioners that the firm has similar developments in Monclova and Perrysburg Township, Perrysburg, and Oregon.

He said it is projected that the Sylvania Township development will have about 70 percent of residents aged 55 and older and that the rest will be young professionals.

Entry to the apartments will be without steps and all doorways will be wide enough to accommodate wheelchairs, he said.

Mr. Oravec noted that each unit will have a two-car garage so there is no issue of a massive parking lot. He added that he has two meetings with area residents prior to the plan commission hearing.

One nearby resident asked the commission to consider traffic to the adjoining neighborhood to the east, based on the extension of Mancini Drive into the project.

Mr. Oravec said that for the development to be approved by the Sylvania Township Fire Department, a second means of egress and ingress is necessary in addition to Central Avenue as the primary entrance to the apartments.

He said a sign will be posted at Mancini telling drivers that the roadway is to be used by emergency vehicles.

Another person questioned the viability of the project due to flooding conditions which have occurred in the immediate area.

Keith Earley, Lucas County Engineer and a member of the commission, noted that a plan had been forwarded to the Sylvania Township trustees which should mitigate future flooding.

It was also noted that the plan commission staff recommended approval, but with 43 conditions. A number of those conditions concern the issue of storm water detention and drainage.

One area resident spoke in favor of the project.

Current zoning of the approximately 39 acres is agricultural and along the Central Avenue frontage, general commercial. The change sought is for a residential planning unit development, and along Central, to be a general commercial planned unit development.

The issue will come before the Sylvania Township Zoning Commission for a recommendation at its meeting this month and will likely be heard by the Sylvania Township trustees in May for a final decision on the zoning change.

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