

Zoning Approved for New Housing Apartments on McCord Road

A zoning change has been approved by the Sylvania Township trustees which will allow for the development of a 34-unit apartment complex on McCord Road slightly south of Sylvania Avenue.

The vote was 2-1, with trustee Kevin Haddad voting against the measure.

The change from agricultural zoning to a planned unit development residential category had earlier been recommended unanimously by both the Lucas County Planning Commission and the Sylvania Township Zoning Board.

A number of residents from the nearby Farmbrook development spoke against the change in zoning. They argued that McCord Road is too heavily traveled and that any increase in traffic would be a mistake. There were also complaints about the nature of rental housing impeding on a neighborhood of owner occupied homes. Most residents acknowledged that what had been a vacant piece of land would eventually be developed, they disagreed with a change in zoning to accommodate apartments.

Greg Arnold, an attorney representing 20 homeowners, said their complaint concerned the density of the development. He suggested that a zoning classification that would limit the number of units to 28, would be more acceptable. Mr. Arnold noted that it is likely that one day the southwest corner of McCord and Sylvania, currently occupied by Advent Lutheran Church, will be developed commercially and that will add substantially to McCord traffic.

That same potential development was pointed to by trustee Neal Mahoney who said the potential could lead to development which would be viewed as more troubling for the neighborhood. Approval of the proposed development, he said, would cut off the possibility of more intrusive developments.

Daryl Graus, planning and zoning manager for the township, said the development would create the "quintessential," buffer between the single-family housing and potential heavier use to the north.

Both Mr. Mahoney and John Jennewine, chairman of the trustees, said they sympathized with the concerns of the residents, but also had to take into account the fact that both the county and township boards which oversee zoning had unanimously recommended in favor of the project.

The project, as proposed, will have two five-unit buildings, two six-unit buildings and a two-story building with 12 units. The five unit and six unit buildings will have an individual entry and a two car garage. The two story building will have individual entry with single garages.

Don Ulrich, one of the developers, said he has an interest in apartment developments in the area and thinks this project will be attractive to older couples who have raised their children and have no interest in continuing the expense and work involved in home ownership. He said that the projected rental rate of \$1,200 per month would likely dissuade some potential occupants. He added that he intends to install a significant amount of landscaping as a visual buffer from the surrounding neighborhood.

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