



# Planning Commission

City Building

City of Sandusky, Ohio 44870

**February 24, 2016  
1ST FLOOR CONFERENCE ROOM  
4:30 P.M.**

## **AGENDA**

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1. Minutes from January 27, 2016

### **Adjudication hearing to consider the following:**

2. Application for Amendment to the Zone Map  
1202 & 1208 First Street  
Submitted by Larry & Crystal Kessler & City of Sandusky

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3. Application for Site Plan Approval  
1202 & 1208 First Street  
Submitted by Larry & Crystal Kessler
4. Application for a Minor PUD Amendment  
5000 Providence Drive  
Submitted by Architects Plus- Amy Drake
5. Discussion regarding Zoning Amendments to Chapter 1149- Site Plan & Off-Street Parking

**NEXT MEETING: February 29<sup>th</sup>, 2016- Special Meeting**

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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## OUTLINE FOR ZONING AMENDMENTS TO SITE PLAN CHAPTER

Date of Report: February 16, 2015

Report Author: Casey Sparks, Assistant Planner



# City of Sandusky, Ohio Planning Commission Report

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## **BACKGROUND INFORMATION**

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As Staff continues to propose updates to the zoning code we want to assure an open dialogue with Planning Commission. Attached you will find an outline of some of the topics Staff has begun to research in regards to the site plan chapter. We are starting with four main topics: parking, lighting, landscaping, and architectural standards. Staff would like to review the outline with the Commission members at the next meeting, we would appreciate the Commissioners providing feedback on these topics or any other items that they would like to be reviewed in regards to the site plan chapter. The site plan chapter will not regulate one and two family dwellings.

## Site Plan Chapter:

### **Parking:**

*Requirements to meet parking requirements:* Change, expanded, or new use

*Number of off-street parking spaces required:* Staff will look to reduce the number of off-street parking required and add more modern classification. Staff will research the concept of permitting applicants to go 10% above the required parking allowance or 10% below the required parking allowance.

*Bicycle Parking:* Research if new developments should be encouraged to include bicycle spaces, racks or other bicycle parking.

*Shadow Parking:* Staff will research if a portion of the parking spaces may remain landscaped and unpaved with pervious paving material until future construction or when needed

*Shared Parking:* The concept of allowing parking areas for multiple users, clarify and further define what is in the existing zoning code

*Design Standards:* Wheel stops, curbs, sizes of parking stalls, etc.

*Internal Sidewalks and Pedestrian Access:* The possibility of requiring a sidewalk to exist in a public right of way adjacent to the site or require as part of the development, a paved pedestrian connection shall be constructed from the building to the sidewalk

### **Lighting:**

*Maximum Lighting Standards:* When adjacent to a residential, commercial, or industrial zoning district.

*Minimum lighting standards:* Parking areas, loading and unloading areas, walkways, development entrances

*Height & Design of Lighting Fixtures:* Maximum of non-cutoff and full cutoff lighting in business and industrial districts

### **Landscaping:**

*Street Tree Requirement:* New developments/ both sides of the street/ minimum height at the time of planting

*Landscaping for Vehicular Use Areas:* One canopy tree and three shrubs for every five parking spaces, distributed around the entire perimeter of vehicular use area, one tree per island, all portions of the island need to be covered by tree, shrub, grass, ground cover, or mulch

*Front Yard Landscaping Requirement- Commercial:* % of front yard area to be landscaped with trees, shrubs, planting beds and or perennials.

*Landscaping/ Screening of Service Structures:* Dock doors, dumpsters, etc.

*Buffering Requirements:* Buffering requirements between uses to include fences, trees, shrubs, etc.

*Maintenance of Landscaping:* Replacement strategies and timelines

### **Architectural Standards:**

*Building Materials & Design:* Façade renovations should complement surrounding properties and should include architectural features that clearly define the front façade as viewed from the public right of way. Architectural features such as recesses, projections, wall insets, arcades, window display areas, awnings, balconies, and window projections should be considered. Building materials should include durable, low maintenance materials that are complimentary to the existing building and surrounding properties.

*Mechanical Equipment:* Mechanical equipment and service areas should be located in recesses in the building footprint or be appropriately screened. The design of the screening should be integrated into the overall building form. Mechanical equipment and service areas should be screened with visual barriers from adjacent property and public right of ways. Screening elements shall include landscaping, mounds, parapets, or enclosures of the same material as the building

*Roof Design:* Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Architectural methods should be

used to conceal or accent flat rooftops, except in industrial areas. Sloped roofs, visible rooflines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are encouraged.

*Customer Entrances:* Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls and integral planters are encouraged.

*Industrial:* All industrial projects will be reviewed in context of its size and location. Special attention should be given to the façade facing the public right-of-way. Lighting design and placement must be considered as well as placement and design of refuse containment. If in a formal industrial park setting, common features of design and color are encouraged.

*Institutional and Government Uses:* These uses will include but are not limited to schools, government buildings and hospitals. These projects must pay particular attention to design and context to the neighborhood.

*Height Requirements:* Review height requirements for structures within different commercial, business, and industrial zoning districts.

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL  
1202 FIRST STREET- PRO AUTOMOTIVE

Reference Number: PC-3-2016

Date of Report: February 16, 2015

Report Author: Casey Sparks, Assistant Planner



# City of Sandusky, Ohio Planning Commission Report

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## BACKGROUND INFORMATION

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Larry & Crystal Kessler have submitted an application for site plan approval for the property located at 1202 First Street. The property located at 1202 First Street is currently operating as an automotive repair facility, the applicant is looking to expand the existing business. The applicant is looking to purchase the adjacent lot, 1208 First Street, to utilize in the business expansion. The following information is relevant to this application:

Applicant: Larry & Crystal Kessler  
6205 Bogart Road W.  
Castalia, Ohio 44824

Authorized Agent: Steven Kinder  
P.O. Box 1061  
Sandusky, Ohio 44870

Eric Wobser, City Manager  
222 Meigs Street  
Sandusky, Ohio 44870

Site Location: 1202 First Street & 1208 First Street

Zoning: “RRB” Residential Business/ Proposed “CS” Commercial Service

Existing Uses: Car Automotive Repair

Proposed Uses: Car Automotive Repair

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1149 Site Plan Review and Off- Street Parking  
Chapter 1129 Residential Districts  
Chapter 1137 Commercial Districts

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## SITE DESCRIPTION

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The subject properties are located on the south side of First Street and are currently zoned “RRB” Residential Business Zoning District. The subject properties are surrounded by several different zoning districts including: “R1-50” Residential Single- Family to the south, “CR” Commercial

Recreation and “CS” Commercial Service to the north, “GM” General Manufacturing and “LM” Limited Manufacturing to the west, and “RRB” “Residential Business to the east.

The subject properties are zoned “RRB”/Residential Business District by the Sandusky Zoning Code. The applicant and the City of Sandusky has proposed to amend the zoning to “CS” Commercial Service zoning district which permits the following:

- (1) All main buildings and uses permitted in and regulated in the Commercial Recreation District:
- (2) Wholesale businesses, services and storage establishments as follows:
  - A. Cleaning establishments. Laundries, dyeing, carpet cleaning, dry cleaning, towel supply; auto- wash provided the waiting-line area is maintained entirely within premises;
  - B. Food and drink preparation. Baking, cake ornaments, canning, dehydrating, freezing, grinding, mixing, pasteurizing, refining, and roasting processes, meat processing, ice manufacturing, bottling works, breweries, wineries;
  - C. Laboratories; research, experimental, and testing;
  - D. Print and publishing establishment, stationary products;
  - E. Boat building and repair, fisheries, shipping docks;
  - F. Poultry packing and dressing;
  - G. Repair establishments for automotive motors, body and paint, tire vulcanizing, electrical and household appliances;
  - H. Other shops. Contractors, carpentry, plumbing, heating, painting, glazing, ornamental iron, roofing, and sheet metal, packing and crating;
  - I. Warehouses, storage and wholesale establishments, freight yards and stations, excluding storage of explosive and flammable gases, solids, or liquids
  - J. Yards for storage of coal, lumber, and other building materials, monument works;
  - K. Yards for public utility materials, equipment, and vehicles;
  - L. Animal hospitals, veterinaries offices, kennels, stables for horses;
  - M. Commercial greenhouses
  - N. Petroleum products, refining
  - O. Rubber products, natural or synthetic, processing or manufacturing
  - P. Soaps, starch, detergents;



- Q. Stockyards, slaughterhouses, meat processing.
- (3) Manufacturing uses, limited to the following products and processes.
- A. Advertising signs, sign painting
  - B. Awnings, blinds, shades, brushes, brooms;
  - C. Cameras, clocks, jewelry, cutlery, kitchen utensils;
  - D. Clothing and leather goods;
  - E. Cosmetics and toiletries, compounding of pharmaceutical products;
  - F. Electrical equipment. Fans, irons, toasters; radios, televisions, and other electronic equipment; assembly of lighting fixtures;
  - G. Furniture, boxes, crates, patterns, and similar small wood products;
  - H. Hand tools and hardware, dies and similar small metal products;
  - I. Instruments and equipment for athletic, engineering, medical, musical purposes
  - J. Mattresses and upholstering;
  - K. Metal finishing, grinding, plating, polishing, sharpening, welding;
  - L. Assembly and fabrication of machine tools; processing and machining of castings; assembly, fabrication, machining, processing, painting, plating and rustproofing of metal and nonmetal parts and accessories, including screw machine parts
- (4) Multi- family residences as a conditional use in structures listed on the National Register of Historic Places as published from time to time by the Secretary of the United States Department of the Interior.

A picture of the property along with a location map are found below.























### 1202 & 1208 First Street View





## Zone Map – Parcels



	PF PUBLIC FACILITY		R1-40 SINGLE-FAMILY RESIDENTIAL		LB LOCAL BUSINESS		DBD DOWNTOWN BUSINESS
	RS RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		RB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R1-75 SINGLE-FAMILY RESIDENTIAL		RMF MULTI-FAMILY RESIDENTIAL		GB GENERAL BUSINESS		LM LIMITED MANUFACTURING
	R1-60 SINGLE-FAMILY RESIDENTIAL		RRB RESIDENTIAL / BUSINESS		CA COMMERCIAL AMUSEMENT		GM GENERAL MANUFACTURING
	R1-50 SINGLE-FAMILY RESIDENTIAL		P AUTO PARKING		CR COMMERCIAL RECREATION		PUD PLANNED UNIT DEVELOPMENT
	AC AGRICULTURAL						NO REQUIRED SETBACK IN FEET

### DIVISION OF PLANNING COMMENTS

The applicant is requesting site plan approval for the above referenced addresses. The current business is a legal non-conforming use but the applicant has requested to amend the zoning map; if approved the use would be a legal conforming use within the “CS” Commercial Service District. The site plan proposes a new 8,000 square foot building on 1202 First Street and utilizes the adjacent lot for parking of cars that will be receiving maintenance. The current site is not conducive for this type of storage and has created a property maintenance issue. The applicant has stated that through the purchase of the adjacent lot a lot combination will occur. Utilizing both lots the applicant has proposed a revised circulation for customers. The three existing curb cuts on First Street will remain however the curb cuts along Ontario will be removed.

The proposed parking area on the adjacent lot is proposed to be a stone surface with a 6’ privacy fence with a rolling gate to provide screening. Section 1149.09 requires all parking areas and access

driveway to be a paved surface unless otherwise approved by Planning Commission. Staff and the applicant had several meetings prior to the submission to discuss site plan regulations, through these meetings. Staff recommended the front gate to be a minimum of 15' from the front property line. Staff also suggested that landscaping be installed within this front area to assist in screening the proposed parking area. The distance and screening were both suggested by Staff to protect surrounding properties as the previous use on the site was a single family dwelling. The applicant has met both Staff's request. The applicant is proposing (8) eight 9'x 14' parking spaces and (2) two 9'x 14' handicapped spaces for customer parking. Section 1149.05(e) requires one space per 650 square feet of gross floor area for commercial service, laboratories, storage machine shops and similar establishments. As stated, the proposed building is to be 8,000 square feet, as such the applicant would be required to provide 12 parking spaces for customer parking. Section 1149.13 also requires the parking spaces to be 9'x 19'.

The current business does park cars that will be receiving maintenance along the aprons on Ontario Street, in the southern portion of the property, and throughout the front parking area. Staff has suggested that the applicant create a landscaped area adjacent to Ontario Street and the alley to assure that overflow parking is prohibited within this area. This will help to assure that the current property maintenance issues will not occur in the future. The applicant has provided some landscaping within these areas, however Staff would recommend the proposed landscaping along Ontario be extended to the street and additional landscaping be placed on the western portion of 1202 First Street. If the applicant removes the curb cuts along Ontario Staff would also suggest that grass be planted within this area.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed site plan and has stated that any curb cuts and unused aprons that can be removed should be removed for every project. The Engineering Department does not agree with them storing vehicles on an impervious surface for storm water purposes. They should be providing solid surface with storm water quality controls along the edges or inlets for this type of use regardless of parking lot size. Engineering would not be in favor of Planning Commission waiving this requirement.

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**BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the application and has no concerns regarding the proposed site plan; construction documents, permits, and fees must be received prior to proceeding with construction.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the application and has no objections proposed site plan.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed application and has no objections or concerns regarding the proposed site plan.

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## CONCLUSION/RECOMMENDATION

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In conclusion, Planning Staff recommends approval of the proposed site plan for 1202 & 1208 First Street. The applicant has made an effort to improve the site and accommodate many of the suggestions provided by Staff in regards to landscaping and screening. Staff does recognize that the current parking area is not proposed to be a solid surface. Understanding this was a concern of the Engineering Department and is a requirement of Section 1140.09, Staff would suggest Planning Commission review with the applicant if they intend to keep this as an impervious surface, or if they plan to pave this area in the future. Planning Commission may want to discuss a proposed timeline for the applicant to resolve these issues. The applicant has only proposed eight standard parking spaces and two handicapped spaces, the code requires twelve standard spaces for this type of use. The two handicapped spaces will need to meet current ADA requirements, which may further reduce the number of parking spaces provided. Staff would suggest that the applicant review the proposed customer area to see if any modifications can be made. If the applicant is unable to meet the parking requirements in regards to number and size of parking spaces the applicant will need to apply for a variance through the Board of Zoning Appeals. Staff would also suggest that if no major alterations to the site occur through the variance application process the applicant would not be required return to Planning Commission for approval. Staff would also suggest that additional landscaping be added to the eastern and western side of 1202 First street.

Staff believes that the proposed building expansion and site improvements would assist in alleviating a property maintenance issue that has been occurring for quite some time and allow a current business to expand and continue to invest within the city.

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR AN AMENDMENT TO  
THE ZONE MAP FOR  
1202 & 1208 FIRST STREET

Reference Number: PC-2-2016

Date of Report: February 16, 2015

Report Author: Casey Sparks, Assistant Planner



# City of Sandusky, Ohio Planning Commission Report

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## BACKGROUND INFORMATION

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Larry & Crystal Kessler and the City of Sandusky have submitted an application for an amendment to the Zone Map for 1202 and 1208 First Street. The zoning is proposed to be amended from the existing “RRB” Residential Business to “CS” Commercial Service. The property located at 1202 First Street is currently owned by Larry & Crystal Kessler, and the property located at 1208 First Street is owned by the City of Sandusky. The following information is relevant to this application:

Applicant: Larry & Crystal Kessler  
6205 Bogart Road W.  
Castalia, Ohio 44824

Applicant: City of Sandusky  
222 Meigs Street  
Sandusky, Ohio 44870

Authorized Agent: Steven Kinder  
P.O. Box 1061  
Sandusky, Ohio 44870

Eric Wobser, City Manager  
222 Meigs Street  
Sandusky, Ohio 44870

Site Location: 1202 & 1208 First Street

Zoning: “RRB” Residential Business

Existing Uses: Car Automotive Repair

Proposed Uses: Car Automotive Repair

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1113 Amendments  
Chapter 1129 Residential Districts  
Chapter 1137 Commercial Districts



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## SITE DESCRIPTION

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The subject properties are located on the south side of First Street and are zoned “RRB” Residential Business Zoning District. The subject properties are surrounded by several different zoning districts including: “R1-50” Residential Single- Family to the south, “CR” Commercial Recreation and “CS” Commercial Service to the north, “GM” General Manufacturing and “LM” Limited Manufacturing to the west, and “RRB” “Residential Business to the east.

As stated, the subject properties are zoned “RRB”/Residential Business District by the Sandusky Zoning Code. The “proposed “CS” Commercial Service zoning districts permits the following:

- (1) All main buildings and uses permitted in and regulated in the Commercial Recreation District:
- (2) Wholesale businesses, services and storage establishments as follows:
  - A. Cleaning establishments. Laundries, dyeing, carpet cleaning, dry cleaning, towel supply; auto- wash provided the waiting-line area is maintained entirely within premises;
  - B. Food and drink preparation. Baking, cake ornaments, canning, dehydrating, freezing, grinding, mixing, pasteurizing, refining, and roasting processes, meat processing, ice manufacturing, bottling works, breweries, wineries;
  - C. Laboratories; research, experimental, and testing;
  - D. Print and publishing establishment, stationary products;
  - E. Boat building and repair, fisheries, shipping docks;
  - F. Poultry packing and dressing;
  - G. Repair establishments for automotive motors, body and paint, tire vulcanizing, electrical and household appliances;
  - H. Other shops. Contractors, carpentry, plumbing, heating, painting, glazing, ornamental iron, roofing, and sheet metal, packing and crating;
  - I. Warehouses, storage and wholesale establishments, freight yards and stations, excluding storage of explosive and flammable gases, solids, or liquids
  - J. Yards for storage of coal, lumber, and other building materials, monument works;
  - K. Yards for public utility materials, equipment, and vehicles;
  - L. Animal hospitals, veterinaries offices, kennels, stables for horses;
  - M. Commercial greenhouses
  - N. Petroleum products, refining

- O. Rubber products, natural or synthetic, processing or manufacturing
  - P. Soaps, starch, detergents;
  - Q. Stockyards, slaughterhouses, meat processing.
- (3) Manufacturing uses, limited to the following products and processes.
- A. Advertising signs, sign painting
  - B. Awnings, blinds, shades, brushes, brooms;
  - C. Cameras, clocks, jewelry, cutlery, kitchen utensils;
  - D. Clothing and leather goods;
  - E. Cosmetics and toiletries, compounding of pharmaceutical products;
  - F. Electrical equipment. Fans, irons, toasters; radios, televisions, and other electronic equipment; assembly of lighting fixtures;
  - G. Furniture, boxes, crates, patterns, and similar small wood products;
  - H. Hand tools and hardware, dies and similar small metal products;
  - I. Instruments and equipment for athletic, engineering, medical, musical purposes
  - J. Mattresses and upholstering;
  - K. Metal finishing, grinding, plating, polishing, sharpening, welding;
  - L. Assembly and fabrication of machine tools; processing and machining of castings; assembly, fabrication, machining, processing, painting, plating and rustproofing of metal and nonmetal parts and accessories, including screw machine parts
- (4) Multi- family residences as a conditional use in structures listed on the National Register of Historic Places as published from time to time by the Secretary of the United States Department of the Interior.

A picture of the property along with a location map are found below.

### 1202 & 1208 First Street View



A. 1202 First Street

B. 1208 First Street

## Zone Map – Parcels



<span style="color: green;">■</span> PF PUBLIC FACILITY	<span style="color: yellow;">■</span> R1-40 SINGLE-FAMILY RESIDENTIAL	<span style="color: lightblue;">■</span> LB LOCAL BUSINESS	<span style="color: cyan;">■</span> DBD DOWNTOWN BUSINESS
<span style="color: green;">■</span> RS RESIDENTIAL SUBURBAN	<span style="color: orange;">■</span> R2F TWO-FAMILY RESIDENTIAL	<span style="color: blue;">■</span> RB ROADSIDE BUSINESS	<span style="color: darkred;">■</span> CS COMMERCIAL SERVICE
<span style="color: green;">■</span> R1-75 SINGLE-FAMILY RESIDENTIAL	<span style="color: brown;">■</span> RMF MULTI-FAMILY RESIDENTIAL	<span style="color: darkblue;">■</span> GB GENERAL BUSINESS	<span style="color: purple;">■</span> LM LIMITED MANUFACTURING
<span style="color: green;">■</span> R1-60 SINGLE-FAMILY RESIDENTIAL	<span style="color: brown;">■</span> RRB RESIDENTIAL / BUSINESS	<span style="color: orange;">■</span> CA COMMERCIAL AMUSEMENT	<span style="color: purple;">■</span> GM GENERAL MANUFACTURING
<span style="color: yellow;">■</span> R1-50 SINGLE-FAMILY RESIDENTIAL	<span style="color: grey;">■</span> P AUTO PARKING	<span style="color: red;">■</span> CR COMMERCIAL RECREATION	<span style="border: 1px solid black; padding: 2px;">NO</span> PUD PLANNED UNIT DEVELOPMENT
<span style="color: pink;">■</span> AG AGRICULTURAL			<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">NO</span> REQUIRED SETBACK IN FEET

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### DIVISION OF PLANNING COMMENTS

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The applicants are requesting a zoning amendment for the two properties to “CS”/ Commercial Service from “RRB” /Residential Business. The property located at 1202 First Street is currently utilized for automotive repair which is a legal nonconforming use. The property located at 1208 First

Street is currently a vacant property that was purchased by the City Land Bank. The previous home was demolished. The existing business located at 1202 First Street, Pro Automotive, currently has several outdoor storage issues. There are cars parked along the aprons of Ontario Street and throughout the front and rear yards of the property. The property owner and agent have informed Staff that property maintenance issues regarding 1202 First Street are due to an increase in business and a lack of building and storage space. Mr. and Mrs. Keller approached the City about purchasing the lot through the Land Bank for their business expansion. The property owners hope that the building expansion and additional lot will help resolve the outdoor storage issue currently on site. At the February 8<sup>th</sup> City Commission meeting the Commission approved the Land Bank's recommendation to sell the property located at 1208 First Street to Mr. & Mrs. Kessler contingent on approval of the rezoning. Staff has met with the applicant several times to address the issue of outdoor storage and assist them through the approval process for expansion of their business. As stated, the current use at 1202 First Street is a legal nonconforming use, however before any expansion or purchase of the Land Bank property can occur the use needs to become conforming,

The two properties are surrounded by several different zoning districts, including "CS" Commercial Service. Staff believes that the uses permitted within the Commercial Service district would be appropriate for this area. The uses within this area and along First Street vary from industrial, commercial, and residential. In the future, Staff will be looking further into commercial zoning along First Street as the most recent Comprehensive Plan suggests these types of uses within this area.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed zoning amendment and has no objections or concerns regarding the proposed zone map amendment.

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**BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the application and has no concerns regarding the proposed zone map amendment.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the application and has no objections proposed zone map amendment.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed application and has no objections or concerns regarding the proposed zone map amendment.

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## CONCLUSION/RECOMMENDATION

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In conclusion, Planning Staff recommends approval of the proposed amendment to the Zone Map for 1202 & 1208 First Street. The two properties are adjacent to other properties zoned "CS" Commercial Service as well as other more intense zoning districts. The Comprehensive Plan also encourages commercial uses along First Street. Staff recognizes that the use of the property located at 1202 First Street will not change and the surrounding residential properties will not further be impacted. The proposed amendment will also assist to alleviate a current property maintenance issue that has been occurring for quite some time and allow a current business to expand and continue to invest within the city.

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR A PUD AMENDMENT FOR  
PROVIDENCE RESIDENTIAL COMMUNITY-  
5000 PROVIDENCE DRIVE

Reference Number: PC-4-2016

Date of Report: February 16, 2015

Report Author: Casey Sparks, Assistant Planner



# City of Sandusky, Ohio Planning Commission Report

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## BACKGROUND INFORMATION

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Franciscan Living Communities has applied for a PUD amendment for the expansion of 14 units and common space to the existing 36 unit memory care facility on the site. The following information is relevant to this application:

Applicant: Franciscan Living Communities  
6832 Convent Blvd  
Sylvania, Ohio 43560

Authorized Agent: Amy Drake- Architects Plus  
10816 Millington Ct.  
Cincinnati, Ohio 45242

Site Location: 5000 Providence Drive

Zoning: "RMF" Multi- Family Residential

Existing Uses: Multi- Family Residential- Memory Care Facility

Proposed Uses: Multi- Family Residential- Memory Care Facility

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1155 Planned Unit Development

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## SITE DESCRIPTION

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The subject project area is located within the Providence Residential Community Planned Unit Development, the current site is zoned as "RMF" Residential Multi- Family District with a PUD overlay. The subject property is surrounded by "RS" Residential Suburban and "R1-75" Single-Family Residential to the east and "RB" Roadside Business to the south.

The original Planned Unit Development was approved in November of 1999 the PUD overlay allowed for the following uses: adult living facility, assisted living facility expansion, four-plexes, townhouses, single family homes, independent living, memory care facility, and community center.



A picture of the Providence Residential Development is found below.

### 1202 & 1208 First Street View





## Zone Map – Parcel



<span style="display: inline-block; width: 15px; height: 15px; background-color: #006400; border: 1px solid black;"></span> PF PUBLIC FACILITY	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> R1-40 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> LB LOCAL BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #00FFFF; border: 1px solid black;"></span> DBD DOWNTOWN BUSINESS
<span style="display: inline-block; width: 15px; height: 15px; background-color: #32CD32; border: 1px solid black;"></span> RS RESIDENTIAL SUBURBAN	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> R2F TWO-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> RB ROADSIDE BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black;"></span> CS COMMERCIAL SERVICE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> R1-75 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A0522D; border: 1px solid black;"></span> RMF MULTI-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #00008B; border: 1px solid black;"></span> GB GENERAL BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> LM LIMITED MANUFACTURING
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> R1-60 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #654321; border: 1px solid black;"></span> RRB RESIDENTIAL / BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> CA COMMERCIAL AMUSEMENT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #483D8B; border: 1px solid black;"></span> GM GENERAL MANUFACTURING
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> R1-50 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black;"></span> P AUTO PARKING	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> CR COMMERCIAL RECREATION	<span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black;"></span> AC AGRICULTURAL			<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></span> NO. REQUIRED SETBACK IN FEET

### DIVISION OF PLANNING COMMENTS

The application is a PUD amendment to permit an expansion of the memory care facility. The applicant is proposing to add 14 units to the existing 36 unit facility. Section 1155.19 requires Planning Commission to approve all minor modifications that increase the total density up to 5%. The total proposed units for the development is 466, although the proposed expansion is not a substantial change in the density the application requires Planning Commission approval. The

applicant is proposing to keep the existing setbacks, the additional units will be added to the southern area of the existing memory care facility. The applicant is not proposing any changes in open space or any additional parking. There is residential development adjacent to the existing memory care facility, however per the plans the drive and landscaping will remain to assist in screening the site.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed site plan and has stated that they will require detailed site plans, grading plans, and utility plans during the permitting process through the building department. May have sewer and water fees.

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**BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the application and has no concerns regarding the proposed PUD amendment; construction documents, permits, and fees must be received prior to proceeding with construction.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the PUD amendment and has no objections proposed site plan.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed PUD amendment and has no objections or concerns regarding the proposed site plan.

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**CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff recommends approval of the proposed PUD amendment to the existing memory care facility. The changes to the density within the development do not alter the open space or intent of the development and there will be minimal impacts to surrounding properties as the existing screening is in place.