



Planning Commission

City Building

City of Sandusky, Ohio 44870

SPECIAL MEETING
February 29th, 2016
1ST FLOOR CONFERENCE ROOM
4:30 P.M.

AGENDA

Adjudication hearing to consider the following:

1. Application for an amendment to the Zoning Map for the following parcels:

409 Water Street (Parcel# 56-00146.000)
309 Water Street (Parcel# 56-01000.000)
307 Water Street (Parcel # 56-00343.000)
301 Water Street (Parcel #56-01147.000)

NEXT MEETING: March 23, 2016

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR
MAP AMENDMENTS TO
409 WATER STREET (PARCEL# 56-00146.000),
309 WATER STREET (PARCEL# 56-01000.000),
307 WATER STREET (PARCEL# 56-00343.000),
301 WATER STREET (PARCEL #56-01147.000)

Reference Number: PC-5-16

Date of Report: February 22, 2016

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

City of Sandusky has submitted an application for an amendment to the Zone Map from “LM”/Local Manufacturing District to “DBD” / Downtown Business District for 409, 309, 307, and 301 West Water Street. The following information is relevant to this application:

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

Site Location: 409, 309, 307 West Water Street and 301 West Water Street

Zoning: “LM”/ Local Manufacturing District

Existing Uses: Multi- Family/ Residential on second floor

Proposed Zoning: “DBD”/ Downtown Business District

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1113 Amendments to the Zone Map & Zoning Code
Chapter 1133 Business Districts
Chapter 1139 Manufacturing Districts

SITE DESCRIPTION

The subject properties are located within the block located along West Water Street between Decatur and Jackson Street. The parcels are currently developed with a multi- family and residential and on the second floor.

The subject property is surrounded “DBD” Downtown Business District uses to the north and east, “LM” Local manufacturing to the south and west.

The proposed “DBD” Downtown Business District would permit the following:

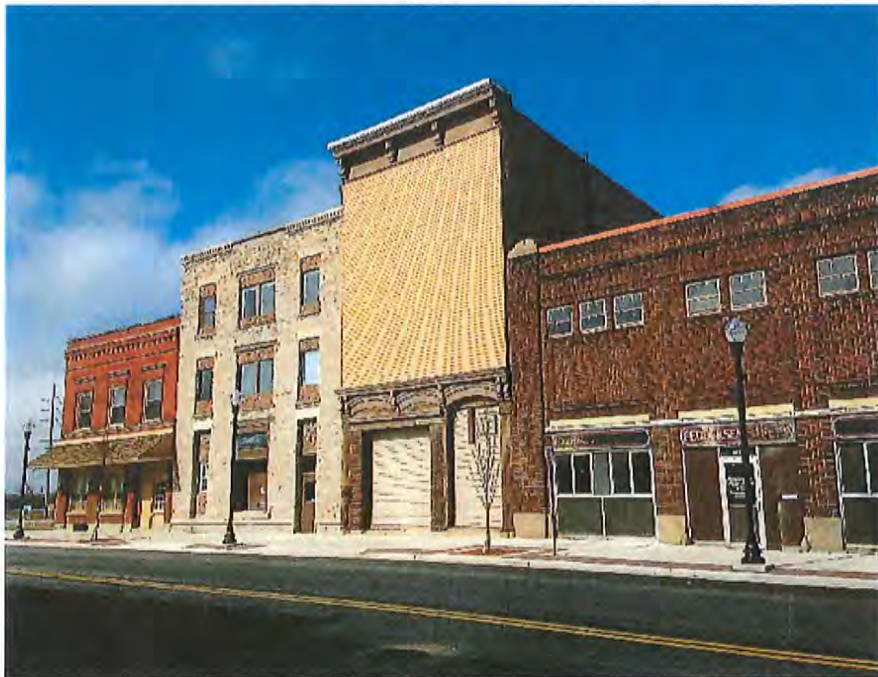
Main Buildings and Uses

- Single, two and multi- family residential uses above the first floor

- All stores and services permitted in the General Business District;
- Public uses as follows and as defined in Section 1123.02: governmental, civic, education, religious, recreational and transportation.
- Similar Main Uses
 - Any other business, service or recreation activity not listed above or in any subsequent use classification and determined as similar by the Commission.
- Conditional Uses Permitted
 - Outdoor recreational facilities such as beaches, waterparks, amphitheaters, marinas, swimming pools, etc.
- Accessory Buildings and Uses
 - Accessory off-street parking and loading facilities as required and set forth in Chapter 1149
 - Any accessory use and building clearly incident to the conduct of a permitted main use, providing the use has no injurious effect on adjoining residential districts.

A picture of the property along with a location map are found below. The parcel of the subject property is pointed out:

West Water Street View



Shoreline Drive View



Zone Map – Parcels outlined in red



 PUBLIC UTILITY	 SINGLE-FAMILY RESIDENTIAL	 LOCAL BUSINESS	 DOWNTOWN BUSINESS
 RESIDENTIAL SUBDIVISION	 TWO-FAMILY RESIDENTIAL	 REGIONAL BUSINESS	 COMMERCIAL SERVICE
 BRIDGE-FAMILY RESIDENTIAL	 MULTI-FAMILY RESIDENTIAL	 GENERAL BUSINESS	 LIGHT MANUFACTURING
 BRIDGE-FAMILY RESIDENTIAL	 RESIDENTIAL BUSINESS	 COMMERCIAL MANUFACTURE	 GENERAL MANUFACTURING
 BRIDGE-FAMILY RESIDENTIAL	 AUTO PARKING	 COMMERCIAL RESIDENTIAL	 PLANNED DEVELOPMENT
 AGRICULTURE			 DOWNTOWN BUSINESS DISTRICT

DIVISION OF PLANNING COMMENTS

In December the City adopted the Bicentennial Vision/ Comprehensive Plan, which outlines a city-wide development plan for the next ten years. Following the approval of this plan, it is the responsibility of Planning Staff to review the areas of the city that will need to be rezoned to carry out the vision of this plan. Many of the areas within our downtown and along our corridor areas may need to be changed. One of the first areas staff would like to concentrate on is the block along West Water from Decatur to Jackson Street. The city owns a large parcel within this block in which the former Keller building was located. There are currently three additional properties within this block. Staff is proposing to rezone these properties to "DBD" Downtown Business District from "LM" Local Manufacturing District. The Downtown Business District allows for mixed use, commercial, or residential on the second floor; all uses that were referenced within the comprehensive plan for this area. The surrounding zoning districts within the area are "DBD" Downtown Business District to the north and east and "LM" Local Manufacturing to the south and west.

The current property owners of all three parcels have been contacted and overall are in support of the rezoning. The current uses for the three parcels include mostly residential on the second floor and multi-family residential. Staff has explained to the property owners that if the existing use does not conform to the existing "DBD" Downtown Business District regulations the uses would become legally non-conforming.

The city has recently received interest in the former Keller site. The developer has expressed the possibility for higher end condos within this block. The zoning of "DBD" would permit this use, however the applicant would also need to seek a variance to allow for residential development on the first floor.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed zoning amendment and has no objections.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections.

POLICE DEPARTMENT COMMENTS

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

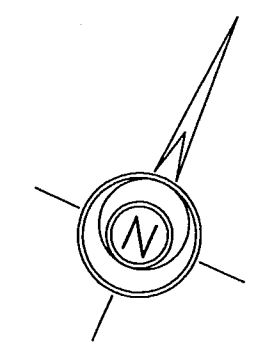
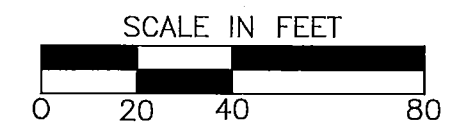
FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed zone map amendment and has no objections

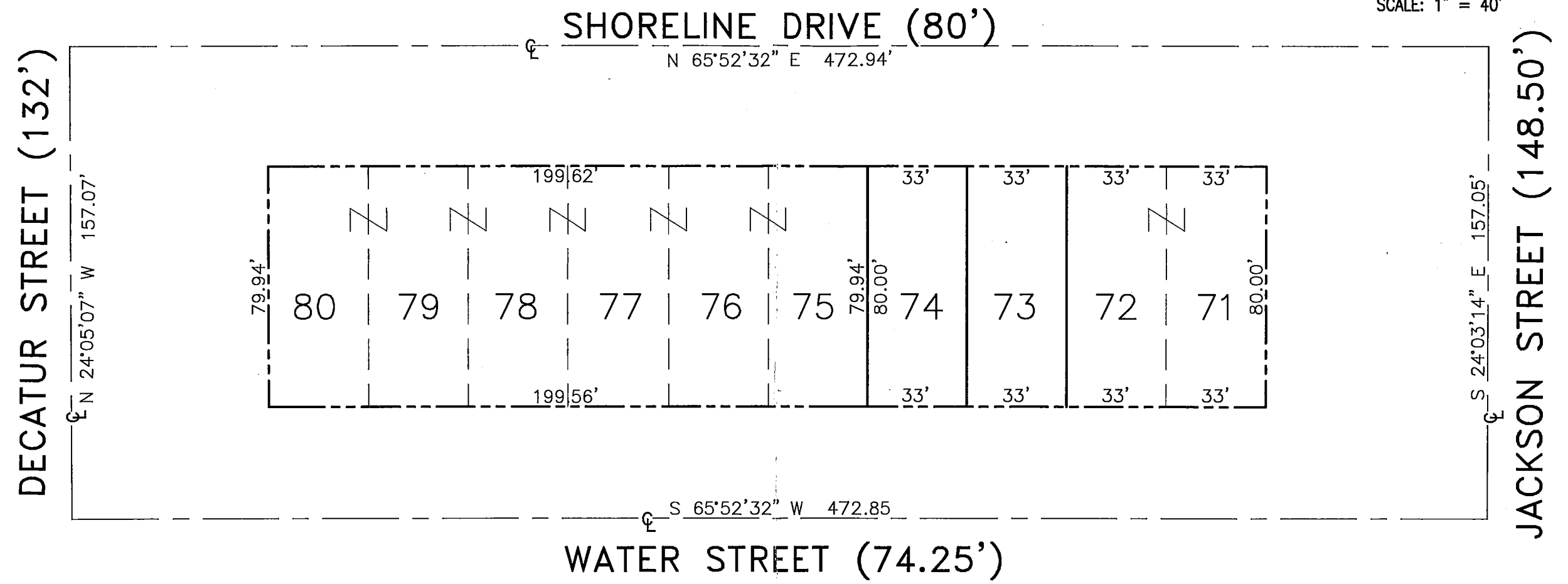
CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed amendment to the Zone Map for the subject properties along West Water Street, the proposed rezoning is line with the surrounding properties downtown and with the most recently approved comprehensive plan.

REVISED:



SCALE: 1" = 40'



John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET ST. SANDUSKY, OHIO 44870
(419) 625-7838

REZONING PLAT
ALL OF WATERLOTS NO. 71-80 IN WARD 1
LYING SOUTH OF THE SOUTH LINE OF RAILROAD STREET (SHORELINE DRIVE),
CITY OF SANDUSKY, ERIE COUNTY, OHIO

OWNER'S INFORMATION				
NUMBER	ADDRESS	TAX I.D. NUMBER	OWNER	DEED REFERENCE
75-80	409 WATER STREET	56-0146.000	THE CITY OF SANDUSKY	RN 20409493
74	309 WATER STREET	56-01000.000	HT INVESTMENTS	RN 200505251
73	307 WATER STREET	56-00343.000	WALTER L. LACOURSE III	RN 201505652
71-72	301 WATER STREET	56-01147.000	OLD PLATT, LLC	RN 201210721

NOTE

WATERLOTS 71-80 ARE DRAWN HEREIN BY DEED AND/OR RECORD DESCRIPTIONS.
WATERLOTS 71-74 DO NOT INCLUDE PRORATION WITHIN THE BLOCK.



SURVEY BASED ON RECORD INFORMATION AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.

Alexander B. Etchill

ALEXANDER B. ETCHILL, P.S.
OHIO R.L.S. 8512

FEBRUARY 16, 2016

JOB NO.:	145704
DRN BY:	JAG
FILE NO.:	1457-REZONE
DATE:	2/16/16
SCALE:	1" = 40'
SHEET NO.:	1