

GENERAL INFORMATION

Subject

- Request - Zone Change from C-2 General Commercial to R-A Low Density Residential
- Location - 5629 Whiteford Road
- Applicant/Owner - James and Lorraine McCune
5639 Whiteford Road
Sylvania, OH 43560

Site Description

- Zoning - C-2 General Commercial
- Area - ± .371 Acres
- Frontage - ± 80 Feet along Whiteford Road
- Existing Use - Single-family home

Area Description

- North - Commercial businesses / C-2 General Commercial
- South - Single-family homes / R-A Low Density Residential
- East - Single-family homes / C-2 General Commercial
- West - Single-family homes / R-A Low Density Residential

Parcel History

Nothing on file at the Plan Commissions office.

Applicable Plans and Regulations

Sylvania Township Zoning Resolution
Sylvania Township Land Use Plan 2018
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The applicant is requesting a zone change from C-2 General Commercial to R-A Low Density Residential for the property located at 5629 Whiteford Road. The .371 acres site is occupied by an existing single-family house and is located in a residential neighborhood. Adjacent land uses include residential uses to the west, east, and south side with commercial uses to the north fronting on Alexis Road.

The subject site is zoned C-2 General Commercial and the applicant is requesting the Zone Change in order to correct the non-conforming land use of the property. The Plan Commission staff have had multiple down zoning requests approved in recent years that have assisted property owners with refinancing for home improvements, lower mortgage rates, and property sales. Unfortunately, financial institutions do not provide lending for single-family homes that are zoned commercial or industrial, therefore, a re-zoning is required prior to the sale of the property.

The 2018 Sylvania Township Land Use Plan identifies the Flanders and Whiteford Area as being predominantly built-out single-family residential area in the eastern portion of the township along with unimproved streets and newer residential developments along Flanders Road. The commercial land uses have been targeted for properties fronting on Monroe Street and Alexis Road. The Land Use Plan identifies this parcel as low to medium density residential use with the parcel to the north as the starting point for commercial land use.

Based on the property's location, and the site's consistency with the 2018 Sylvania Township Land Use Plan, the proposed zone change will comply with the residential area. Staff recommends approval of the Zone Change from C-2 General Commercial to R-A Low Density Residential.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1073, a Zone Change from C-2 General Commercial to R-A Low Density Residential for the property located at 5629 Whiteford Road to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

1. The request is compatible with surrounding Land Uses,
2. The proposed Zone Change is anticipated to not have adverse impacts on surrounding properties; and
3. The Zone Change request is consistent with the 2018 Sylvania Township Land Use Plan which recommends residential uses for this area.

REF: Z20-C1073... April 24, 2024

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1073
DATE: April 24, 2024
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

ZONING & LAND USE

Z20-C1073

