

GENERAL INFORMATION

Subject

- Request - Zone Change from R-A Low Density Residential District to R-2 Medium Density Residential District
- Location - 6044, 6048, and 6052 Durbin Road
- Applicant/Owner - Woodland Custom Homes
Jon Nissen
2892 N. Reynolds Road
Toledo, Ohio 43615

Site Description

- Zoning - R-A Low Density Residential District
- Area - ±.43 Acres
- Frontage - ± 120 Feet along Durbin Road
- Existing Use - Vacant residential lots

Area Description

- North - Single-family homes / R-A Low Density Residential PUD
- South - Single-family homes / R- A Low Density Residential
- East - Single-family homes / R-A Low Density Residential
- West - Single-family homes / City of Sylvania

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 R-A Low Density Residential to R-2 Medium Density Residential for three properties located at 6044, 6048, and 6052 Durbin Road. The .43-acre site is vacant land and is located in a residential neighborhood. Adjacent land uses include residential uses to the north, south, east and west side.

The subject site is zoned R-A Low Density Residential and the applicant is requesting the Zone Change R-2 Medium Density in order to construct two individual homes on reduced lot sizes from eighty (80) feet to sixty (60) feet in width and the length of the lots will retain one hundred and fifty (150) feet in length. The current zoning allows for one single-family structure on an 80 foot wide parcel.

The 2018 Sylvania Township Land Use Plan identifies the subject site in the Flanders and Whiteford Area as being predominantly built-out single-family residential area in the eastern portion of the township. 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/Medium Density Residential with corresponding districts A-3, R-A, and R-2.

Based on the property’s location, the proposed zone change will comply with the surrounding residential properties in the area. Staff recommends approval of the Zone Change from R-A Low Density Residential District to R-2 Medium Density District to comply with Sylvania’s Township Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1083, a Zone Change from R-A Low Density Residential District to R-2 Medium Residential District for the property located at 6044, 6048, and 6052 Durbin Road to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with surrounding Land Uses, and
2. The proposed Zone Change is anticipated to not have adverse impacts on surrounding properties.

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1083
DATE: August 27, 2025
TIME: 9:00 a.m.

MLM
Two (2) sketches follow