



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: March 12, 2021

REF: Z-10009-20

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for Zone Change from IL Limited Industrial to CM Mixed Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 11, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request - Zone Change from RS9 Single Dwelling Residential to RS6 Single Dwelling Residential

Location - 2417 N Holland-Sylvania Road

Applicant - David Schmitt  
5135 S Main Street  
Sylvania, OH 43560

#### Site Description

Zoning - RS9 / Single Dwelling Residential

Area - ± 0.68 acres

Frontage - ± 87.8' along N Holland-Sylvania Road  
± 328.6' along Gulliver Lane

Existing Use - Single family dwelling

Proposed Use - 8 residential unit development

#### Area Description

North - Edgebrook Boulevard, Single family homes / RS6

South - Brookridge Place Condominiums/ RS6

East - Holland-Sylvania Road, Single family homes/ RS9

West - Brookridge Place Condominiums / RS6

**GENERAL INFORMATION (cont'd)**

Combined Parcel History

- |              |   |  |
|--------------|---|--|
| Z-5007-04    | - | Zone Change from R-1 Single Family Residential to R-2 Single Family Residential at 2411 & 2431 Holland-Sylvania Road (P.C. approved on 7/8/2004. C.C. approved on 8/24/2004 by Ord. 588-04). |
| CUP-5008-04  | - | Community Unit Plan for a 68 unit, single-family, zero lot line subdivision at 2411 & 2431 N. Holland-Sylvania Road (P.C. approved on 7/8/2004. C.C. approved on 8/24/2004 by Ord. 589-04).  |
| S-10-04      | - | Preliminary Drawing for EDGEBROOK PLAT ONE (P.C. approved on 7/8/2004).  |
| S-10-04      | - | Final Plat for EDGEBROOK PLAT ONE (P.C. approved on 12/7/2006).  |
| S-10-04      | - | Preliminary Drawing for EDGEBROOK PLAT TWO (P.C. approved on 1/11/2007).   |
| S-10-04      | - | Final Plat for EDGEBROOK PLAT TWO (P.C. approved on 5/13/2010).  |
| PUD-9011-17  | - | Planned Unit Development for 30 Unit Villa Development at 2411 Holland-Sylvania ( <i>companion case</i> ).   |
| PUD-10008-20 | - | Planned Unit Development amendment for additional 8 Unit Villas ( <i>companion case</i> )  |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from RS9 Single Dwelling Residential to RS6 Single Dwelling Residential for a site located at 2417 N Holland-Sylvania Road. The ± 0.68 acre site is currently occupied by a single family residence. Surrounding land uses include single family homes across Hill Ditch and Edgebrook Boulevard to the north, single family homes across N Holland-Sylvania Road to the east, and an established Planned Unit Development (PUD) to the west and south.

**STAFF ANALYSIS (cont'd)**

The applicant is requesting the Zone Change to facilitate the addition of the subject lot to the Brookridge villa development to the west. The additional acreage will allow for the addition of six (6) units. The RS6 zoning designation will allow for an increased density that will match what is approved in the original Brookridge development. A companion PUD (*PUD-10008-20*) was submitted with this request.

20/20 Plan

The Toledo 20/20 Comprehensive Plan targets this area and the neighborhood around the site for Single Family Residential land uses. Staff recommends approval of the applicant's request because the proposed rezoning is consistent with the Toledo 20/20 Comprehensive Plan. Additionally, staff recommends approval of the Zone Change because the proposed zoning is consistent with the existing zoning classifications and land uses of properties within the general vicinity of the subject property.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of Z-10009-20, a request for a Zone Change from RS9 Single Dwelling Residential to RS6 Single Dwelling Residential at 2417 N Holland-Sylvania Road to the Toledo City Council for the following three (3) reasons:

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code **TMC§1111.0606.A**,
2. The request is consistent with existing land uses within the general vicinity of the subject property **TMC§1111.0606.B**; and
3. The request is consistent with zoning classifications of properties within the general vicinity of the subject property **TMC§1111.0606.C**.

Respectfully Submitted,



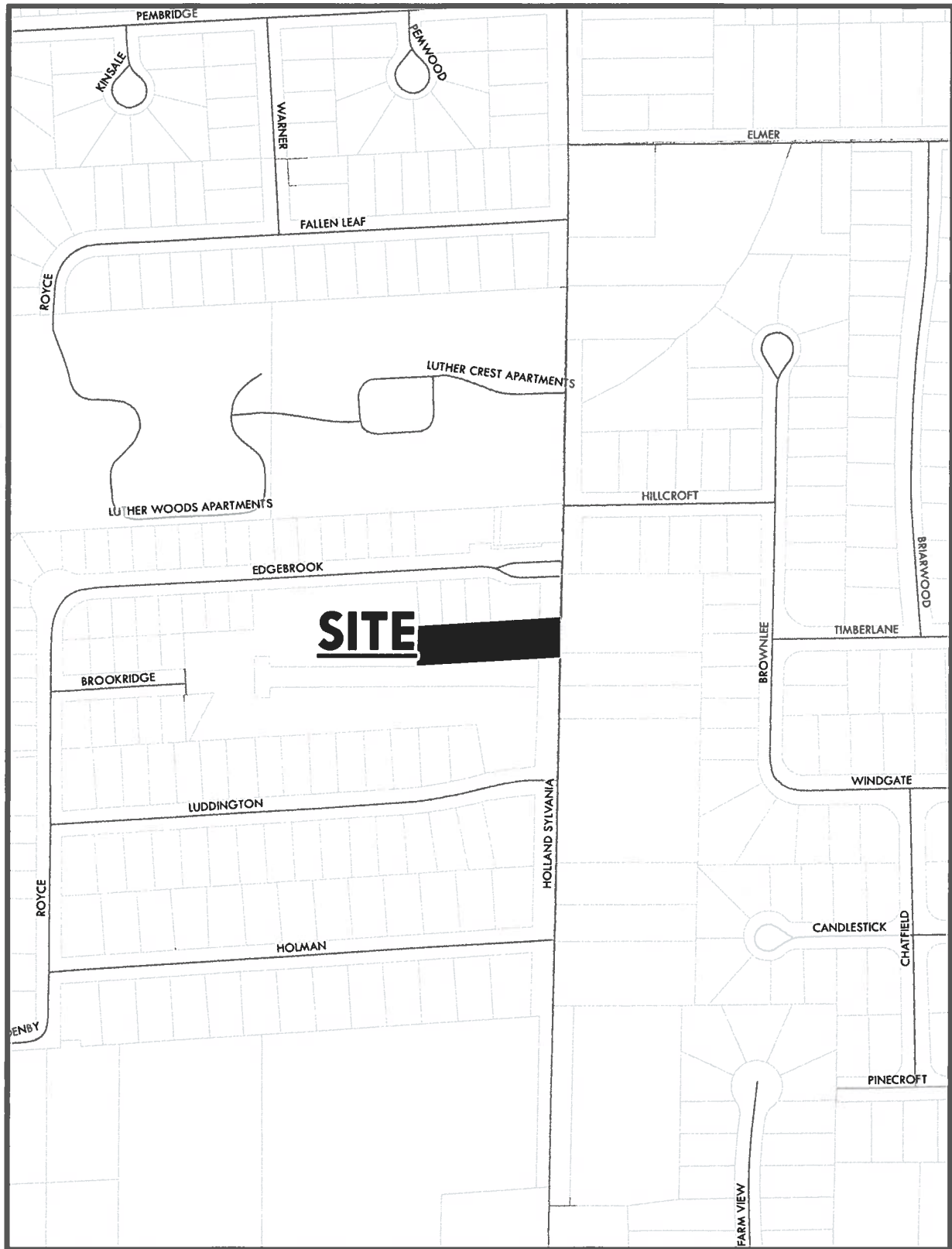
Thomas C. Gibbons  
Secretary

Two (2) sketches follow

Cc: David Schmitt, Applicant  
George Oravec, Engineer  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner

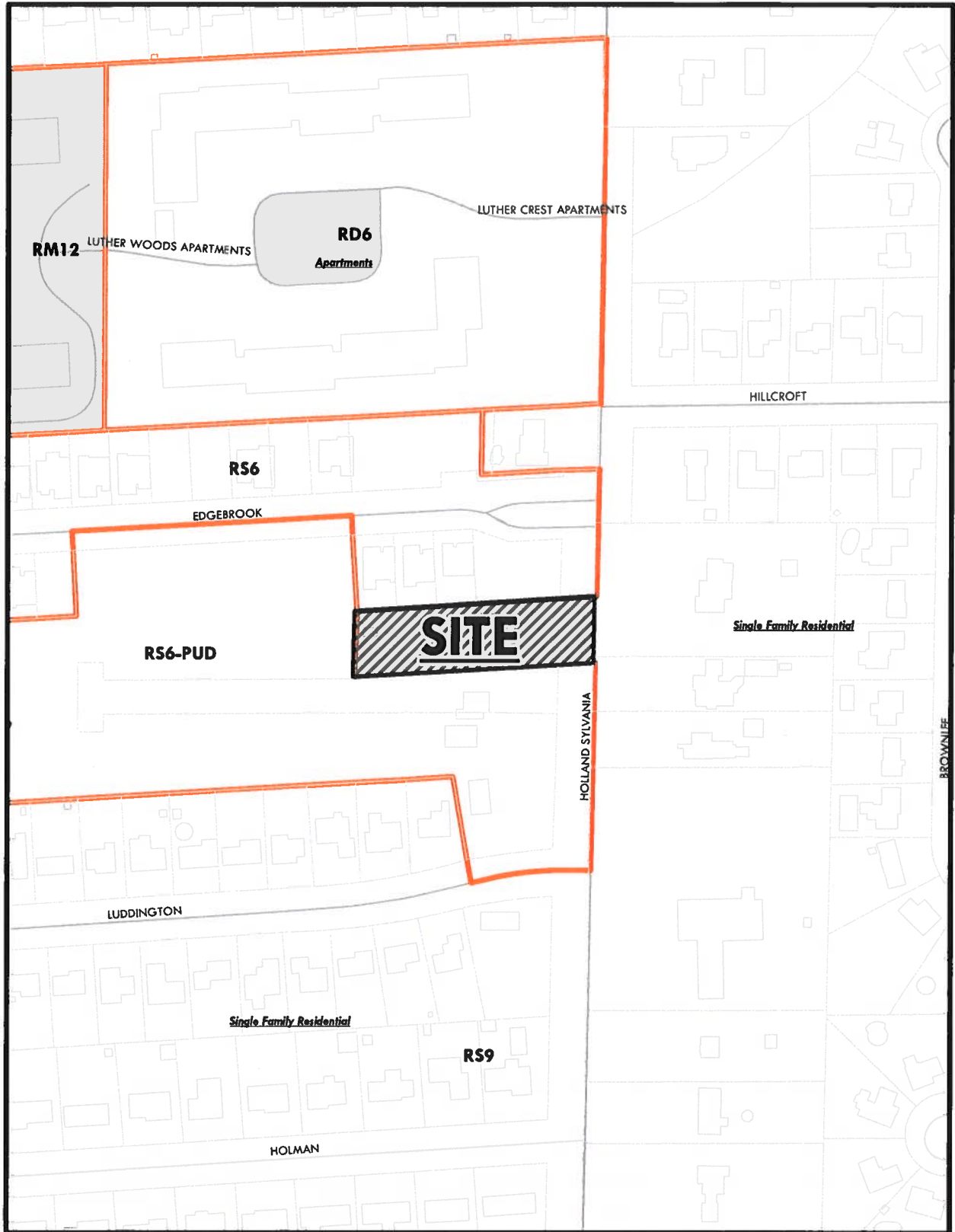
# General Location

PUD-10008-20  
Z-10009-20



# Zoning & Land Use

PUD-10008-20  
Z-10009-20





## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 26, 2021  
REF: Z-10009-20  
PLANNER: Hirsch

### NOTICE OF PUBLIC HEARING

on

**Date: Thursday, March 11, 2021**

Request: Zone change from RS9 to RS6

Location: 2417 N Holland Sylvania

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, March 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

#### **Zoom Link:**

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/82797725260?pwd=QS9oM3pGNGFVb2lrSWZXaVE1ZW5UUT09>

Passcode: 682523

Or Telephone:

Dial:

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

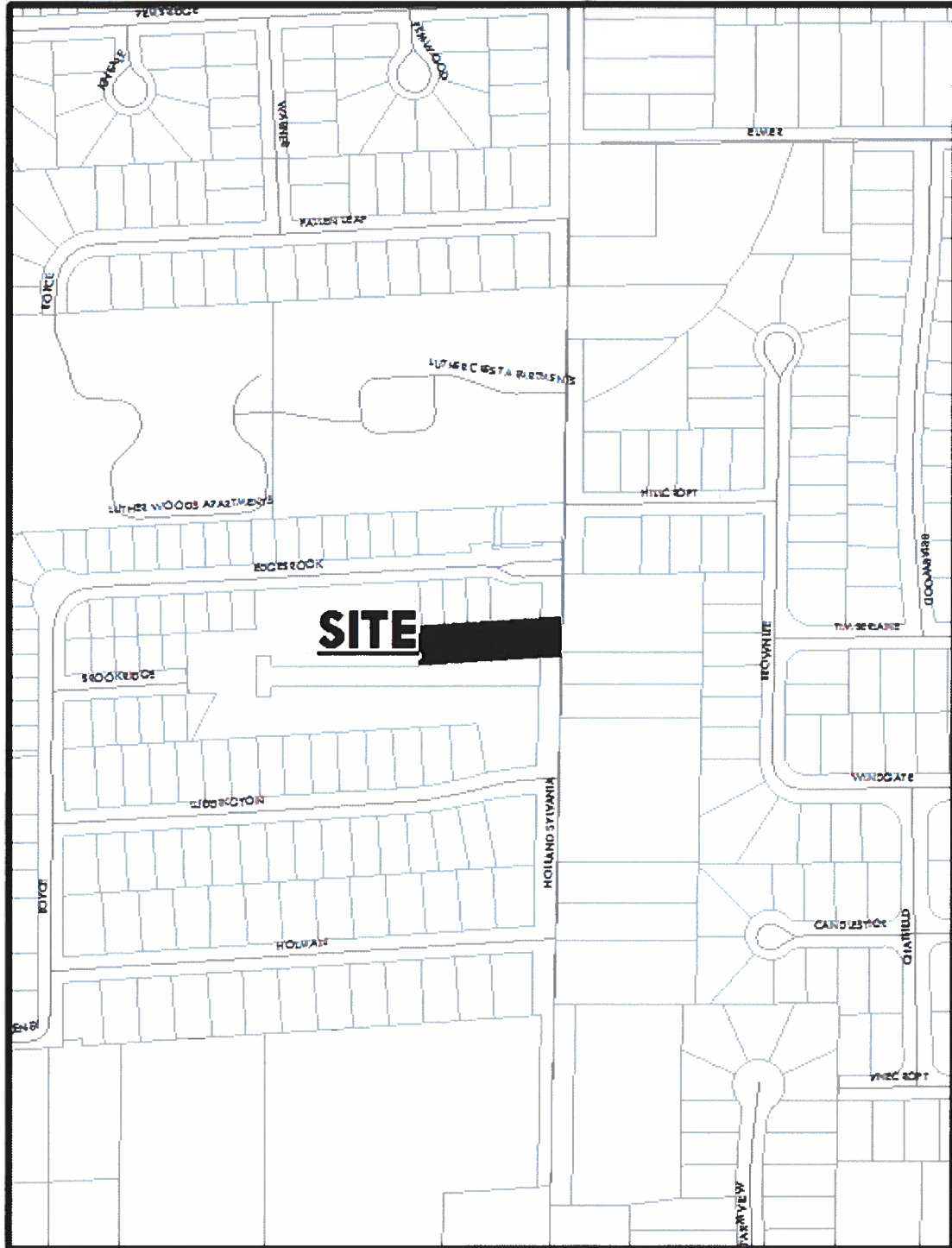
Conference code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at [nancy.hirsch@toledo.oh.gov](mailto:nancy.hirsch@toledo.oh.gov). We will ensure that your comments are incorporated as part of the public record.

**TOLEDO CITY PLAN COMMISSION**

# General Location

Z-10009-20



**CITY OF TOLEDO, OHIO**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Julie Gibbons  
Assistant Clerk of Council

Telephone  
419-245-1060

Date: February 26, 2021  
Ref: Z-10009-20

**NOTICE OF PUBLIC HEARING**

Wednesday, April 14, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, April 14, 2021 at 4:00 p.m., will consider the following request:

**Zone change from RS9 to RS6 at 2417 N Holland Sylvania**

When: April 14, 2021 04:00 PM Eastern Time (US and Canada)  
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84767280845?pwd=MURmc0hVSG83Y3V2b2FKbDRra1g3UT09>  
Passcode: 253123

Or Telephone:

Dial:  
USA 602 333 2017  
USA 8882045987 (US Toll Free)  
Conference code: 623767

Julie Gibbons  
Assistant Clerk of Council

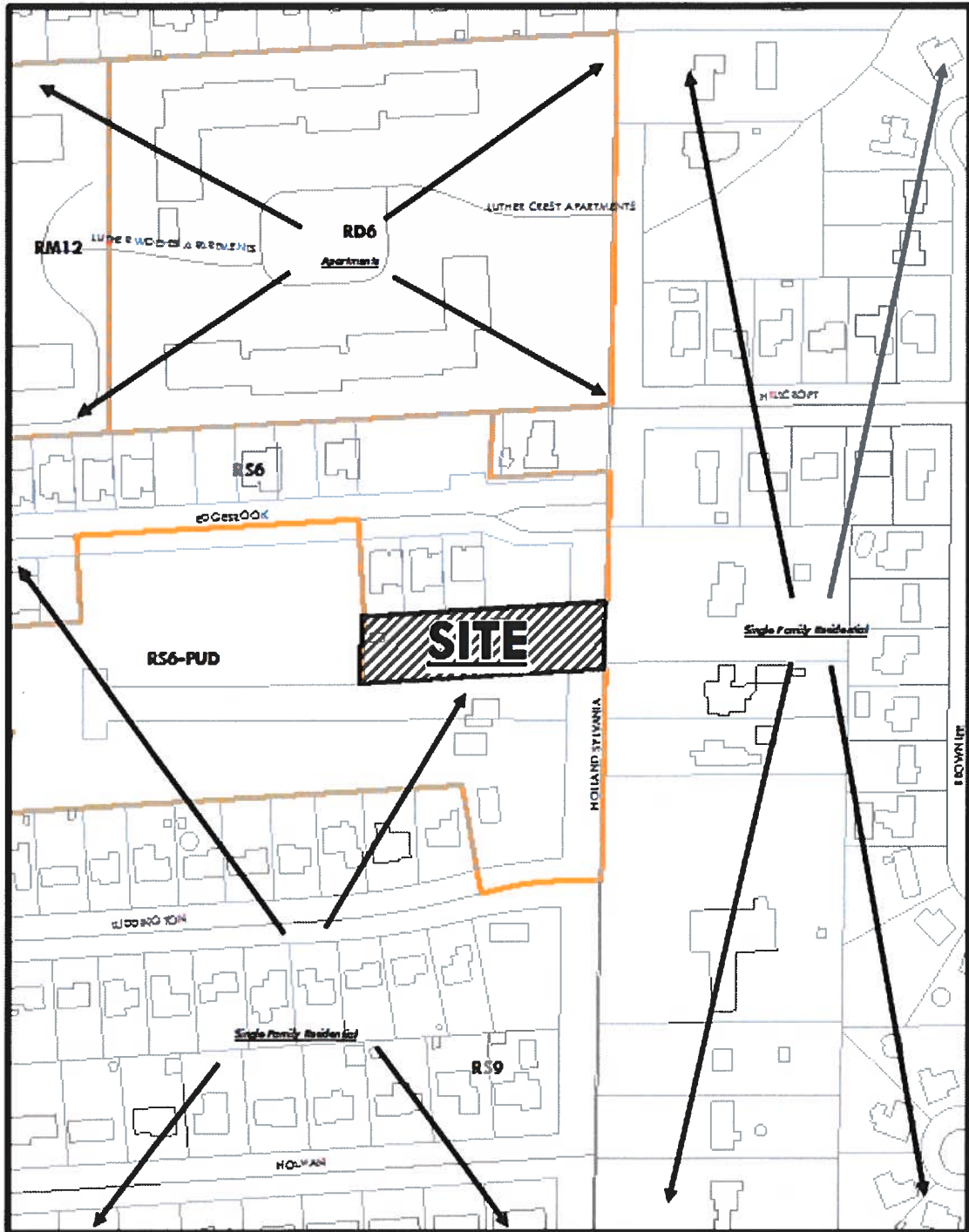
**\*\*Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL



# Land Use & Zoning

Z-10009-20



# MAILING MAP

Z-10009-20  
PUD-1008-20



<b>owner</b>	<b>mailing address 1</b>	<b>mailing address 2</b>
ALLEN PATRICIA	6016 BROOKRIDGE CT	TOLEDO OH 43615 2523
ANDERSON LILLIE	5966 EDGEBROOK BLVD	TOLEDO OH 43615 5000
ARVANITIS MICHAEL JAMES	627 HAWTHORNE WAY	HUNTINGTON WV 25701 4801
AVERY CECILE A	5914 LUDDINGTON DR	TOLEDO OH 43615 2612
BAEHREN DEBORAH L	6044 EDGEBROOK BLVD	TOLEDO OH 43615
BAKER EUGENE L & LAURA A	6018 LUDDINGTON ST	TOLEDO OH 43615
BEUMEL PATRICIA K	721 SHADOW LN	TOLEDO OH 43615
BEUMEL NICHOLAS J & PATRICA K	6032 BROOKRIDGE CT	TOLEDO OH 43615 2523
BIRT WINDA	5920 LUDDINGTON DR	TOLEDO OH 43615 2612
BRANCH FRANCIS JOSEPH II & MARY ELIZABETH	6030 LUDDINGTON DR	TOLEDO OH 43615
BRESSLER BARRY L & RUTH ANN	5960 EDGEBROOK BLVD	TOLEDO OH 43615 5000
BRITTON TRACEY A	6015 EDGEBROOK BLVD	TOLEDO OH 43615 5004
BURNS CHRISTOPHER T	5970 LUDDINGTON DR	TOLEDO OH 43615
CAMPBELL JANNIFERE	2407 ROYCE RD	TOLEDO OH 43615 2517
CORRELL KEVIN J & SUE A	6022 EDGEBROOK BLVD	TOLEDO OH 43615
DELANCEY NANCY J	6012 LUDDINGTON	TOLEDO OH 43615
DELAND MATTHEW	6011 LUDDINGTON DR	TOLEDO OH 43615 2613
DEMBOWSKI MICHAEL & PATRICIA A	5972 EDGEBROOK	TOLEDO OH 43615
DESKO CHRISTOPHER J	6025 LUDDINGTON DR	TOLEDO OH 43615 2613
DUNCAN CLYDE L & PATRICIA M	2367 ROYCE RD	TOLEDO OH 43615 2522
DURFEY GAIL A	5931 LUDDINGTON	TOLEDO OH 43615
EASTERLY ALBERT & ALETHA	2401 ROYCE RD	TOLEDO OH 43615
EBERFLUS JOANNE	6032 EDGEBROOK BLVD	TOLEDO OH 43615 5003
EDGEBROOK DEVELOPMENT COMPANY, LLC	5135 S MAIN ST	SYLVANIA OH 43560
EDGEBROOK HOMEOWNERS' ASSOCIATION INC	1911 INDIANWOOD CIR STE B	MAUMEE OH 43537
ELLIS RICHARD T & CARIE S	5958 LUDDINGTON DR	TOLEDO OH 43615 2612
ERSKINE DONNETTA	6019 EDGEBROOK BLVD	TOLEDO OH 43615 5004
ERTLE JANE S TRUSTEE	6037 BROOKRIDGE CT	TOLEDO OH 43615 2524
FACKLER KELLY	2416 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
FLOWERS BARBARA J	6031 EDGEBROOK BLVD	TOLEDO OH 43615 5004
FLOWERS GINA A	6003 EDGEBROOK BLVD	TOLEDO OH 43615 5004
FREDERICKS CHAD M	5952 LUDDINGTON	TOLEDO OH 43615
GARY ARMAND J & AISHA	5913 LUDDINGTON DR	TOLEDO OH 43615



GECKLER JAYSON & ROSEMARY	1219 EAST GATE DR	VENICE FL 34292
GRATOP JEANNE G	6025 EDGEBROOK BLVD	TOLEDO OH 43615 5004
HENNING G D & D J	6019 LUDDINGTON	TOLEDO OH 43615
HILL ROBERT M	6027 BROOKRIDGE CT	TOLEDO OH 43615 2524
HORVATH JOSEPH PATRICK	5940 LUDDINGTON	TOLEDO OH 43615
IVASHKEVICH IVAN & IRYNA	6028 BROOKRIDGE CT	TOLEDO OH 43615 2523
JARZYNSKI MARY ANN	6010 EDGEBROOK BLVD	TOLEDO OH 43615 5003
JEFFRIES SHARON LYNN	5921 EDGEBROOK BLVD	TOLEDO OH 43615 5001
JONES MAJOR & BETTY J	5915 EDGEBROOK BLVD	TOLEDO OH 43615 5001
KERSTETTER CARL	5932 EDGEBROOK BLVD	TOLEDO OH 43615 5000
KRANTZ DOUGLAS	2336 ROYCE RD	TOLEDO OH 43615 2644
KYLE MARK R	5923 LUDDINGTON	TOLEDO OH 43615
LetT-DAVIS DEANNA	6004 LUDDINGTON	TOLEDO OH 43615
LOWE TIFFANY S & BROOKE N	2451 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
LUCIUS PATRICIA	5950 EDGEBROOK BLVD	TOLEDO OH 43615
MARCINIAK J N & C J	5937 LUDDINGTON ST	TOLEDO OH 43615
MARKWOOD ARLENE K TRUSTEE	2423 ROYCE RD	TOLEDO OH 43615 2517
MARTAUS HELEN M	2427 ROYCE RD	TOLEDO OH 43615 2517
MHS INVESTMENTS LLC	P.O. BOX 352854	TOLEDO OH 43635
MILLER DIANA M	5946 LUDDINGTON	TOLEDO OH 43615
MOSKOWITZ STEVEN J & SUSAN G	2419 ROYCE RD	TOLEDO OH 43615
MOUCH GERALDINE M	6022 BROOKRIDGE CT	TOLEDO OH 43615 2523
MURAWA GRETCHEN M	6038 BROOKRIDGE CT	TOLEDO OH 43615
MURPHY KELLY	5932 LUDDINGTON ST	TOLEDO OH 43615
O'CONNELL SALLY J	2209 BONNIE LN	FINDLAY OH 45840
OHEARN JAMES L & AMANDA A	5971 LUDDINGTON DR	TOLEDO OH 43615
PADGETT COLLIN	5845 HILLCROFT DR	TOLEDO OH 43615 2736
PEDIGO JEFFREY & BARBARA L	2410 N HOLLAND SYLVANIA RD	TOLEDO OH 43615 2610
RASEY RANDY L	6031 BROOKRIDGE CT	TOLEDO OH 43615 2524
ROSINSKI LINDA	2230 ROSEMAR RD	TOLEDO OH 43611
SAVAGE JOHN F	6040 EDGEBROOK BLVD	TOLEDO OH 43615 5003
SHAFFER NELSON E & BARBARA J	5943 LUDDINGTON DR	TOLEDO OH 43615 2611
SHELTON WOODROW J JR & BETH	2440 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
SLOAN JUDITH C	6016 EDGEBROOK BLVD	TOLEDO OH 43615 5003

SOTO ROBERT P & AMANDA S	6024 LUDDINGTON DR	TOLEDO OH 43615 2614
SSB ENTERPRISES LLC	4303 EAGLEHURST RD	SYLVANIA OH 43560
ST MARK MISSIONARY BAPTIST CHURCH	2340 N HOLLAND SYLVANIA RD	TOLEDO OH 43615
STRUBLE JAMES P & LAURA J	5969 EDGEBROOK BLVD	TOLEDO OH 43615 5002
TEMPLE PAUL L & SHEILA	5925 EDGEBROOK BLVD	TOLEDO OH 43615 5001
THOMA KARL B	2325 N CRISSEY RD	SYLVANIA OH 43560
THOMAS KATHERINE Y	5919 LUDDINGTON DR	TOLEDO OH 43615 2611
VIOLA ARLEEN M & RONALD E	5944 EDGEBROOK BLVD	TOLEDO OH 43615
WALDOCK DANIEL	2413 ROYCE RD	TOLEDO OH 43615 2517
WESLEY GARY L. & CAROLYN S.	5964 LUDDINGTON DR	TOLEDO OH 43615 2612
WHITAKER ANDREW J	5851 HILLCROFT	TOLEDO OH 43615
WILLIAMS GARY	6015 BROOKRIDGE CT	TOLEDO OH 43615
WILLIAMS KEITH S & KATHERINE S	5951 LUDDINGTON	TOLEDO OH 43615
WILLIAMS LAURA	6005 LUDDINGTON DR	TOLEDO OH 43615 2613
WILLIAMS SHERON J	5963 LUDDINGTON	TOLEDO OH 43615
WOZNIAK JAMES F & VICKI L	2404 N HOLLAND SYLVANIA RD	TOLEDO OH 43615 2610
YETIS OYA E	6021 BROOKRIDGE CT	TOLEDO OH 43615 2524
ZABLOCKI SHIRLEY A	5938 EDGEBROOK BLVD	TOLEDO OH 43615 5000
ZUBRICKY JAMES R III	5957 LUDDINGTON ST	TOLEDO OH 43615

P U B L I C H E A R I N G

CASE NO. Z-10009-20 + PUD-10008-20

REQUEST: Zone change from RS9 to RS6 at N Holland Sylvania  
Amendment to Planned Unit Development Ord.549-17.

APPLICANT: NAME David Schmitt

ADDRESS 5135 S Main St  
Sylvania, OH 43560

DATE: December 3, 2020 *March 11, 2021* TIME: 2:00 p.m.

PLACE: Council Chamber, 1st Floor, One Government Center  
Jackson & Erie Streets, Toledo, Ohio

For Further Information, Contact

The Toledo-Lucas County Plan Commissions

Phone: (419) 245-1200

FAX: (419) 936-3730

