

GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|---|
| Request | - | Zone Change from RA-3 Large Lot Rural Residential District to M-1 Limited Industrial District |
| Location | - | 2735 S. Eber Road |
| Applicant / Owner | - | Kristy Dieter
P.O. Box 523
Holland, OH 43528 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | RA-3 Large Lot Rural Residential District |
| Area | - | ± 5 Acres |
| Frontage | - | ± 171 Feet along S. Eber Road |
| Existing Use | - | Vacant land |

Area Description

- | | | |
|-------|---|--|
| North | - | Industrial truck business / M-3 and M-1 Heavy Industrial District and Limited Industrial |
| South | - | Vacant land / M-1 Limited Industrial District |
| East | - | Conservation Easement and Parkland / P/O Public / Open Space |
| West | - | Borrow pit and Air National Guard Base/ A/R Agriculture and Residential District (Monclova Township) |

Parcel History

No case history in the Plan Commissions office.

Applicable Plans and Regulations

Springfield Township Zoning Resolution
Springfield Township Land Use Plan 2020
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The applicant is requesting a Zone Change from RA-3 large Lot Rural Residential District to M-1 Limited Industrial District for the property located at 2735 S. Eber Road. The parcel acreage is approximately 5 acres, and is undeveloped. Adjacent land uses include industrial businesses to the north, west and south, and the land to the east has been placed in a conservation easement.

The applicant is requesting the zone change in order to develop the property in conjunction with the parcel to the north. The future use is an office building and processing or recycling of raw materials at the site. Once the zone change request has been granted, the applicant will combine the parcels for the new development. The applicant will be required to submit a site plan for review by the township prior to applying for building permits.

The 2020 Springfield Township Land Use Plan identifies this parcel as an industrial area with multiple parcels along Eber Road. The Land Use Plan includes this vicinity of Eber Road for a business park with the exception of the parkland. The land use and zoning recommendation for this area states the need for a business park north of Airport Highway and west of Crissey Road, however, the land west of Crissey has been purchased for parkland or placed in a land conservation easement. In addition, the Land Use Plan recommends an enhanced building design and landscape standards for industrial and extraction uses, and enhanced buffer and screening requirements for industrial uses near residential uses.

The proposed zone change complies with the future land use map as shown in the Land Use Plan, and would not have adverse effects on the surrounding industrial properties. In addition, there are no residential properties abutting the subject site.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C687, a Zone Change request from RA-3 Large Lot Rural Residential District to M-1 Limited Industrial District for the properties located at 2735 S. Eber Road, to the Springfield Township Zoning Commission and Trustees for the following three (3) reasons:

1. The Zone Change to M-1 Limited Industrial would introduce land uses that are compatible with existing uses in the vicinity;
2. The Zone Change to M-1 Limited Industrial should not have adverse impacts on the surrounding properties; and
3. The Zone Change to M-1 Limited Industrial is consistent with the 2020 Springfield Township Land Use Plan which recommends this parcel for industrial uses.

REF: Z19-C687... March 27, 2024

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C687
DATE: March 27, 2024
TIME: 9:00 a.m.

MLM

Two (2) sketches follow