

GENERAL INFORMATION

Subject

- | | | |
|-------------------|---|--------------------------------------------------------------------------------------|
| Request | - | Zone Change from RA-4 Rural Residential District to C-2 General Commercial District |
| Location | - | 6518, 6552, and 6604 Nebraska Avenue |
| Applicant / Owner | - | Kott Enterprises, LTD
Michael Kott
6505 W. Bancroft Street
Toledo, OH 43615 |

Site Description

- | | | |
|--------------|---|--------------------------------------------------------------------------------------------|
| Zoning | - | RA-4 Rural Residential District |
| Area | - | ± 20.5 Acres |
| Frontage | - | ± 595 Feet along Nebraska Avenue |
| Existing Use | - | Single-family dwelling located at 6604 Nebraska and the remaining two lots are vacant land |

Area Description

- | | | |
|-------|---|------------------------------------------------------------------------------------------------------|
| North | - | Apartment complex / R-3 Multi Family Residential and vacant commercial land / C-2 General Commercial |
| South | - | Single-family Residential / RA-4 Rural Residential District |
| East | - | Single-family Residential / RS-6 Single-family (City of Toledo) |
| West | - | Single-family Residential / RA-4 Rural Residential District |

Parcel History

- | | | |
|----------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Z19-C654 | - | Text amendment adding Section 17.60 "Dorr Street Interchange Overlay District" (Plan Commission approved on 4/25/2018, Township Trustees approved on 5/11/19) |
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GENERAL INFORMATION (cont'd)

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 request is for a Zone Change from RA-4 Rural Residential District to C-2 General Commercial District for the properties located at 6518, 6552, and 6604 Nebraska Avenue. The combined parcel acreage for the three parcels is approximately 20 acres, and two of the three parcels are vacant land. The subject parcel located at 6604 Nebraska Avenue has a single-family structure that will be demolished. The surrounding uses include residential to the south, east, and west side that front on Nebraska Avenue. The north side of the subject site has residential and commercial uses that front on Dorr Street.

The applicant is proposing the zone change to market the property for future commercial development. A commercial plat will be required prior to development of this area. The applicant has submitted a preliminary commercial plat for the property located south of Dorr, west of I-475 that fronts on Dorr Street. This plat is north of the subject site and will be the gateway for new commercial development for the properties fronting on Nebraska Avenue if the zone change is approved.

The 2020 Springfield Township Future Land Use Plan map identifies the subject site as Interchange Area Mixed Use and is located within the Dorr Street Interchange Planning Area. The Dorr Street Interchange Planning Area includes U.S 23, I-475, Dorr Street, the area north of Nebraska Avenue and east of King Road, extending south to Hill Avenue, and east of McCord Road. The purpose of this district is to promote high quality development and redevelopment of this area.

The Land Use Plan details the Dorr Street Interchange Planning Area as a coordinated development with a mix of compatible commercial and higher density residential uses with pedestrian connections and community amenities in close proximity to the planned Dorr Street interchange. Planned unit developments are encouraged for conservation development and innovative design, and to create significant natural features such as those found in the Oak Openings region. The corresponding zoning categories listed are R-3 – Large Lot Residential District, C-1 – Neighborhood Commercial District, C-2 - General Commercial District, and O/R – Office and Research District.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C688, a Zone Change request from RA-4 Rural Residential District to C-2 General Commercial District for the properties located at 6518, 6552, and 6604 Nebraska Avenue, to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

1. The Zone Change to C-2 General Commercial District would introduce land uses that are compatible with existing uses in the vicinity.
2. The Zone Change to C-2 General Commercial District is consistent with the 2020 Springfield Township Land Use Plan which recommends this parcel for commercial uses.

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C688
DATE: March 27, 2024
TIME: 9:00 a.m.

MLM

Three (3) sketches follow