

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: September 9, 2022

REF: Z-4003-22

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

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

SUBJECT: Zone Change from RS6 Single-Dwelling Residential, CO Office Commercial, and CR Regional Commercial to IC Institutional Campus at 3301 Upton Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, September 8, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential, CO Office Commercial, and CR Regional Commercial to IC Institutional Campus
Location	-	3301 Upton Avenue
Applicant + Owner	-	Toledo Public Schools 1609 N Summit Street Toledo, Ohio 43604
Design Professional	-	The Collaborative One SeaGate Park Level 118 Toledo, Ohio 43604

Site Description

Zoning	-	RS6, CO & CR / Single-Dwelling Residential, Office Commercial, Regional Commercial
Area	-	±25.8 Acres
Frontage	-	±890' along Upton Ave ±800' along Westland Ave ±125' along Interstate 475 ±244' along Promedica Parkway
Existing Use	-	School, Adult Education, and Offices
Proposed Use	-	School, Adult Education, and Offices

GENERAL INFORMATION (cont'd)

Area Description

- | | | |
|-------|---|--|
| North | - | Single-Family Houses / RS6 |
| South | - | Interstate 475 / RS6 |
| East | - | Day Care, Gardens, Church, Auto Repair, Single-Family Houses/ CO |
| West | - | Single-Family Houses, Open Space / RS6, POS |

Parcel History

- | | | |
|---------|---|--|
| M-24-55 | - | Request for the transfer of City Owned Land at the north-west corner of Giant Street and Westland Avenue for the relocation of Sigmond Sanger Branch Library (Disapproved by PC 12/7/55) |
|---------|---|--|

Parcel History (cont'd)

- | | | |
|--------------|---|---|
| M-3-56 | - | Review of potential Devilbiss Community Center (PC recommended Approval 10/3/56). |
| SUP-11003-05 | - | Special Use Permit for the Renovation of DeVilbis Academic and Tech Center at 3301 Upton Ave (PC Approved 12/1/05, CC Approved Via Ord. 60-06) |
| SUP-4008-09 | - | Special use Permit to develop a new McKinley Elementary School (PC Approved 9/29/09, CC Approved via Ord. 533-09.) |
| SUP-3004-19 | - | Amendment to SUP, originally approved by Ord. 60-06 and Ord. 553-09 for site modifications at 3301 Upton (PC Approved 5/9/19, CC Approved via Ord. 312-19). |
| Z-7004-22 | - | Institutional Campus Master Plan at 3301 Upton Avenue (<i>Companion Case</i>). |

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant, Toledo Public Schools (TPS), is requesting a Zone Change from RS6 Single-Dwelling Residential, CO Office Commercial, and CR Regional Commercial to IC Institutional Campus at 3301 Upton Avenue. TPS is requesting the Zone Change to consolidate existing on-site zoning, facilitate future identification signage, and provide new educational opportunities including the introduction of Electric Vehicle Repair and Alternative Energy Labs. Surrounding land uses include single-family homes to the north, single family homes and a day care, church and auto repair to the east, I-475 to the south, and single-family homes and vacant open space to the west. The subject site was formerly DeVilbiss High School and is referred to as the DeVilbiss Campus.

The Purpose of the IC Institutional Campus District is to accommodate large institutional uses in campus-like settings. Additionally, this District is intended to promote and enhance the development and expansion of large institutional uses while minimizing the adverse impacts that can result when such uses are located near residential neighborhoods.

All properties zoned IC Institutional Campus are required to adopt a Master Plan as approved by the Plan Commission and City Council. The Master Plan for this campus shall be reviewed by the Plan Commission and City Council in companion case Z-7004-22. The Master Plan must be updated regularly, and lists TPS's plans for new signage and design guidelines. For more information about the IC Master Plan for the DeVilbiss Campus as well as details about Master Plan requirements, please see the staff report for Z-7004-22.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Plan Future Land Use Map designates these properties for institutional campus land uses. Institutional campus, as previously stated, is intended to accommodate large institutional uses in campus-like settings. Due to the scale, range of offerings, and history of the site as an Institutional use a Zone Change to IC – Institutional Campus is appropriate and conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of Zone Change from RS6 Single-dwelling residential, CO Office Commercial, and CR Regional Commercial to IC Institutional Campus because the proposed IC Institutional Campus District will consolidate zoning across the campus. Additionally, the Zone Change will create consistent zoning of the DeVilbiss campus.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-4003-22, Zone Change from RS6 Single-dwelling residential, CO Office Commercial, and CR Regional Commercial to IC Institutional Campus at 3301 Upton Ave for the following two (2) reasons:

1. The proposed IC Institutional Campus Zoning District will consolidate the zoning of the DeVilbiss Campus which conforms to the applicable zoning district.
2. The zoning classifications of properties within the general vicinity of the subject property are consistent with the proposed Zone Change (TMC§1111.0606(C) – *Review & Decision-Making Criteria*).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL
Two (2) sketches follow

Cc: Applicant
Lisa Cottrell, Administrator
Jonny Latsko, Planner

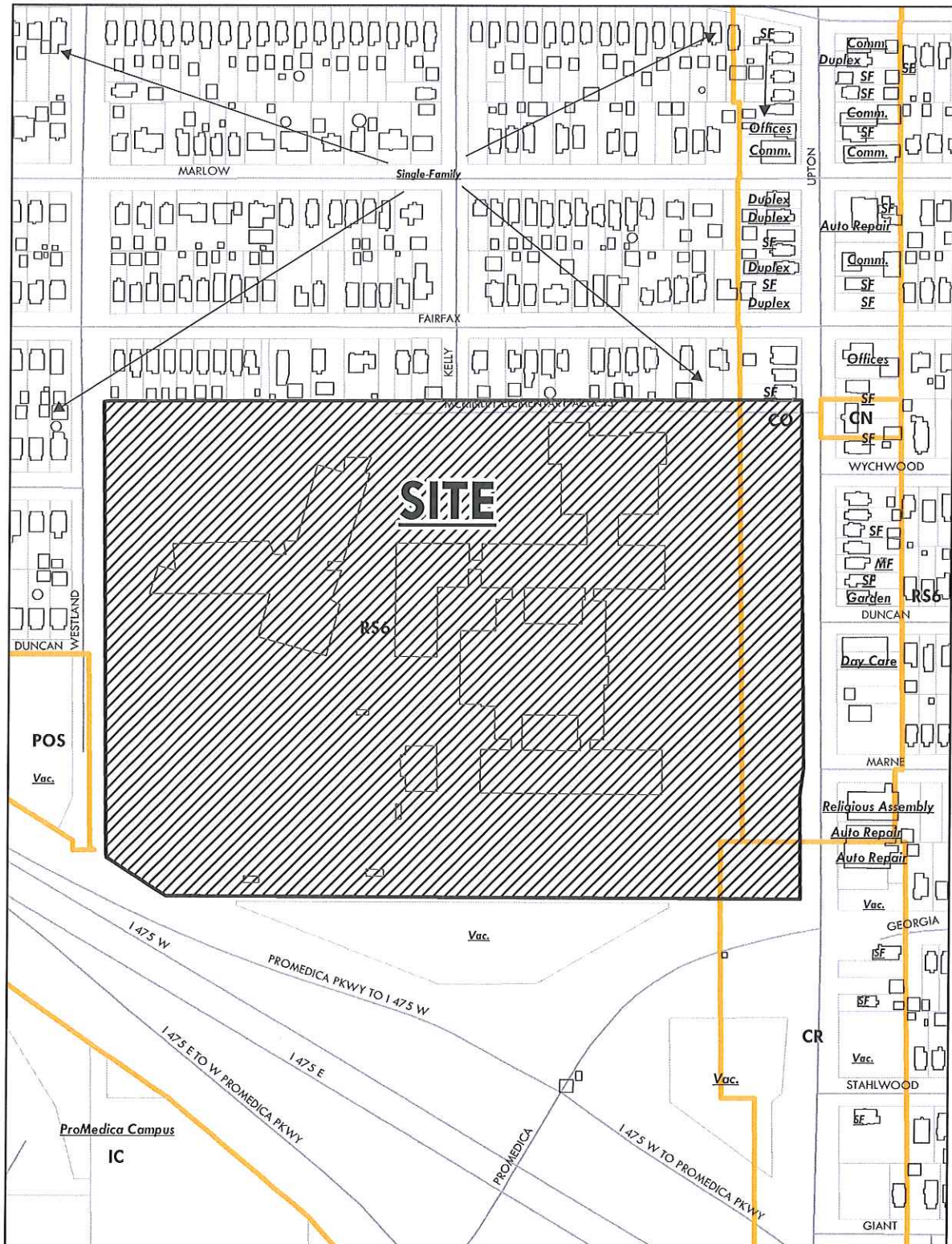
GENERAL LOCATION

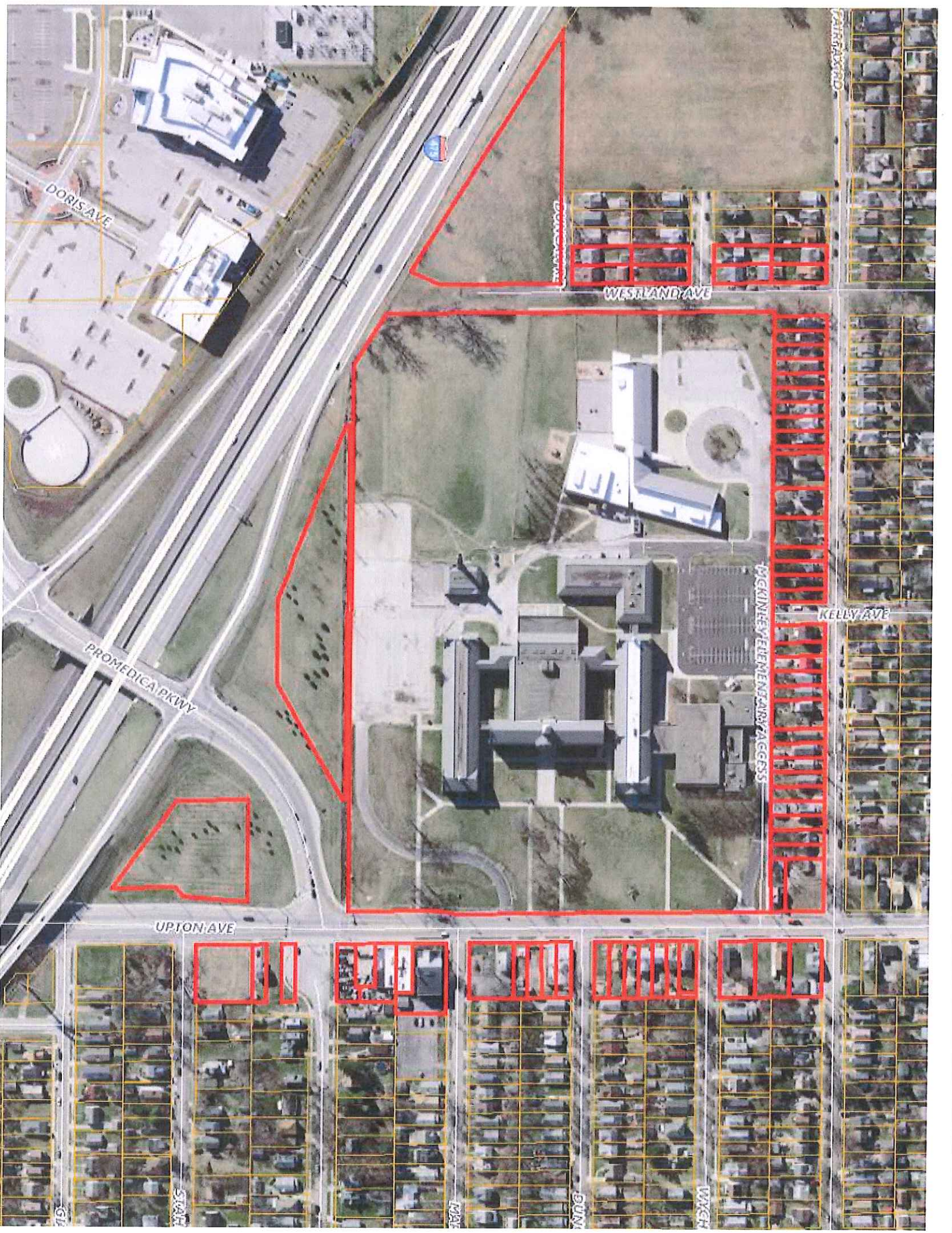
Z-4003-22
ID 45



ZONING & LAND USE

Z-4003-22
ID 45





DORIS AVE

WESTLAND AVE

KELLY AVE

PROMEDICA PKWY

UPTON AVE

McKINLEY ELEMENTARY #216635

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