



# TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



REF:    Z-5006-18  
DATE:    July 13, 2018

TO:            President Matt Cherry and Members of Council, City of Toledo  
  
FROM:        Toledo City Plan Commission, Thomas C. Gibbons, Secretary  
  
SUBJECT:     Request for a Zone Change from RD6 Duplex Residential to POS Parks and Open Space at 4112 Jackman Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 12, 2018 at 2:00 P.M.

## GENERAL INFORMATION

### Subject

Request	-	Zone Change from RD6 Duplex Residential to POS Parks and Open Space
Location	-	4112 Jackman Road
Applicant	-	Councilman Chris Delaney One Government Center, Suite 2120 Toledo, OH 43604

### Site Description

Zoning	-	RD6 / Duplex Residential
Area	-	± 4.54 acres
Frontage	-	±433' along Jackman Road
Frontage	-	±511' along Berwick Avenue
Existing Use	-	Undeveloped Land
Proposed Use	-	Parks and Open Space
Neighborhood Org.	-	None
Overlay	-	None

### Area Description

- |       |   |                           |
|-------|---|---------------------------|
| North | - | Single Family Homes / RD6 |
| South | - | Single Family Homes / RD6 |
| East  | - | Single Family Homes / RD6 |
| West  | - | Single Family Homes / RD6 |

## **GENERAL INFORMATION (cont'd)**

### Parcel History

No file on record

### 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 RD6 Duplex Residential to POS Parks and Open Space for a site located at 4112 Jackman Road. The ±4.54 acre undeveloped site is currently owned by the City of Toledo and was previously occupied by a school building that was demolished in 2013. A Zone Change is requested by Toledo City Council in order to preserve the land for public use and recreation. The Toledo Municipal Code refers to this land use category as Community Recreation, Active. Uses included in this category include athletic fields, court games, play grounds, and children's play apparatus areas.

Recreation Area is defined as a public area set aside to serve the recreational needs of area residents. The site is surrounded by single family homes on all sites. A park is considered a tremendous asset to a residential neighborhood and can improve the quality of life for its users. City parks also play a role in improving cities and are important to the fabric of the community.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan designates this site for Parks and Open Space uses and development. The POS Parks and Open Space district is a Special Purpose zoning district intended to preserve and enhance major open space and recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities. The POS district may also be applied to privately-owned open space areas within residential developments. The request is in compliance with the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Zone Change from RD6 Duplex Residential to POS Parks and Open Space because the proposed Zone Change is compatible with properties within the general vicinity of the subject property. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the existing zoning classification. Finally, the proposed zoning conforms to the Toledo 20/20 Comprehensive Plan.

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### PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-5006-18, a request for a Zone Change from RD6 Duplex Residential to POS Parks and Open Space to for the site located at 4112 Jackman Road, to the Toledo City Council, for the following three (3) reasons:

1. The proposed Zone Change is compatible with zoning classifications of properties within the general vicinity of the subject property (TMC§1111.0606(C) – Review and Decision Making Criteria).
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – Review and Decision Making Criteria); and
3. The proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan and all other applicable plans for the site (TMC§1111.0606(A) – Review and Decision Making Criteria).

Respectfully Submitted,



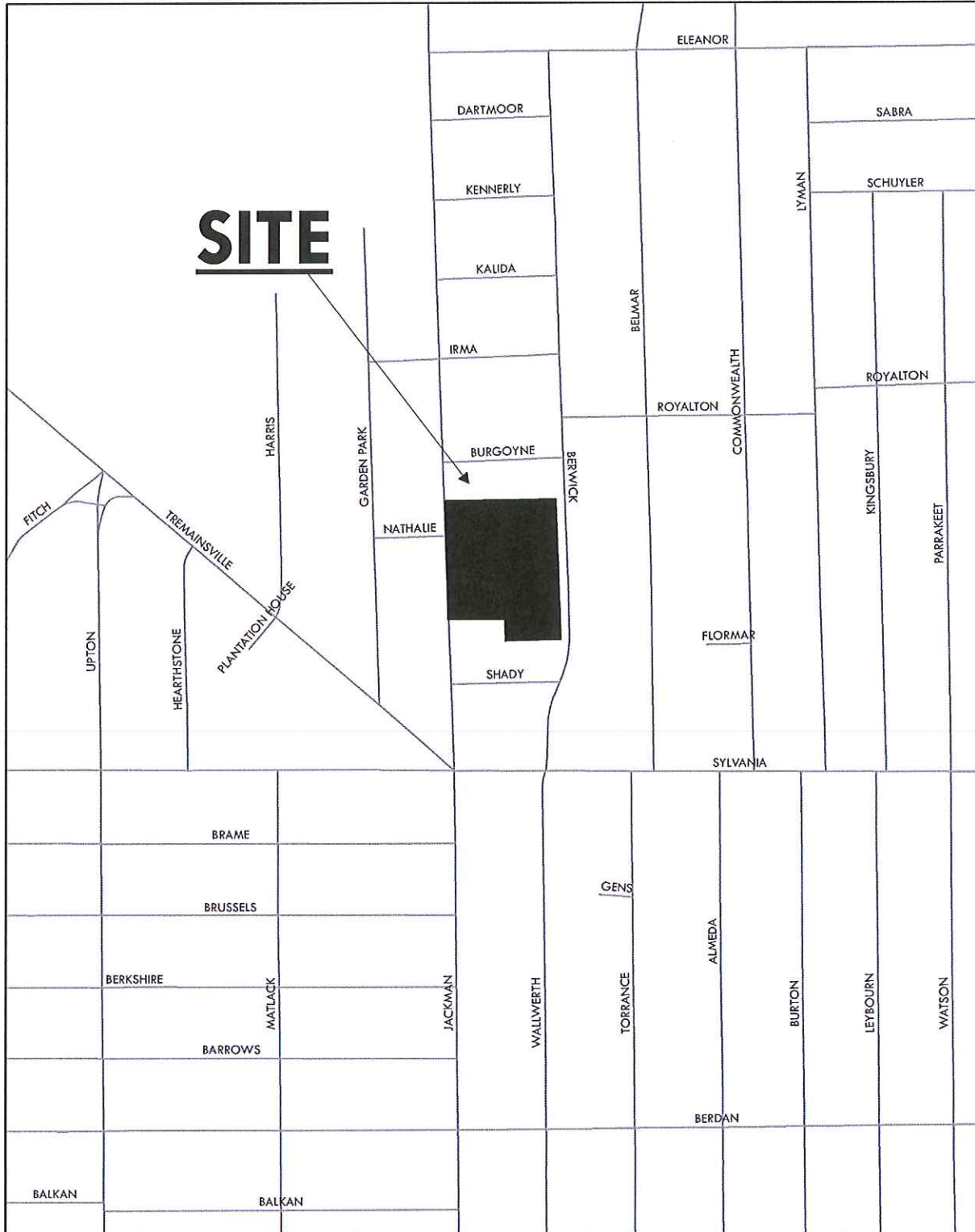
Thomas C. Gibbons  
Secretary

TCG/GP  
Two (2) sketches follow

CC: Lisa Cottrell, Administrator  
Gyasi "JC" Pullum, Planner

# GENERAL LOCATION

Z-5006-18  
ID 37



# ZONING & LAND USE

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