



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 13, 2021

REF: Z-6002-21

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 RS12 Single Dwelling Residential to IC Institutional Campus

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 12, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS12 Single Dwelling Residential to IC Institutional Campus
Location	-	4747 Heatherdowns Blvd
Applicant	-	Davis College Four Seagate, Suite 202 Toledo, OH 43604
Attorney	-	Garrett A Keeton One Seagate, Suite 1645 Toledo, OH 43604
Owner	-	Midwest Creative Solutions 341 E Huron St Ann Arbor, MI 48104

Site Description

Zoning	-	RS12 / Single Dwelling Residential
Area	-	±11.7 Acres
Frontage	-	±580' along Cass Road
Existing Use	-	Vacant structure and parking lot
Proposed Use	-	Davis College
Neighborhood Group	-	None
Overlay	-	None

GENERAL INFORMATION (cont'd)

Area Description

North	-	Open space, Heatherdowns Blvd & funeral home / RS12 & CN
South	-	Interstate 80 Ohio Turnpike / City of Maumee
East	-	Stranahan Theater / RS12
West	-	Cass Road, Single-family homes, Utility station / RS12, RD6

Parcel History

Z-127-62	-	Special Use Permit for the Scottish Rite to construct a cathedral and auditorium Approved 8/6/62 by Ord. 428-62.
Z-122-66	-	Special Use Permit granted for the construction of certain buildings and appurtenant uses on the property. Approved 6/27/66 by Ord. 528-66.
Z-295-69	-	Special Use Permit amendment to allow for the placement of a two-faced sign on property. Approved 12/9/69 by Ord. 1111-69.
Ordinance 363-77	-	Special Use Permit Amendment to Ord. 428-62, Ord. 528-66, and Ord.1111-69 for development of picnicking area, shuffle board courts and horseshoe pit. Approved on 5/31/77.
SUP-4007-12	-	Special Use Permit for a school at 4747 Heatherdowns Boulevard. P.C. rec. approval on 6/14/2012, C.C. approved on 8/7/2012 by Ord. 395-12.
SUP-12008-17	-	Special Use Permit for an Adult Day Care Center at 4747 Heatherdowns Boulevard. P.C. rec. approval on 3/8/2018, C.C. approved on 4/24/2018 by Ord. 159-18.
Z-6003-21	-	Institutional Campus Master Plan for Davis College (<i>companion case</i>)

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from for RS12 Single-dwelling residential, to IC Institutional Campus. The ±11.7-acre site is occupied by an existing two-story building, approximately 27,000 square feet. Companion case *Z-6003-21* is a request to propose an Institutional Campus (IC) Master Plan for Davis College at 4747 Heatherdowns Blvd.

In recent years the building was occupied by a school, but also originally operated as an assembly hall. Surrounding land uses include open green space and a funeral home to the north across Heatherdowns Boulevard, the Stranahan Theater to the east, the Ohio Turnpike to the south, and single-family homes to the west across Cass Road.

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 with IC – Institutional Campus Zoning require an accompanying Master Plan to be approved by the Plan Commission and City Council.

20/20 Comp Plan

Staff recommends approval of the proposed Zone Change since it is consistent with the land use of properties within the general vicinity of the subject property. Additionally, the proposed Zone Change conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code. Finally, staff recommends approval of the Zone Change because the proposed development is consistent with the existing land uses of properties within the general vicinity of the site.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-6002-21, a request for Zone Change from RS12 Single-Dwelling Residential to IC Institutional Campus for a site located at 4747 Heatherdowns Blvd, to Toledo City Council for the following two (2) 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 compatible with existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**.

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Respectfully Submitted,

A handwritten signature in cursive script that reads "Thomas C. Gibbons".

Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Davis College, Applicant
Garrett A Keeton, Attorney
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

Zoning & Land Use

Z-6002-21
Z-6003-21

