

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 11, 2024

REF: Z-8003-24

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from RS6 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus at 2225 Nebraska Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on October 10, 2024 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RS6 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus
Location	-	2225 Nebraska Avenue
Applicant /Owner	-	Toledo Public Schools 1609 Summit Street Toledo, OH 43604
Design Professional	-	Kevin Young, AIA Munger Munger & Associates Architects 225 N. Michigan Street Toledo, OH 43604

Site Description

Zoning	-	RS6 and RD6 / Single-Dwelling Residential and Duplex Residential
Area	-	±120 Acres
Frontage	-	±1,306' along Nebraska Avenue ±1,784' along Hill Avenue ±185' along S. Fearing Boulevard
Existing Use	-	University of Toledo Scott Park Campus
Proposed Use	-	Toledo Public School District Campus

GENERAL INFORMATION (cont'd)

Area Description

- North - RS6, RD6 / Nebraska Avenue, single-family homes, duplexes
- South - IG, IL / Hill Avenue, warehouses, railroad terminal
- East - IG / manufacturing, warehouses, bank
- West - RS6, IL, IG / single-family homes, manufacturing, Buckeye Terminals

Parcel History

- T-24-23 - Lot split for Toledo Police Department Station at Scott Park (Admin. approved 4/10/2023).
- T-23-23 - Lot split for City ball fields at Scott Park (Admin. approved 4/25/2023).
- T-67-15 - Lot split for public utility sanitary pump station (Admin. approved 2/22/2016).
- SUP-147-89 - Special Use Permit for proposed police firing range and training facility at 2301 Nebraska Avenue, Scott Park Campus (PC rec. approval 8/17/1989; CC approved 9/12/1989 via Ord. 891-89).
- Z-290-75 - Special Use Permit for police district station (PC rec. approval 10/22/1975; CC approved 12/10/1975 via Ord. 849-75).
- M-8-53 - Study of Baseball Stadium sites. (PC rec. that the study and staff recommendations be forwarded to Council for their consideration 11/19/1953).
- R-34-43 - Zone Change from A Residential to D Light Industrial for north-east corner of Scott Park running 830 feet along Nebraska Avenue and 600 feet along Parkside Boulevard (PC rec. approval 5/12/1943; CC Ord. failed).
- Z-271-41 - Zone Change from A Residential to D Light Industrial for north-east corner of Scott Park running 850 feet along Nebraska Avenue and 800 feet along Parkside Boulevard (PC rec. disapproval 11/13/1941; CC disapproved 12/15/1941, Ord. failed).

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant, Toledo Public Schools, is requesting a Zone Change from RS6 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus at 2225 Nebraska Avenue. The site was originally developed by the University of Toledo and known as the University of Toledo Scott Park Campus. In 2023, the City of Toledo Scott Park Police Station on Nebraska Avenue and the Toledo City Parks Scott Park Sports Center on Hill Avenue was split from the property and the remaining 120 acres transferred to the Toledo Public Schools. Surrounding land uses include single-family homes and duplexes to the north across Nebraska Avenue; single-family homes, manufacturing and industrial uses to the west; warehouses and Norfolk and Southern railroad terminal to the south across Hill Avenue; and manufacturing, warehouses and a bank to the east.

Toledo Public Schools is requesting the Zone Change to allow for future improvements to the existing campus in a cohesive manner and phased approach to accommodate three academies including: The Construction & Architectural Design Academy, The Business Academy, and The Brady Educator Academy. In addition, they have future plans to partner with public, private and community organizations for child/daycare, housing, and indoor school and community athletic facilities on the site. All properties Zoned IC Institutional Campus are required to adopt a Master Plan to be approved by the Plan Commission and City Council. Approval of an Institutional Master Plan will permit flexibility in site development and in the design of buildings while protecting the integrity of adjacent neighborhoods. The applicant has submitted an Institutional Campus Master Plan for the site that details the applicant's plan and standards for improvements to the site. The Master Plan will be reviewed in companion case Z-8004-24.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this property for Institutional land uses. The Institutional land use designation preserves regional and local anchors which require large campus areas, such as high schools, colleges, hospitals, museums and cultural institutions. The proposed use of the property by the Toledo Public Schools to house The Construction & Architectural Design Academy, The Business Academy, and The Brady Educator Academy is consistent with the purpose of the Institutional Land Use designation of the Forward Toledo Plan. In addition, the purpose of the IC Institutional Campus zoning classification is to accommodate large institutional uses in campus-like settings. Due to size and the history of the site as an institutional use, a Zone Change to IC – Institutional Campus is appropriate.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Zone Change from RS6 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus because the current development and previous use of the site is consistent with the IC zoning classification and the Forward Toledo Plan. Additionally, the IC zoning classification requires the submittal of an Institutional Campus Master Plan that details future development and expansions to the site while minimizing any adverse impacts on adjacent residential neighborhoods.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-8003-24, a request for a Zone Change from RS6 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus at 2225 Nebraska Avenue, to Toledo City Council for the following **three (3) reasons**:

1. The proposed IC Institutional campus zoning classification is consistent with the Forward Toledo Comprehensive Land Use Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A));
2. The subject property is physically suitable for the IC Institutional campus zoning classification (TMC§1111.0606(D)); and
3. The proposed IC Institutional campus zoning classification will provide an established framework for the site's future development and expansion.

Respectfully Submitted,



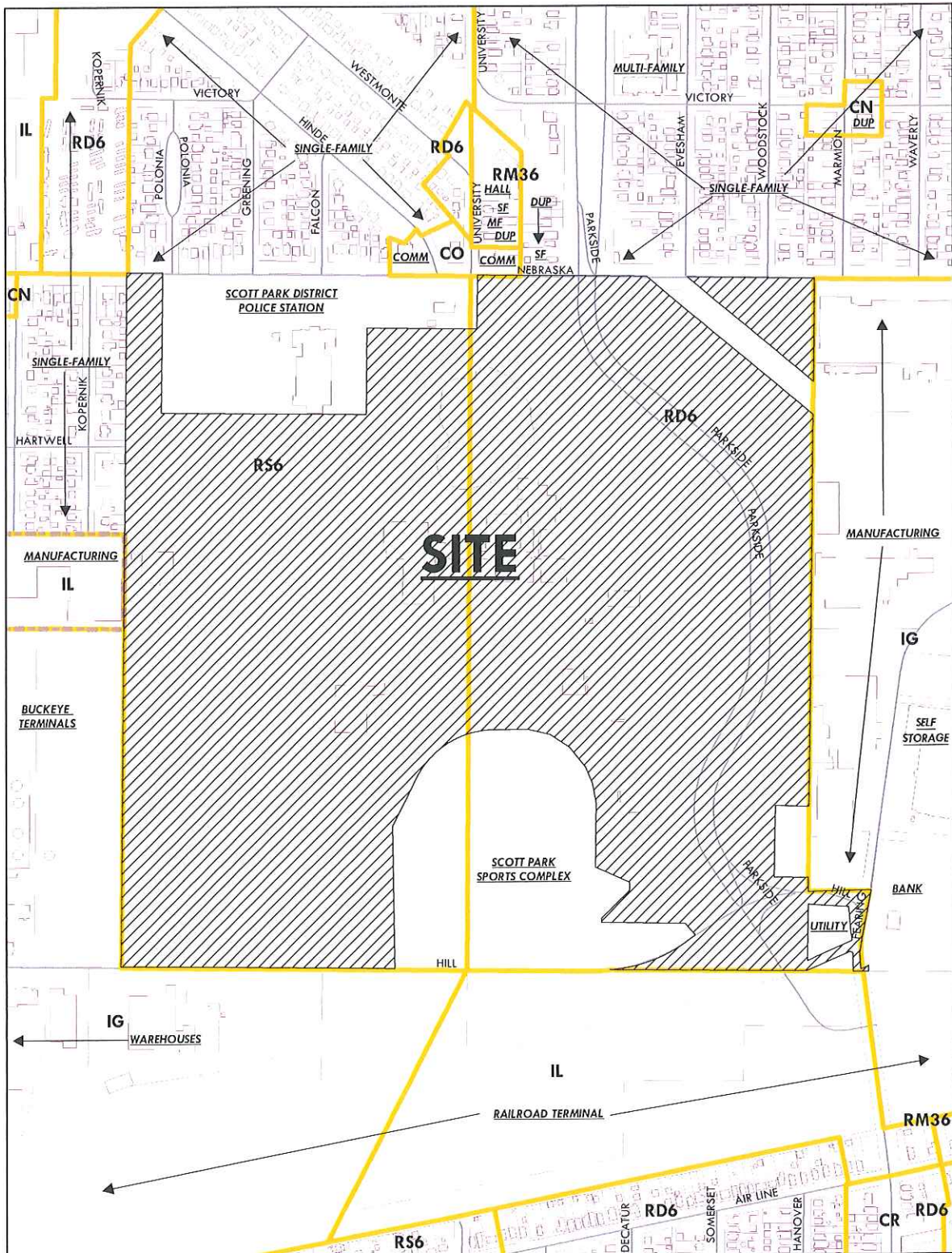
Thomas C. Gibbons
Secretary

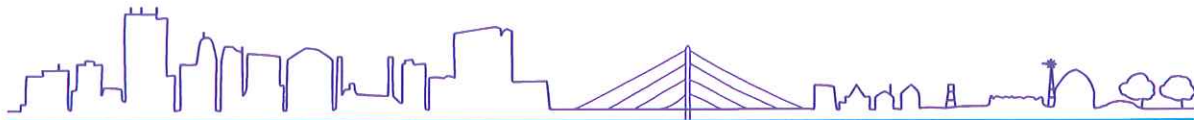
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Two (2) sketches follow

CC: Toledo Public Schools, 1609 Summit Street, Toledo, OH 43604
Munger Munger & Associates Architects, 225 N. Michigan Street, Toledo, OH 43604
Lisa Cottrell, Deputy Director
Lisa Karcher, Planner

ZONING & LAND USE

Z-8003-24





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 27, 2024

REF: Z-8003-24 & Z-8004-24

PLANNER: Karcher

Kevin Young, AIA
Munger Munger & Associates Architects
225 N. Michigan Street
Toledo, OH 43604

PUBLIC HEARING DATE

Thursday, October 10, 2024

Please be advised that your request for Zone Change from RS6 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus and your request for Review and Adoption of Institutional Campus Master Plan at 2225 Nebraska Avenue have been scheduled for a public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, October 10, 2024 at 2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commission to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1201 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION