REF: Z19-C696
DATE: June 25, 2025

GENERAL INFORMATION

Subject

Request	-	Zone Change from RA Suburban Residential District to R-1 Single Family Residential District
Location	-	2331 Gunn Road
Applicant	-	George Oravecz 2804 West Course Road Maumee, OH 43537
Owner	-	Michael and Steven Doyle 1440 Holloway Road Holland, OH 43528

Site Description

Zoning	-	RA Suburban Residential District
Area	-	± 20 Acres (land south of pipe line only)
Frontage	-	±60 feet on Gunn Road, and ±500 feet on Garden Road
Existing Use	-	Vacant land

Area Description

North	-	Single-family homes / RA Suburban Residential District
South	-	Single-family Residential / RA-3 Rural Residential District
East	-	Single-family Residential / RA-3 Rural Residential District
West	-	Single-family Residential / RA-3 Rural Residential District and R-1 Single-family Residential

GENERAL INFORMATION (cont'd)

Parcel History

Z19-C597	-	Zone change from R-A PUD to RA located at 2300 Gunn Road and R-A PUD to R-1 for 7610 Garden Road (Plan Commission approved on 1/27/10, Township Trustees approved on 3/1/10)
S-26-05	-	Revised Preliminary Drawing for Apple Blossom Farms Plats 10 – 15 (Plan Commission Approved with Conditions 1/27/10)
T-62-16	-	Lot split application received, incomplete submittal
T-52-21	-	Lot Split approved, deed stamped 7/27/21
T-36-22	-	Lot Split for .792 acres, deed stamped 7/29/22
T-16-24	-	Lot Split approved, deed stamped 6/27/2024
T-17-24	-	Lot Split disapproved for two parcels in separate jurisdiction, 4/21/24
T-18-24	-	Lot Split approved, deed stamped 6/27/2024
T-19-24	-	Lot Split approved, deed stamped 6/27/2024
T-20-24	-	Lot Split approved, deed stamped 6/27/2024
T-50-24	-	Lot Split approved after two parcels were combined via Lucas County Auditor, deed stamped 8/14/24

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 Suburban Residential District to R-1 Single-family Residential District for the property located at 2331 Gunn Road. The parcel acreage for the subject site is approximately 20 acres and is located on the south side of the pipe line location. The surrounding uses include residential to the north, south, east, and west side that front on Gunn Road and Garden Road.

The 2020 Springfield Township Future Land Use Plan identifies the subject site as part of the Garden and Holloway Planning Area. This area is predominantly single-family residential and is bounded by Airport Highway, Holland-Sylvania, and Albon Road. The land use and zoning recommendations mentioned in the plan are to allow for a range of housing types for residents of different ages, install sidewalks, and establish active parks. The land use plan map identifies the subject site as low to medium residential use.

Staff supports the re-zoning of the subject parcel as it is within keeping of the low to medium residential use as stated in the 2020 Springfield Township Future Land Use Plan. Staff further recommends that the applicant consider installing sidewalks where feasible for the single-family homes abutting the future development of Apple Blossom Farms subdivision.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C696, a Zone Change request from RA Suburban Residential District to R-1 Single-family Residential District for the property located at 2331 Gunn Road, to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

1. The Zone Change to R-1 Single-family Residential District would introduce a land use that is compatible with existing uses in the vicinity.

2. The Zone Change to R-1 Single-family Residential District is consistent with the 2020 Springfield Township Land Use Plan which recommends this parcel for low to medium residential use.

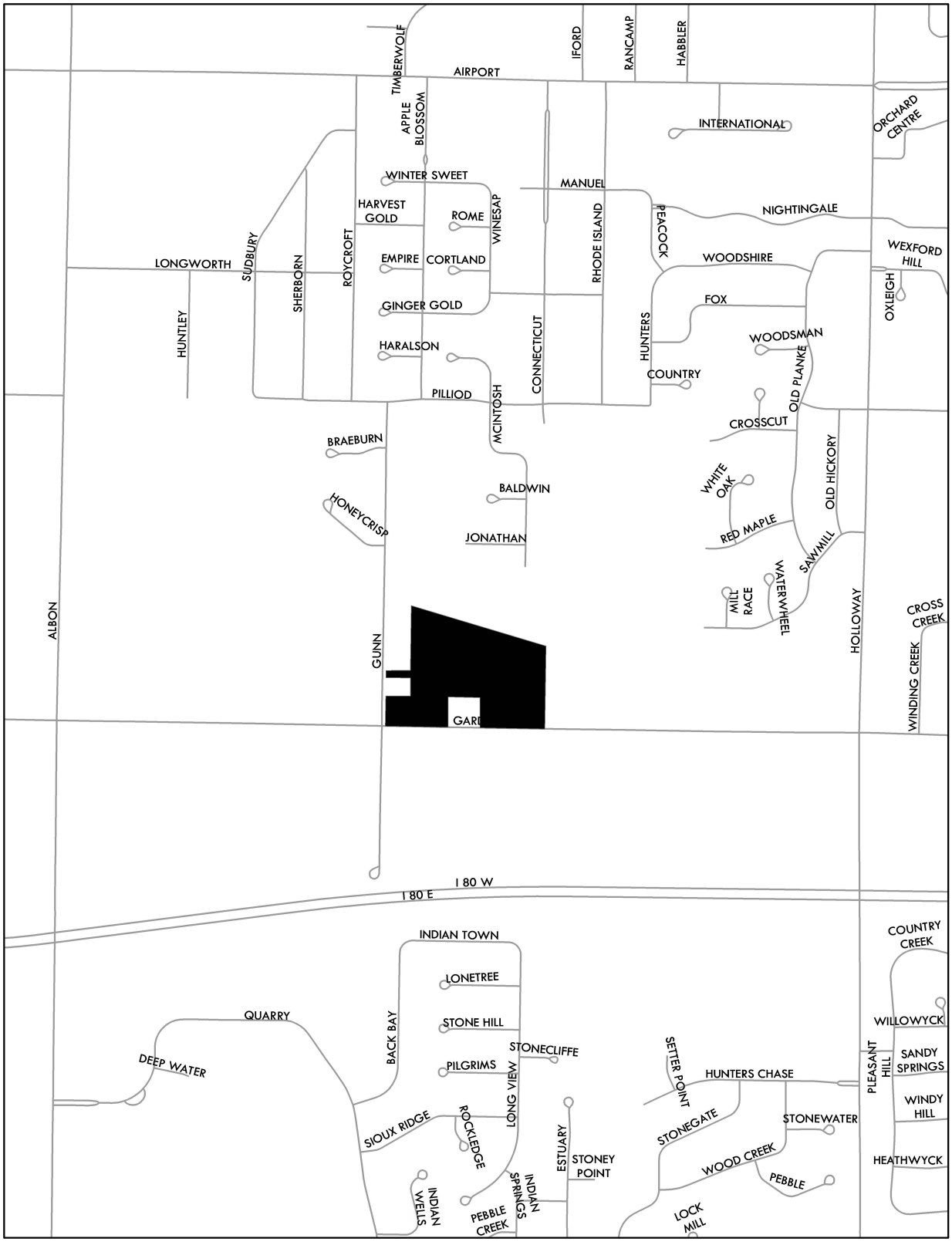
ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C696
DATE: June 25, 2025
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

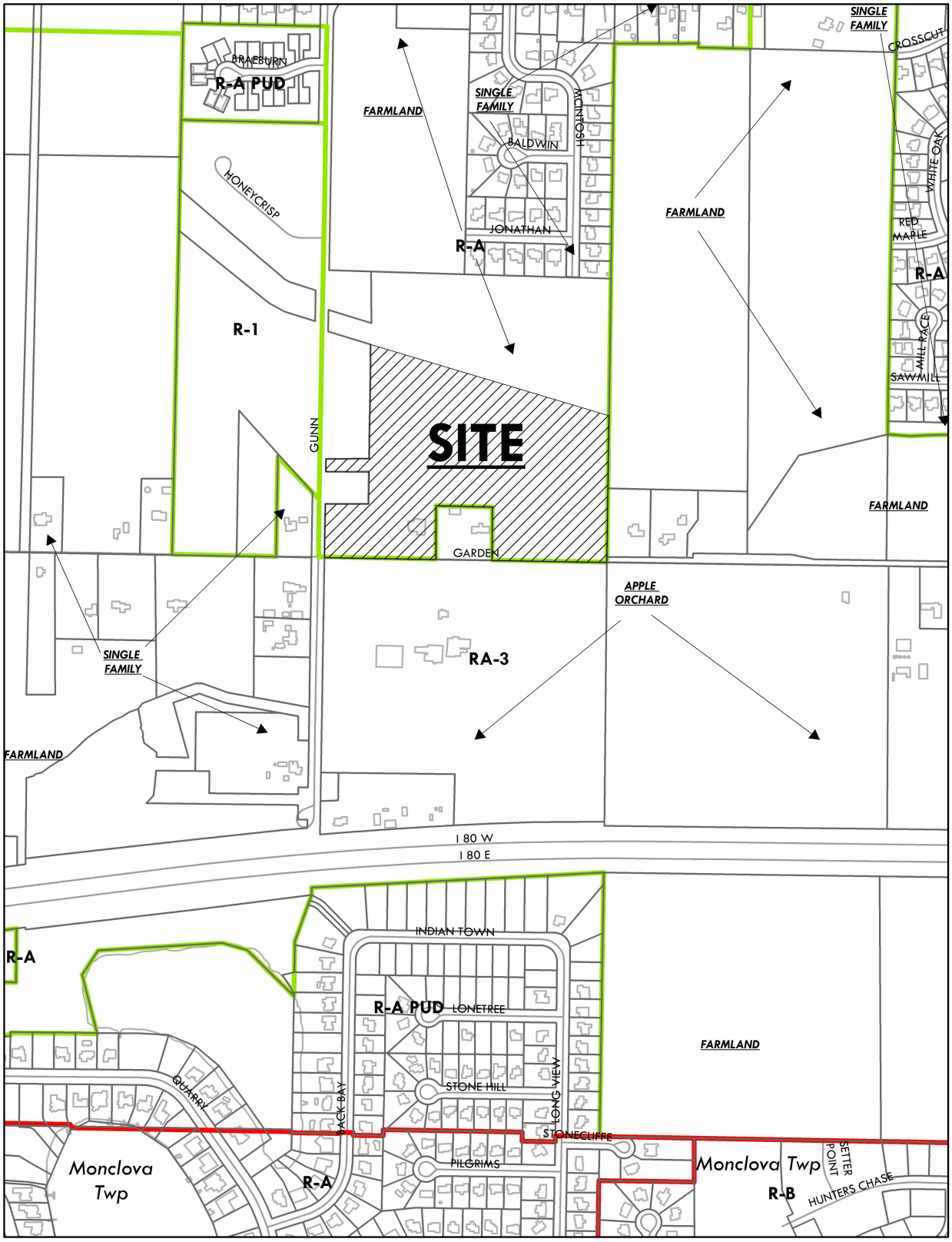
GENERAL LOCATION

Z19-C696

N



ZONING & LAND USE

Z19-C696

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