

GENERAL INFORMATION

Subject

- Request - Zone Change from RA-4 Rural Residential District to R-A Suburban Residential District
- Location - 8020 Hill Avenue
- Applicant / Owner - Thomas Schlachter
2780 Centennial Road
Toledo, OH 43617

Site Description

- Zoning - RA-4 Rural Residential District
- Area - ± 17.8 Acres
- Frontage - ± 622 Feet along S. Eber Road
- Existing Use - Vacant land

Area Description

- North - Residential uses/ RA-4
- South - Residential uses / R-A PUD and RA-3
- East - Residential uses/ RA-4 and R-A
- West - Residential uses/ RA-4

Parcel History

No case history in the Plan Commissions office.

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 applicant is requesting a Zone Change from RA-4 Rural Residential District to R-A Suburban Residential District for the property located at 8020 Hill Avenue. The parcel acreage is approximately seventeen (17) acres, and is undeveloped. Adjacent land uses include residential uses to the north, west, south and east side.

STAFF ANALYSIS (cont'd)

The applicant is requesting the zone change in order to develop the property. The future use is single-single family subdivision. Once the zone change request has been granted, the applicant will be required to submit a preliminary plat or final plat for review by the Lucas County Plan Commission prior to applying for building permits.

The 2020 Springfield Township Land Use Plan identifies this parcel as a residential use. The land use and zoning recommendation for this area states Low to Medium Density Residential Single-family and related uses (schools, churches, parks, etc.) are permitted or allowed under the conditional use. The density generally ranges from two units per acre to six units per acre. Corresponding zoning districts include RA-4, RA-5, R-A, R-1.

The 2020 Springfield Township Land Use Plan describes the Hill and McCord Planning Area as a largely single-family residential area containing most of the area bounded by King Road, Angola Road, Holland-Sylvania Road, South Avenue, U.S 23/I-475, Hill Avenue, McCord Road and Nebraska Avenue. The area includes a mix of older and newer single-family subdivisions, acreage residential parcels, and apartments. There are small commercial nodes at the Hill/McCord and Nebraska/McCord intersections, and an agricultural area between U.S. 23/I-475 and Holland-Sylvania Road. Most of the remaining vacant land is wooded rather than agricultural.

The proposed zone change complies with the future land use map as shown in the Land Use Plan, R-A zoning is located near the subject site. The zone change will not have adverse effects on the surrounding residential properties.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C689, a Zone Change request from RA-4 Large Lot Rural Residential District to R-A Suburban Residential District for the property located at 8020 Hill Avenue, to the Springfield Township Zoning Commission and Trustees for the following three (3) reasons:

1. The Zone Change to R-A would introduce land uses that are compatible with existing uses in the vicinity;
2. The Zone Change to R-A Suburban Residential should not have adverse impacts on the surrounding properties; and
3. The Zone Change to R-A Suburban Residential District is consistent with the 2020 Springfield Township Land Use Plan which recommends this parcel for residential uses.

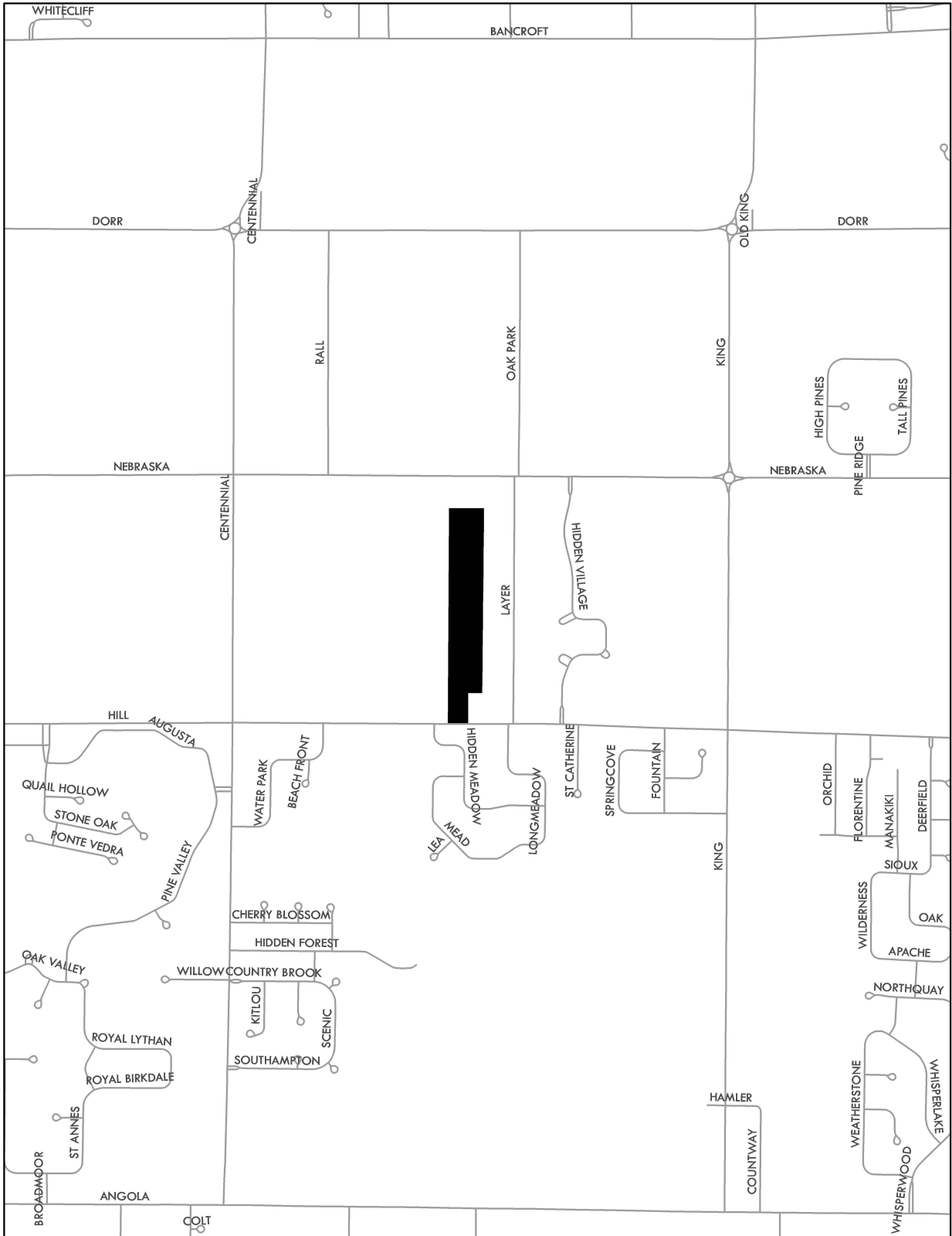
REF: Z19-C689... May 22, 2024

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C689
DATE: May 22, 2024
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z19-C689



ZONING & LAND USE

Z19-C689

