

GENERAL INFORMATION

Subject

Request	- Zone Change from R-A Suburban Residential District to R-1 Single-Family Residential District
Location	- 6440 and 6460 Hill Avenue
Applicant	- Feller, Finch & Associates Inc. Greg Feller 1683 Woodlands Drive Maumee, OH 43537
Developer	- NW Ohio Builders LLC Steve Best 24186 Front Street Grand Rapids, OH 43522
Owner	- Vineyard Christian Fellowship of Toledo P.O. Box 905 Toledo, OH 43697

Site Description

Zoning	- R-A / Suburban Residential District
Area	- ± 17 Acres
Frontage	- ± 865 feet on Hill Avenue
Existing Use	- Vacant land

Area Description

North	- Single-family residential / RA Suburban Residential District
South	- Single-family residential / R-1 Single-family Residential District
East	- Single-family residential / R-A Suburban Residential District
West	- Single-family residential / R-A Suburban Residential District

GENERAL INFORMATION (cont'd)

Parcel History

Nothing on file at 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 request is for a Zone Change from R-A Suburban Residential District to R-1 Single-family Residential District for the properties located at 6440 and 6460 Hill Avenue. The parcel acreage for the subject site is approximately 17 acres and is located on the north side of Hill Avenue and west of the township boundary line. The surrounding uses include residential to the north, west and south side. The east side is abutting the interstate and the City of Toledo municipal boundary line that has multiple single-family neighborhoods.

The applicant is requesting the zone change to develop property for approximately seventy-two (72) single-family homes. The subject site is already zoned R-A Suburban Residential District. The difference between zoning classifications of R-A and R-1 Single-family Residential District is the lot width and size are reduced. The lot size requirements for the R-1 zoning is the lot width is sixty (60) feet and the lot size is seven thousand two hundred (7,200) square feet instead of R-A zoning requiring lot width is seventy-five (75) feet and the lot size is twelve (12,000) square feet.

The Springfield Township Future Land Use Plan identifies the subject site as part of the Dorr Street Interchange Planning area. This area is predominantly single-family residential located on the north and south side of Hill Avenue, east of McCord Road. The area is largely built-out but has room for some additional residential development. The land use plan map identifies the subject site as the Interchange Area Mixed Uses and planning issues and concerns identifies the need for infill residential development.

Based on the property’s location in conjunction with established single-family uses and subdivisions in the immediate area, the site is consistent with the Springfield Township Land Use Plan and is anticipated to have minimal adverse impacts on the surrounding properties in the area; staff recommends approval of the zone change.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C702, a Zone Change request from R-A Suburban Residential District to R-1 Single-Family Residential District for the properties located at 6440 and 6460 Hill Avenue, 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-C702
DATE: January 28, 2026
TIME: 9:00 a.m.

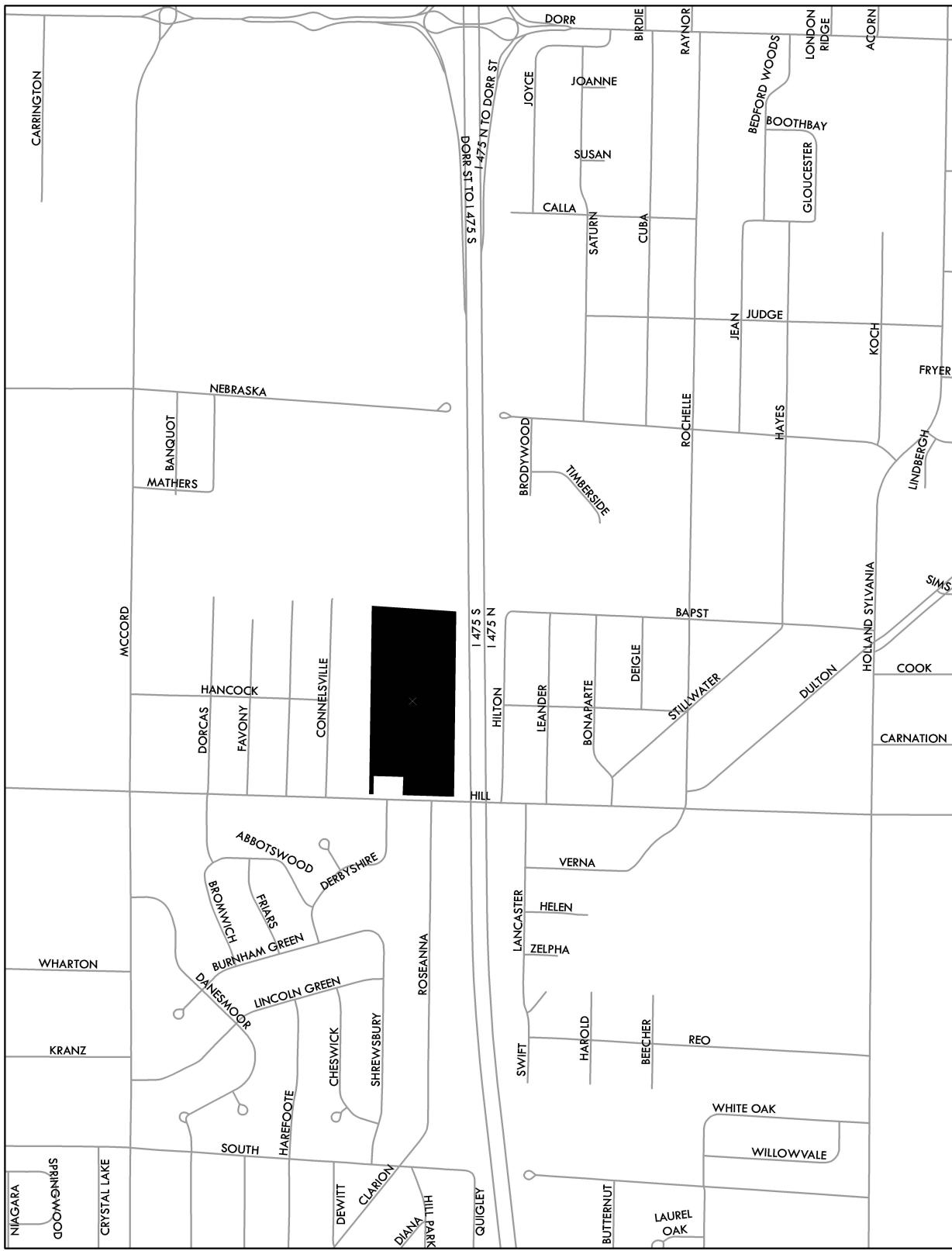
MLM

Three (3) sketches follow

GENERAL LOCATION

Z19-C702

N
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ZONING & LAND USE

Z19-C702



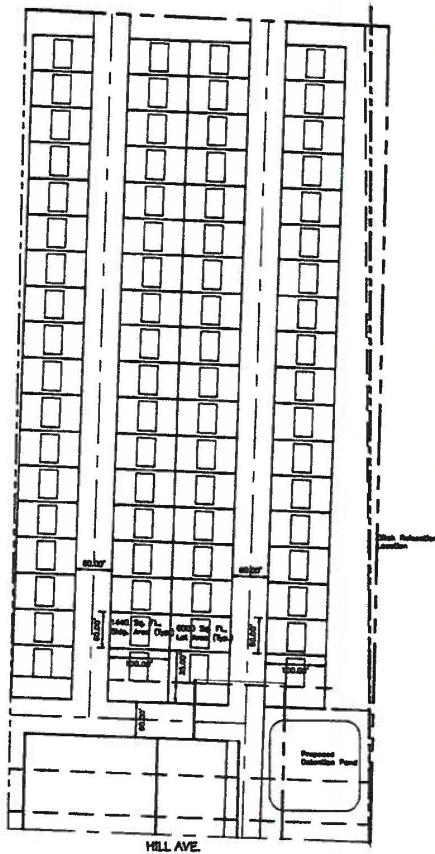
CONCEPT PLAN

Z19-C702

N
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PRELIMINARY DRAWING OF *HILL AVENUE FUTURE DEVELOPMENT*

SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO



VICINITY MAP

SITE ANALYSIS

- PARCEL NUMBER(S): 6651444
- EX. ZONING: R-A
- PROPOSED ZONING: R-1
- CURRENT USE: VACANT/AGRICULTURAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- NUMBER OF LOTS: 72
- ZONING REQUIREMENTS:
LOT AREA: 7,200 SF
LOT WIDTH: 60'
FRONT YARD: 35'
SIDE YARD: 10% OF LOT WIDTH OR 10', WHICHEVER IS LESS
REAR YARD: 35'

DEVELOPED BY:

NW OHIO BUILDERS LLC
24188 Front Street
Grand Rapids, OHIO 43522
419-344-7355

PREPARED BY:

Final Draft
LAND PLANNING, INC.
Architects • Planners • Developers

1603 Woodlands Drive, Mason, Ohio 45040
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PROJECT No. 1000000000000 Preliminary Drawing for Hill Avenue Grid 3-03-10