

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

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

GENERAL INFORMATION (cont'd)

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).

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 potential 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 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.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-8003-24, Zone Change from RS6 Single-Dwelling Residential and RD6 Duplex Residential to IC Institutional Campus at 2225 Nebraska Avenue 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)).
3. The proposed IC Institutional campus zoning classification will provide an established framework for the site's future development and expansion.

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-8003-24
DATE: October 10, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: November 12, 2024
TIME: 4:00 P.M.

LK
Two (2) sketches follow

ZONING & LAND USE

Z-8003-24

