

REVISED

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|---|
| Request | - | Zone Change from C-2 General Commercial District to R-A Suburban Residential District |
| Location | - | 6848 Nebraska Avenue |
| Applicant/Owner | - | Jerry W. & Jodi L. Cox
6848 Nebraska Avenue
Toledo, OH 43615 |

Site Description

- | | | |
|--------------|---|----------------------------------|
| Zoning | - | C-2 General Commercial |
| Area | - | ± .24 Acres |
| Frontage | - | ± 105 Feet along Nebraska Avenue |
| Existing Use | - | Single-family home |

Area Description

- | | | |
|-------|---|---|
| North | - | Vacant land / C-2 General Commercial |
| South | - | Single-family homes / R-A-4 Rural Residential |
| East | - | Single-family homes / C-2 General Commercial |
| West | - | Single-family homes / C-2 General Commercial |

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 applicant is requesting a Zone Change from C-2 General Commercial to R-A Low Density Residential for the property located at 6948 6848 Nebraska Avenue. The .24-acre site is occupied by an existing single-family house and is located in a residential neighborhood. Adjacent land uses include residential uses to the west, east, and south side with undeveloped commercial land to the north fronting on Nebraska Avenue and McCord Street.

The subject site is zoned C-2 General Commercial and the applicant is requesting the Zone Change in order to correct the non-conforming land use of the property. The Plan Commission staff recommended the down zoning request in order to assist the property owner with applying for accessory use, and future property sale. Unfortunately, financial institutions do not provide lending for single-family homes that are zoned commercial or industrial, therefore, a re-zoning is required prior to the sale of the property.

The subject site is part of the Hill and McCord Planning Area that is bounded by King Road, Angola Road, Holland-Sylvania Road, South Avenue, US 23/I-475, Hill Avenue, McCord Road and Nebraska Avenue. The land use plan describes this area as a largely single-family residential area with a mix of older and newer single-family subdivisions, acreage residential parcels and apartments. There are small commercial nodes at the intersections of Hill/McCord and Nebraska/McCord. There are a few houses that were built prior to 1950 and have been placed in the future commercial zones. At this time, the residential uses are still occupied with the vacant, commercial land remaining wooded.

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 that the Lucas County Planning Commission recommend to the Springfield Township Zoning Commission and Township Trustees, approval of Z19-C697, a Zone Change from C-2 General Commercial to R-A Suburban Residential District for the property located at 6848 Nebraska Avenue to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with surrounding Land Uses, and
2. The proposed Zone Change is anticipated to not have adverse impacts on surrounding properties.

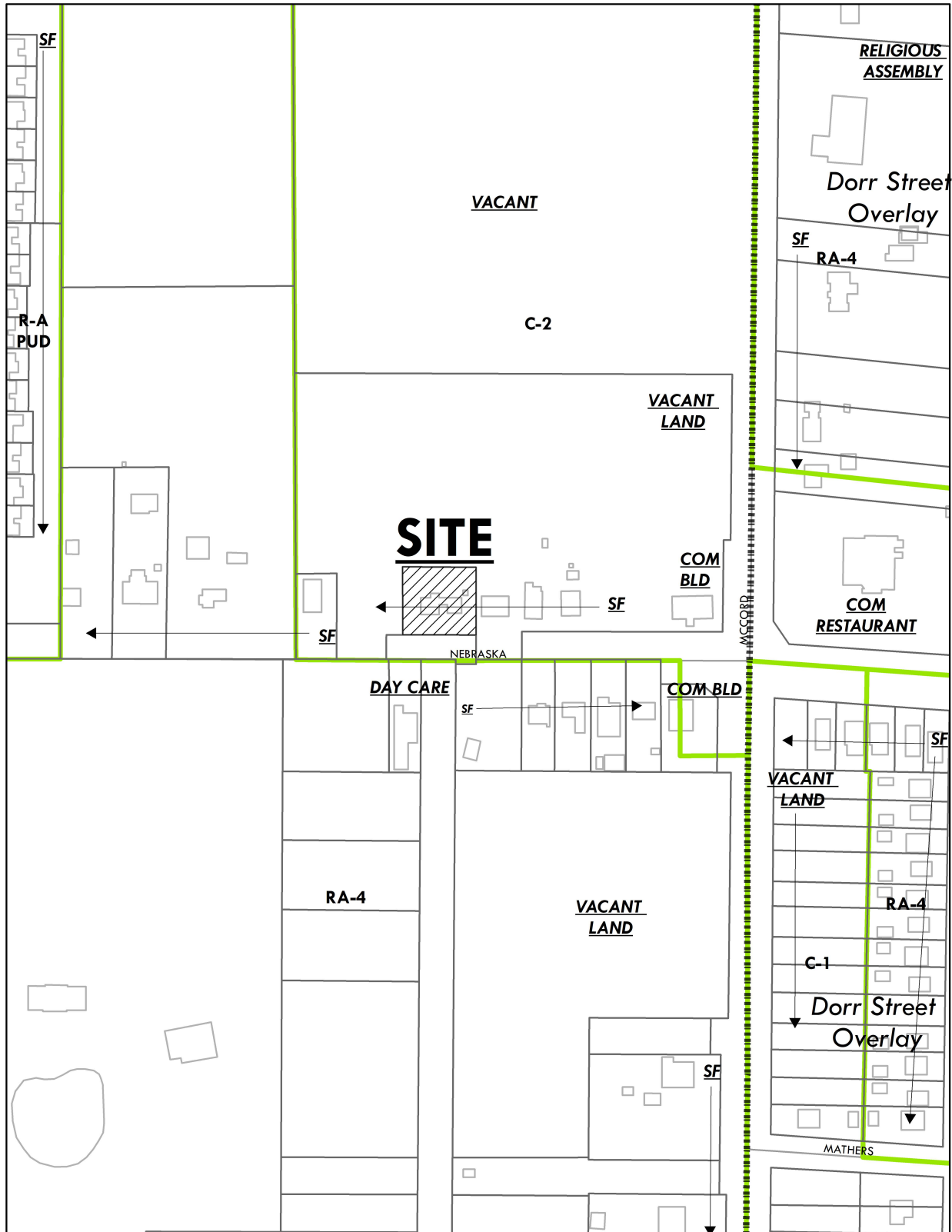
REF: Z19-C697. . . October 22, 2025

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C697
DATE: October 22, 2025
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

ZONING & LAND USE

Z19-C697



GENERAL LOCATION

Z19-C697

