

GENERAL INFORMATION

Subject

- | | | |
|-----------------|---|--|
| Request | - | Zone Change from C-2 General Commercial to R-A Low Density Residential |
| Location | - | 4845 Vineyard Road |
| Applicant/Owner | - | Kelly Erdmann
1701 S. Wynn Road
Oregon, OH 43616 |

Site Description

- | | | |
|--------------|---|--------------------------------|
| Zoning | - | C-2 General Commercial |
| Area | - | ± .62 Acres |
| Frontage | - | ± 100 Feet along Vineyard Road |
| Existing Use | - | Single-family home |

Area Description

- | | | |
|-------|---|---|
| North | - | Commercial businesses / C-2 General Commercial |
| South | - | Single-family homes / R-A Low Density Residential |
| East | - | Single-family homes / C-2 General Commercial |
| West | - | Single-family homes / R-A Low Density Residential |

Parcel History

Nothing on file at the Plan Commissions office.

Applicable Plans and Regulations

Sylvania Township Zoning Resolution
Sylvania Township Land Use Plan 2018
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion 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 4845 Vineyard Road. The .62-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 and south side with commercial uses to the north and east side fronting on Monroe 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. A previous case, Z20-C1078 located at 4829 Sadalia Road, is located one street to the east and had the exact same issue when attempting to sell the property. The approval of the downzoning request by the Sylvania Township Trustees allowed a new family to purchase the property.

The Plan Commission staff have had multiple down zoning requests approved in recent years that have assisted property owners with refinancing for home improvements, lower mortgage rates, and property sales. 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 2018 Sylvania Township Land Use Plan identifies the Corey and Whiteford Area as being a predominantly built-out single-family residential area in the eastern portion of the township. The commercial land uses have been targeted for properties fronting on Monroe Street and Alexis Road. The Land Use Plan identifies this parcel as commercial with the parcel to the north that fronts Monroe Street as part of the commercial uses; however, the parcel designation does not represent the existing use.

Based on the property's location, the proposed zone change will comply with the surrounding residential properties in the area. Staff recommends approval of the Zone Change from C-2 General Commercial to R-A Low Density Residential even though it is contrary to Sylvania's Township Land Use Plan.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1090, a Zone Change from C-2 General Commercial to R-A Low Density Residential for the property located at 4845 Vineyard Road to the Sylvania 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.

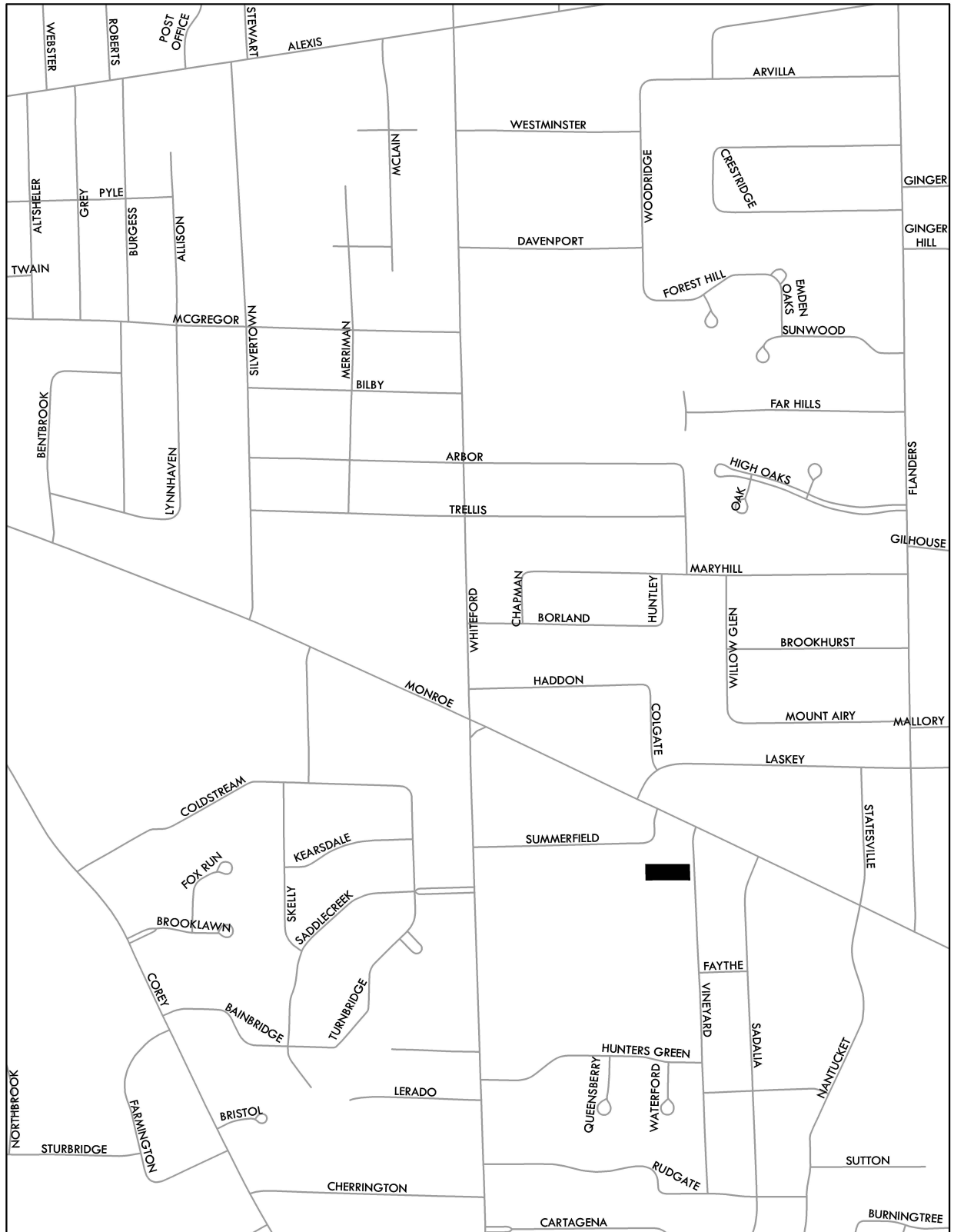
REF: Z20-C1090. . . November 19, 2025

ZONE CHANGE
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1090
DATE: November 19, 2025
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z20-C1090



ZONING & LAND USE

Z20-C1090

