

GENERAL INFORMATION

Subject

- Request - Zone Change from R-A, C-2, and M-1 PUD to C-2 (500 feet from the centerline of Dorr Street) and M-1 for the remaining portion of the site
- Location - 6426, 6460, 6484, 6504, 6528, 6532, 6560 Dorr Street and 0 (Parcel No. 6544711), 0 (Parcel No. 6544712), 6419, 6429, 6505 W. Bancroft Street
- Applicant - Ohio Logistics
Chuck Bills
2319 Woodstream Drive
Bowling Green, OH 43402
- Design Professional - Kleinfelder
Terry Bradfield and Nick Statzman
5201 Levis Commons Blvd.
Suite 5201
Perrysburg, OH 43551
- Owner - Kott Enterprises LTD
Mike Kott
6505 W. Bancroft St
Toledo, OH 43615

Site Description

- Zoning - R-A / Suburban Residential District, C-2 / General Commercial District, M-1 / Limited Industrial District Planned Unit Development (PUD)
- Area - ± 52.49 Acres
- Frontage - ± 750 feet on Dorr Street and ± 680 Bancroft Street
- Existing Use - Existing commercial business
- Overlay - Dorr Street Interchange Overlay District

GENERAL INFORMATION (cont'd)

Area Description

- North - Single-family homes / R-2 PUD and R-A - Sylvania Township
- South - Fuel station and apartment complex / C-2 and R-3
- East - Vacant land / C-2 - Springfield Township and CR - City of Toledo
- West - Apartment complexes and single-family homes / R-3 and RA-4

Parcel History

- Z19-C353 - Zone Change from A-4 to R-3 and M-1 located at 6417 to 6429 Bancroft Street (Plan Commission approved 6/5/91, Township Trustees approved a portion for the M-1 – East of the proposed driveway, plus M-1 for the small portion up by Bancroft Street west of the proposed driveway. Denied the R-3 multi-family portion on balance of Lot 13 that shall remain A-4. All zoning for this case request was placed in a Planned Unit Development (PUD) 7/15/91).
- Z19-C527 - Zone Change from R-A to M-1 located at 6504 and 6530 Dorr Street (Plan Commission approved 10/27/04, Township Trustees approved 11/15/04)
- Z19-C593 - Zone Change from R-A to M-1 located at 6540 and 6550 Dorr Street (Plan Commission approved 1/28/09, Township Trustees 3/2/09)
- Z19-C651 - Zone Change from M-1, M-1 PUD, RA-4 to C-2 located at 6429, 6505, and 6560 Bancroft Street (Plan Commission approved 2/28/18, Township Trustees approved 4/2/18)
- Z19-C654 - Text amendment adding Section 17.60 "Dorr Street Interchange Overlay District" (Plan Commission approved 4/25/18, Township Trustees approved 11/5/18)

GENERAL INFORMATION (cont'd)

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 R-A Suburban Residential District, C-2 General Commercial District, and M-1 Limited Industrial District Planned Unit Development (PUD) to C-2 General Commercial District (500 feet from the centerline of Dorr Street) and M-1 Limited Industrial District for the remaining portion of the site for the properties located at 6426, 6460, 6484, 6504, 6528, 6532, 6560 Dorr Street and 0 (Parcel No. 6544711), 0 (Parcel No. 6544712), 6419, 6429, 6505 W. Bancroft Street. The site is approximately fifty-two and half (52.5) acres, and is occupied by a commercial building. Adjacent land uses include commercial and industrial businesses to the north, west, and the land to the south

The applicant is requesting the zone change in order to facilitate development of commercial and light industrial businesses. The commercial zone will be located at the south end of the parcel for the first five hundred (500) feet from the centerline of Dorr Street, and the remaining acreage will be zoned light industrial. Once the zone change request has been granted, the property owners will be required to combine all of the parcels into one tax card prior to submitting a preliminary drawing to the Lucas County Plan Commission and before applying to Springfield Township for zoning permits.

The Dorr Street Interchange Overlay District boundary applies to the subject site as described in the Springfield Township Zoning Resolution, Section 17.60. The boundary description includes parcels located between Bancroft Street and Hill Avenue, from the east right-of-way of McCord Road to the eastern Township line. The permitted uses in the underlying zoning districts are permitted except for the list of excluded uses shown in Section 17.64 in the Springfield Township Zoning Resolution. Below is the list of excluded uses:

Automobile sales, used (when not in conjunction with new car sales)
Automobile/truck service center (when not in conjunction with new car sales)
Contractor yard
Multi-family dwellings
Landfill
Landscape Contractor
Manufactured home-park
Manufactured home sales, mobile home sales

STAFF ANALYSIS (cont'd)

Off-premise sign (billboard)
Salvage yard/automobile wrecking yard
Self-Storage facility
Sexually oriented business (See Section 1902)

Upon completion of the zone change process, the new development will have to adhere to the architectural standards and general design standards as described in the Dorr Street Interchange Overlay District, Sections 17.66 and 17.67, in the Springfield Township Zoning Resolution.

The 2020 Springfield Township Land Use Plan identifies the subject site as the Interchange Area Mixed Use. The Dorr Street Interchange Planning Area is to promote high quality development and redevelopment of this area, with attractive building design, landscaping and pedestrian access. The land use and zoning recommendations state creating a detailed roadway and land development plan for the Dorr Street interchange, establish connectivity (vehicular and pedestrian) and develop buffering guidelines and policies to ensure residential developments are not isolated in future development plans for the Dorr Street interchange area. Incorporate gateways, a unified signage program, and encourage a mixture of compatible commercial and residential uses with pedestrian connections.

The proposed zone change complies with the future land use map in the Land Use Plan, and would not have adverse effects on the surrounding multi-residential and commercial properties. In addition, Springfield Township will require the new businesses to join the joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Springfield Township is a contracting party when an application for a Zoning Change and to either develop vacant property or redevelop an existing property in the Township.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C705, a Zone Change request from R-A Suburban Residential District, C-2 General Commercial District, and M-1 Limited Industrial District Planned Unit Development (PUD) to C-2 General Commercial District (500 feet from the centerline of Dorr Street) and M-1 Limited Industrial District for the remaining portion of the site for the properties located at 6426, 6460, 6484, 6504, 6528, 6532, 6560 Dorr Street and 0 (Parcel No. 6544711), 0 (Parcel No. 6544712), 6419, 6429, 6505 W. Bancroft Street to the Springfield Township Zoning Commission and Trustees for the following three (3) reasons:

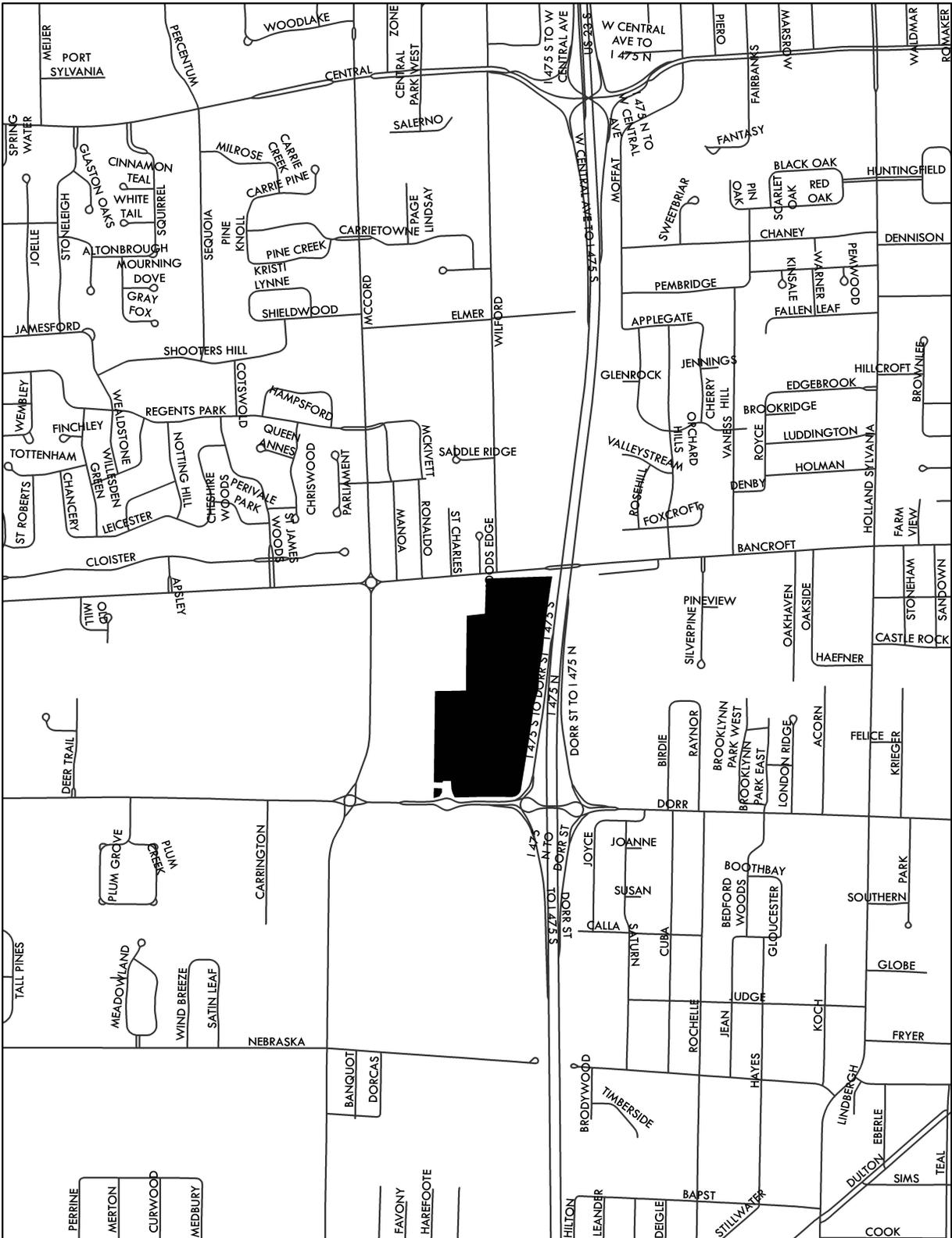
1. The Zone Change to C-2 General Commercial and M-1 Limited Industrial would introduce land uses that are compatible with existing uses in the vicinity;
2. The Zone Change to C-2 General Commercial and M-1 Limited Industrial should not have adverse impacts on the surrounding properties; and
3. The Zone Change to C-2 General Commercial and M-1 Limited Industrial is consistent with the 2020 Springfield Township Land Use Plan which recommends this site to be developed in accordance with the Dorr Street Interchange Area.

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C705
DATE: March 25, 2026
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z19-C705



ZONING & LAND USE

Z19-C705

