

GENERAL INFORMATION

Subject

- Request - R-1A Residential and R-2 Residential to P/O Public Open Space
- Location - 21570 East Harbor Avenue (5650 Suder Avenue) & 2158 East Harbor Avenue
- Applicant - Washington Local Schools
5650 Suder Avenue
Toledo, OH 43606
- Engineer - Dave Serra
The Collaborative
1 Seagate, Park Level 118
Toledo, OH 43604

Site Description

- Zoning - R-1A Residential and R-2 Residential
- Area - ± 16.017 Acres
- Frontage - ± 430 feet along Suder Avenue
± 1,015 feet along East Harbor Avenue
- Existing Use - School

Area Description

- North - Single Family / R-1A & R-2
- South - Single Family / RS6 (City of Toledo)
- East - Single Family / R-1A & R-2 & RS6 (City of Toledo)
- West - Single Family & Lt Ind / RS6 & IL (City of Toledo)

Parcel History

No Parcel History on File.

Applicable Plans and Regulations

Washington Township Zoning Resolution
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is a Zone Change from R-1A Residential and R-2 Residential to P/O Public Open Space for the 16.017 acre property located at 21570 East Harbor Avenue (5650 Suder Avenue) & 2158 East Harbor Avenue. This is the site of the current Shoreland Elementary School. The Washington Local School District is requesting the Zone Change in order to construct a new Elementary School on the site. The Zone Change is required to bring the site in compliance with the Washington Township Zoning Resolution and to permit the construction of the new school. Elementary Schools are often found within residential neighborhoods, as they serve the families of these neighborhoods and have very few negative secondary effects. Surrounding land uses include Light Industrial and a parking lot to the west and Single Family uses to the north, south and east.

The site is currently occupied by Shoreland Elementary, therefore of a new school is not anticipated to have adverse impacts on surrounding properties. Schools are often permitted in or around residential uses and residential zoning districts and are found to be compatible with surrounding single family uses. Furthermore, the site is buffered by Suder Avenue to the west, East Harbor Drive to the south and Shantee Creek to the Northwest. As a result, staff recommends approval of the Zone Change from R-1A Residential and R-2 Residential to P/O Public Open Space.

PLAN COMMISSION RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend approval of Z21-C455, a Zone Change from R-1A Residential and R-2 Residential to P/O Public Open Space for the 16.017 acre property located at 21570 East Harbor Avenue (5650 Suder Avenue) & 2158 East Harbor Avenue, to the Washington Township Zoning Commission and Trustees for the following two (2) reasons:

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

ZONE CHANGE
WASHINGTON TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z21-C455
DATE: September 23, 2020
TIME: 9:00 a.m.

BH
Two (2) sketches follow

ZONING & LAND USE

Z21-C455
ID 64

