

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: July 15, 2022

REF: Z-5002-22

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Zone Change from CR Regional Commercial to CM Mixed Commercial at 2540 Tremainsville Road.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR Regional Commercial to CM Mixed Commercial
Location	-	2540 Tremainsville Road
Applicant	-	Nawazish Malik 25347 Saddlebrook Blvd Perrysburg, Ohio 43551
Owner	-	Meenu Property Management LLC 25347 Saddlebrook Blvd Perrysburg, Ohio 43551

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.29 Acres
Frontage	-	± 70' along Tremainsville
Existing Use	-	Mixed Commercial and Residential
Proposed Use	-	Mixed Commercial and Residential

GENERAL INFORMATION (cont'd)

Area Description

North	-	RS6 / Dubendorfer Field
South	-	CR / Gas Station, Auto Sales, Parking Lot
East	-	CR / Medical Offices
West	-	CR / Auto repair, Commercial, Car Wash

Parcel History

No parcel history on record.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a zone change from CR Regional Commercial to CM Mixed Commercial at 2540 Tremainsville Road. The ± 0.29 Acres site is currently occupied by a two-story commercial structure with vacant commercial space on the first floor and occupied apartments on the second. To the north of the site is Dubendorfer Field, to the south is a gas station, auto sales, parking lot, and Wernert's Corner, to the east are medical offices, and to the west is auto repair, a car wash, and other commercial uses.

The applicant is requesting the rezoning in order to accommodate an expanded mix of uses within the existing building. Under the current CR Regional Commercial zoning district, the structure cannot be used for first-floor apartments. In the letter of intent submitted with the application for rezoning the applicant outlines two (2) speculative uses for the structure: First, converting the two first floor spaces into residential Apartments and using the first-floor bays as rental space. Second, maintaining commercial use on the first floor and apartments on the second.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the site for Regional Commercial land uses. Regional Commercial land uses are predominantly large-scale commercial uses intended to accommodate auto-oriented development. Offices and multiple family residential developments may also be interspersed within these districts. The requested zoning district permits uses that are compatible with this land use designation and therefore complies to the Toledo 20/20 Comprehensive Plan.

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STAFF ANALYSIS (cont'd)

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-5002-22, a request for Zone Change from CR Regional Commercial to CM Mixed Commercial at 2540 Tremainsville to Toledo City Council for the following **two (2) reasons**:

1. The rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§111.0606(B)**).

Respectfully Submitted,



Thomas C. Gibbons
Secretary

JGL

Two (2) sketches follow

Cc: Nawazish Malik, 25347 Saddlebrook Blvd Perrysburg Ohio 43551
Lisa Cottrell, Administrator
Jonny Latsko, Planner

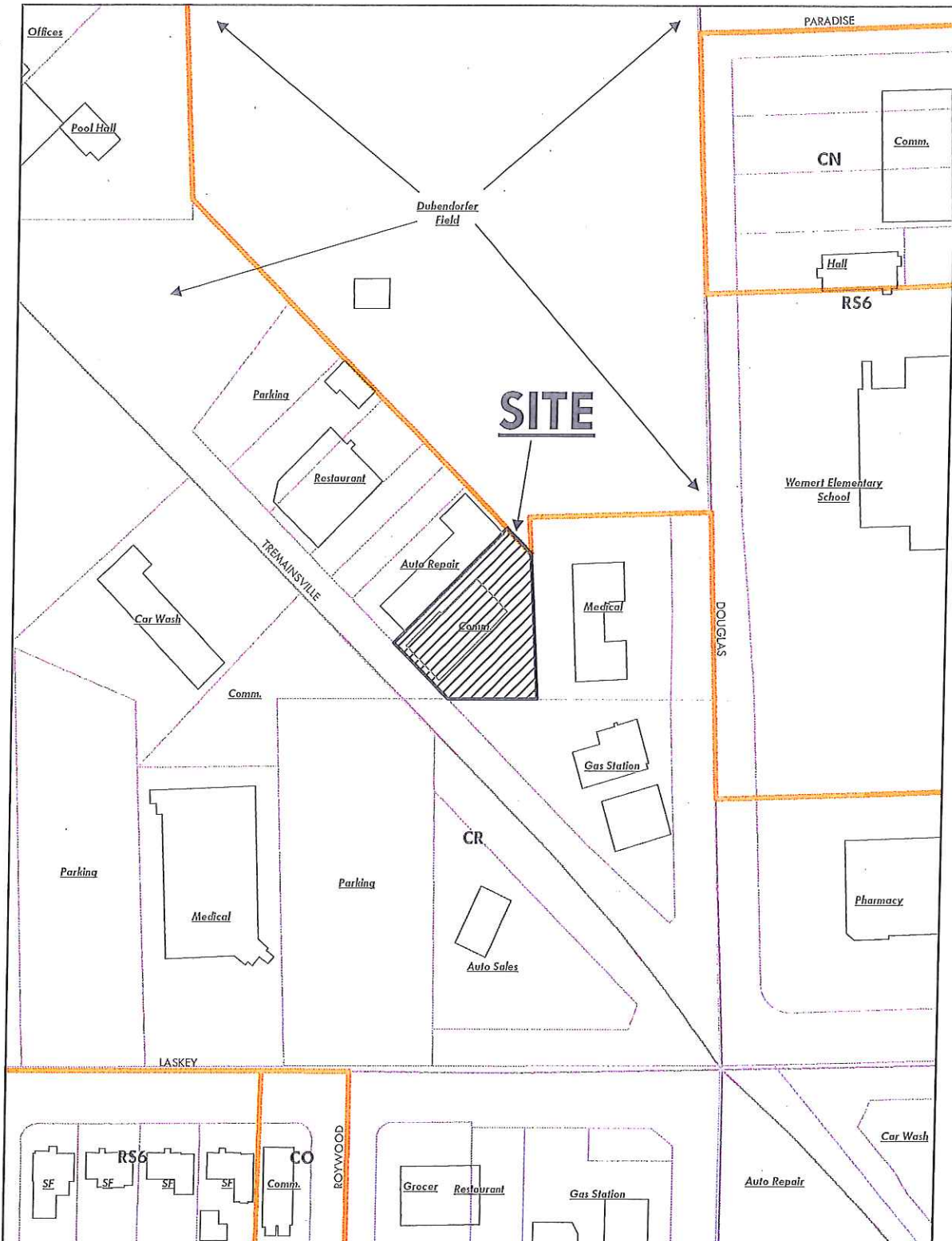
GENERAL LOCATION

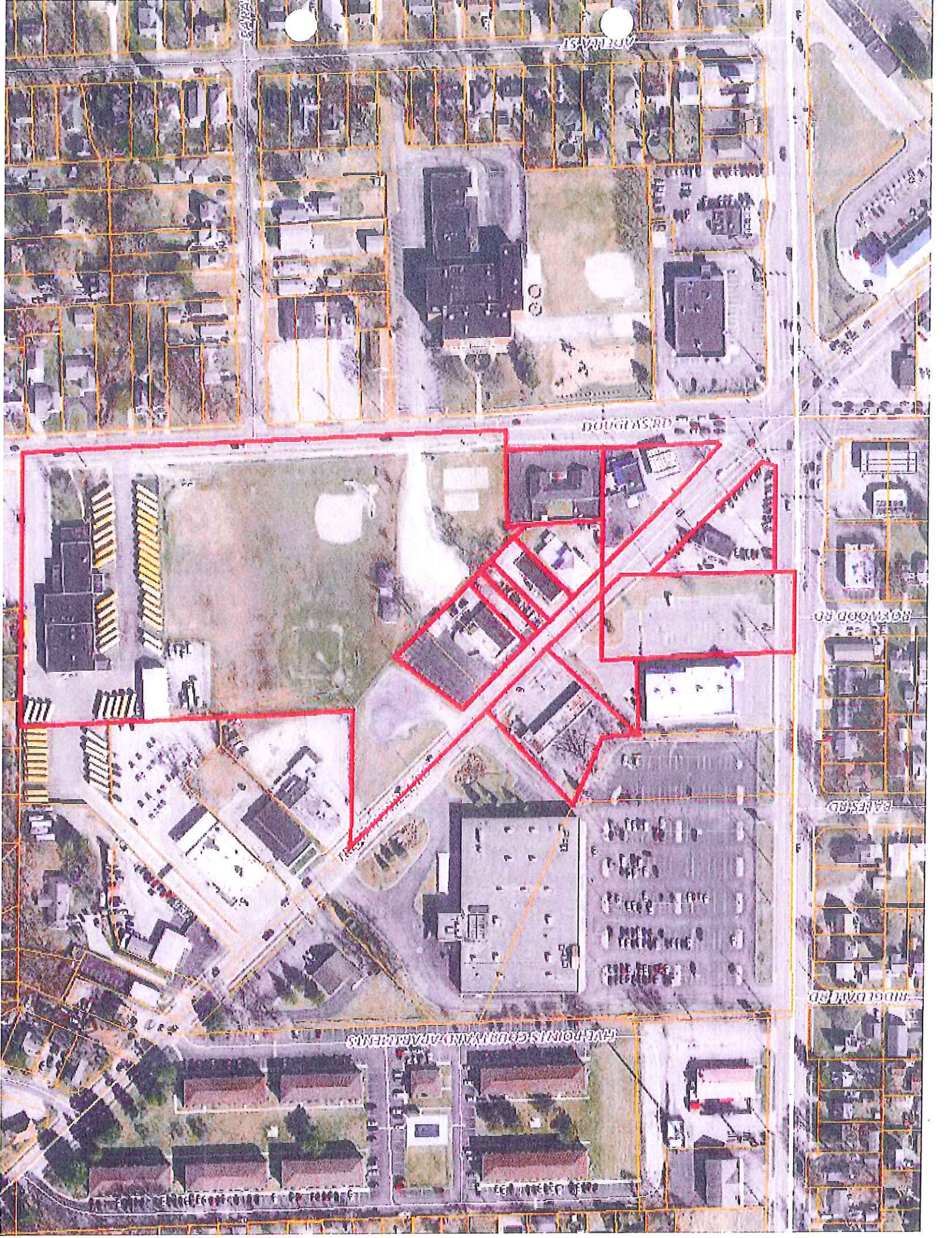
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ZONING & LAND USE

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