

GENERAL INFORMATION

Subject

- Request - Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial)
- Location - 0 Holland-Sylvania Rd (Southwest corner of Holland-Sylvania and Bancroft Streets)
- Applicant - Cosmic Investments, LLC
14817 Ali Avenue
Middleburg Heights, OH 44130
- Owner - Macs Convenience Stores LLC
P.O. Box 347
Columbus, OH 47201

Site Description

- Zoning - CN / Neighborhood Commercial
- Area - ±2.09 acres
- Frontage - ±365' along Holland-Sylvania Road
±250' along Bancroft Street
- Existing Use - Vacant Land
- Proposed Use - Drive-through Coffee and Donut Shop

Area Description

- North - CR / Gas Station, Kroger
- South - CN / Strip-Style Shopping Center
- East - CN, CR, & RS6 / Phone Store, Strip-Style Shopping Center, Single-Dwelling Homes
- West - CN & RS6 / Vacant Land, Single-Dwelling Homes

Parcel History

- Z16-C66 - Zone Change from R-A to C-1 (P.C. approved 8/1/58; Adams Twp. Trustees approved 9/5/58)
- Z16-C101 - Zone Change from R-A to C-1 (P.C. disapproved 1/7/60; Adams Twp. Trustees approved 2/16/60)
- Z-316-64 - Annexed to City of Toledo by Ord 943-64; permanent zoning of C-1 established by Ord. 486-65
- Z-253-82 - Zone Change from R-2 and C-1 to C-3 (Withdrawn by applicant on 12/1/83)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- S-14-82 - Preliminary drawing review for CHURCHILLS DURCH VILLAGE (withdrawn by applicant on 12/1/83)
- Z-6013-98 - Zone Change from R-2 and C-1 to C-3 (withdrawn by applicant on 9/10/98)
- Z-3003-04 - Zone Change from C-1 Neighborhood Commercial and R-2 Single Family Residential to C-3 Commercial (P.C. approved change to C-1 (not C-3); Ord. 436-04 passed on 6/29/04)
- SUP-9002-04 - Special Use Permit for a Gas Station with Convenience Store at 2041 N Holland-Sylvania Road (P.C. approved 10/14/04; Ord. 878-04 passed on 12/21/04)

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial) at 0 Holland-Sylvania Road (SW corner of Bancroft and Holland-Sylvania) to develop a drive-through coffee and donut shop. The ±2.09-acre site is currently zoned CN (Neighborhood Commercial), which permits coffee and donut shops but does not permit drive-through facilities. The applicant is requesting this zone change to permit the drive-through facility. To the North of the site is a gas station and a Kroger grocery store, to the South of the site is a strip-style shopping center, to the East is a phone store, a strip-style shopping center, and single-dwelling homes, and to the West is vacant land and single-dwelling homes.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for neighborhood commercial uses. Neighborhood Commercial land uses are predominantly small- and medium-scale commercial uses that serve neighborhoods. While a coffee and donut shop development would certainly fit within this land use, an auto-oriented drive-through facility would not. Auto-oriented developments such as drive-throughs are a regional commercial land use and the Plan specifically recommends limiting commercial development along this stretch of Holland-Sylvania to neighborhood (not regional) commercial. The requested Zone Change is not compatible with the Toledo 20/20 Plan.

STAFF ANALYSIS (cont'd)

Draft Forward Toledo Comprehensive Land Use Plan

The Draft Forward Toledo Plan targets this site for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use land uses are a mix of multi-family and small- and medium-scale commercial operations such as restaurants, specialized retail, small offices, and galleries. Parking in these areas should be shared and buildings should be located near each other. Similar to the Toledo 20/20 Plan, a coffee and donut shop development would be appropriate, however only when connected to a larger development with a mixture of residential and commercial uses. A standalone auto-oriented drive-through establishment would fit better in an area designated by the Forward Toledo Plan for General Commercial land uses. The requested Zone Change is not compatible with the Draft Forward Toledo Plan

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of Z-4008-24, a request for a Zone Change from CN (Neighborhood Commercial) to CR (Regional Commercial) at 0 Holland-Sylvania Road (SW corner of Bancroft and Holland-Sylvania) to Toledo City Council for the following reason:

1. The zone change request contradicts the Toledo 20/20 Comprehensive Plan and the Draft Forward Toledo Comprehensive Land Use Plan

ZONE CHANGE
TOLEDO CITY PLAN COMMISSION
REF: Z-4008-24
DATE: July 11, 2024
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: August 13, 2024
TIME: 4:00 P.M.

AS
Two (2) sketches follow

GENERAL LOCATION

Z-4008-24
ID 126



ZONING & LAND USE

Z-4008-24
ID 126

