



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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DATE: December 4, 2020

REF: Z-10003-20

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

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

SUBJECT: Request for Zone Change from RM36 Multi Dwelling Residential
to CR Regional Commercial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 3, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RM Multi-Dwelling Residential
to CR Regional Commercial

Address - 5720 Secor Road

Owner - Hank's Plumbing and Heating Company
2000 The Bluffs
Toledo, Ohio 43615

Site Description

Zoning - CR / Regional Commercial & RM36 Multi-Dwelling Residential

Area - 2.45 Total Acres, 1.24 Acres for Rezone

Frontage - 383.7' along Gay Street, 226.1' along Secor Road

Existing Use - Vacant Lot (former Trilby Elementary)

Proposed Use - Commercial

Area Description

North - Regional Commercial / CR

South - Regional Commercial / CR, Single-Dwelling Residential RS6

East - Multi-Dwelling Residential/RM36

West - Regional Commercial / CR

GENERAL INFORMATION (cont'd)

Parcel History

Z-11006-11	-	Partial zone change request from RM36 to CR at 5720 Secor Road C.C. passed 3-27-12 Ord. 149.12
SPR-17-12	-	Minor Site Plan Review for Dollar General at 5720 Secor Road. Administratively approved with conditions 06/19/2012

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Zone Change from RM36 Multi-dwelling Residential and CR Regional Commercial to CR Regional Commercial for a site located at 5720 Secor Rd for the rear 136.45 feet of the former Trilby Elementary school site. The school closed in 2010 and was demolished in 2012. Surrounding land uses include commercial to the north, residential to the east, a Dollar General and residential to the south, and Monette's Market to the west. If the zone change is approved, the applicant will be expected to satisfy all landscape and buffer requirements, without waivers, when the site plan is submitted for review.

Toledo 20/20 Comprehensive Plan

While the Toledo 20/20 Comprehensive Plan target this site single family land uses, the zone change supports similar zoning along Secor Rd linking office commercial and neighborhood commercial to the immediate north and south, respectively.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-10003-20, a request for a Zone Change from RM36 Multi-Dwelling Residential and CR Regional Commercial to CR Regional Commercial for the site located at 5720 Secor Road to the Toledo City Council, for the following three (3) reasons:

1. The depth of the proposed zone change to commercial is comparable to the depth of commercial zoning along abutting portions of this section of Secor Road.
2. The proposed Zone Change is consistent with existing land uses within the general vicinity of the subject property (TMC 1111.0606.B *Review and Decision-Making Criteria*); and

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PLAN COMMISSION RECOMMENDATION (Cont'd)

3. The 25' landscape and buffer requirements along both Gay St. and Cherokee Rd. would minimize the impact on the adjacent residential areas to the south and east.

The Toledo City Plan Commission recommends approval of Z-10003-20, the request to rezone a portion of lot number four hundred forty-one (441) in Hiawatha Park, an addition to the City of Toledo, Lucas County, Ohio, to Toledo City Council subject to the following **one (1)** condition:

1. Applicant has agreed to complete Final Commercial Plat: this will include a 2' no-access buffer along Gay Street. The only access will be from Secor Road and Rulo Road to the north, which is directly across from a commercially zoned property. In addition, the Plat will designate a 25' landscape buffer along both Gay Street and Cherokee Road. These plat requirements should alleviate any potential negative impacts with a commercial development. This shall be submitted to the Plan Commission for approval prior to obtaining Building Permits.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: John Nowakowski, Hank's Plumbing and Heating Company Inc. Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner

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GENERAL LOCATION

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ZONING & LAND USE

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