

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 11, 2022

REF: Z-1004-22

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

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

SUBJECT: Zone Change from RD6 to CN at 2126 Consaul St.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 10, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from RD6 (Duplex Residential) to CN (Neighborhood Commercial)
Location	-	2126 Consaul Street
Applicant	-	Tracey Britt 1925 Consaul St. Toledo, OH 43605

Site Description

Zoning	-	RD6 / Duplex Residential
Area	-	± 0.12 Acres
Frontage	-	± 50' along Consaul St ± 110' along Burger St
Existing Use	-	Vacant Mixed-Use
Proposed Use	-	Mixed-Use

Area Description

North	-	RD6 / Single and Two-Family Residential
South	-	RD6 / Single and Two-Family Residential
East	-	RD6 / Single and Two-Family Residential
West	-	RD6 / Single and Two-Family Residential

GENERAL INFORMATION (Cont'd)

Parcel History

Z-2-79 - Zone Change along 2000 and 2100 block of Consaul St.

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 RD6 (Duplex Residential) to CN (Neighborhood Commercial). The ±0.50 acre site houses a historic commercial building which is currently vacant. The building is a former corner store along Consaul Street in the Birmingham neighborhood, and is surrounded by single and two-family homes primarily constructed in the early 1900s. The applicant is requesting the zone change to allow this historically commercial building to be revitalized for storefront commercial uses with apartments upstairs. The Neighborhood Commercial zoning classification will allow the applicant to restore the building to its original purpose, and is appropriate given the commercial history of the building and its corner location in a historic walkable neighborhood.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land use. Single family land use is intended to accommodate the development of single dwelling units on individual lots. It may also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include non-residential uses, that are typically compatible with residential neighborhoods.

While the land-use plan does not specifically call this site out for neighborhood commercial use, the proposed zoning classification is in harmony with other Neighborhood Commercial zoning recommendations and existing uses in the area. Neighborhood Commercial is intended to facilitate the small-scale, neighborhood-serving uses that would have historically been found within walking distance of homes in older neighborhoods. This site is located where a residential street (Burger St) abuts a commercial street (Consaul St) and the Neighborhood Commercial zoning classification is appropriate.

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PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-1004-22, a request for Zone Change from RD6 Duplex Residential to CN Neighborhood Commercial to Toledo City Council for the following **two (2) reasons:**

1. The rezoning is compatible with the existing land uses within the general vicinity of the subject property **(TMC§1111.0606(B))**;
2. The rezoning is compatible with the zoning classifications of properties within the general vicinity of the subject property **(TMC§111.0606(C))**.

Respectfully Submitted,



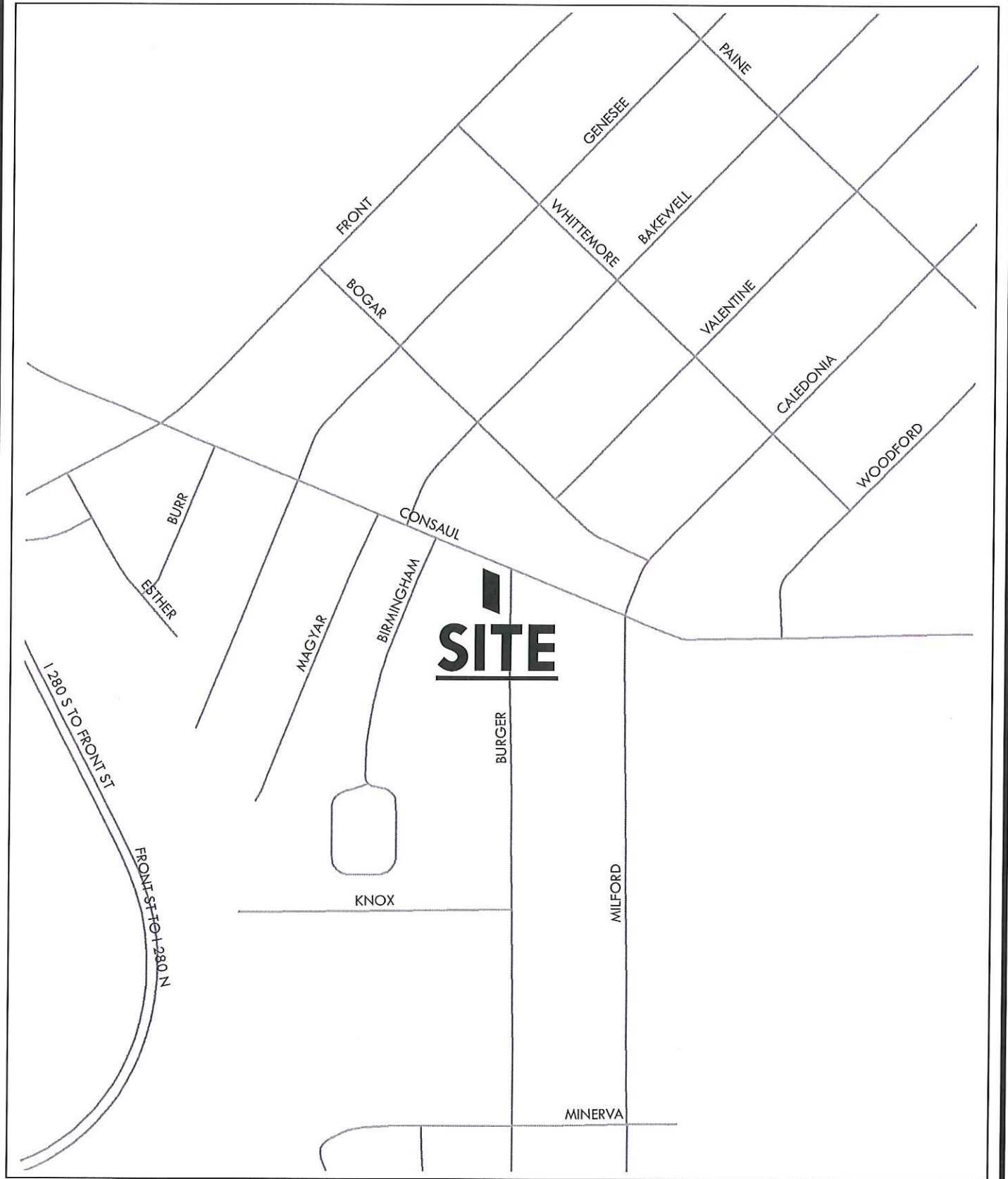
Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

General Location

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